

# Luxury Features

## COMMUNITY FEATURES:

- Built within Pembroke Shores, a guard gated, planned community of tropical lakes and parks
- Minimum lot size 80' x 115'
- Minutes from shopping, entertainment and recreational facilities
- Convenient location with easy access to all major highways
- Four-foot sidewalks throughout Pembroke Shores

## OUTSIDE YOUR HOME:

- 15 x 30 Pool with cobblestone paver deck and white aluminum fence
- Mediterranean-style S-tile roofs
- Estate style brick paver driveway, walkway and front entry
- Hurricane protection shutters
- Second floor steel and concrete (per plan)
- Raised covered entry with eight-foot doors and polished brass handles
- Automatic sprinkler system with a pump and timer using water from a well for the entire yard w/rust inhibitor system (per lot)
- Tropical landscaping and fully sodded home site
- 2 and 3 car garages with decorative raised panels (per plan)
- Steel reinforced garage doors pre-wired for automatic door openers (per plan)
- White electrostatic-plated aluminum window frames with screening
- Steel reinforced concrete foundations
- Vented stucco soffits
- Weatherproof G.F.I. electrical outlets (per plan)
- Termite treated foundation
- Hose bibs conveniently located
- Sherwin-Williams interior & exterior paint
- Personal mailboxes
- Doorbell
- Decorative coach lights on garage
- Street lights
- Ten year structural warranty

## INSIDE YOUR HOME:

- 16" x 16" ceramic tile floors in the foyer, laundry room, kitchen, breakfast area and family room (per plan)
- Plush wall-to-wall carpeting
- Alarm system
- Spacious linen closets (per plan)
- Whirlpool full size washer & dryer
- Eight-foot sliding glass doors
- High efficiency central air conditioning and heating system
- Air-conditioned walk-in closets with fluorescent lighting & laundry room (per plan)
- Knockdown textured walls and ceilings
- Rounded wall corners in living area
- Coffered ceilings (per plan)
- Custom lighting detail including hi-hats and breakfast fixture (per plan)
- Rocker-style electrical switches
- Ceiling fan pre-wire in family room and all bedrooms
- CRG-6 quad shield cable TV wiring in family room and all bedrooms
- CAT5 telephone pre-wire in kitchen and all bedrooms
- Mirrored closet doors in master bedroom
- Colonial-style panel doors with polished brass hardware
- Colonial-style wood door trim
- Colonial-style wood baseboards
- Colonial-style bi-fold closet doors
- Marble window sills throughout home
- Energy efficient R-30 ceiling insulation
- 50 gallon quick recovery hot water heater
- Copper plumbing supply lines

## INSIDE YOUR KITCHEN:

- Whirlpool designer appliance package including:
  - 22 cu. ft. side-by-side refrigerator with ice and water in the door
  - Built-in oven and microwave
  - Drop-in ceramic radiant cooktop range
  - Multi-cycle dishwasher
- European-style cabinetry with 42" upper cabinets
- Tilt-out sponge drawer at sink
- Convenient roll-out shelf on bottom cabinet
- Easy-care mica countertops with 6" backsplash and beveled edge
- 50/50 white sink with disposal and faucet sprayer
- Spacious pantry for added storage
- Built-in breakfast bar (per plan)
- Hi-hat lighting detail

## INSIDE YOUR BATHS:

- Luxurious cultured marble Roman tub in master bath with glass block (per plan)
- Clear glass enclosed shower in master bath in choice of white or chrome
- Ceramic tile in wet areas
- Ceramic bath accessories
- Moen faucets
- Elongated water closets
- Cultured marble countertop with integrated sinks
- Bullnose countertops in master bath
- European-style cabinetry
- Oversized bathroom mirrors and designer medicine cabinets
- Designer lighting details

In our continuing efforts to improve our community, all rights are reserved to revise specifications without notice. All Estates are "pre-plum" and are subject to change without notice.

**CENTERLINE**  
HOMES  
*Designed for Living. Built for Life.*



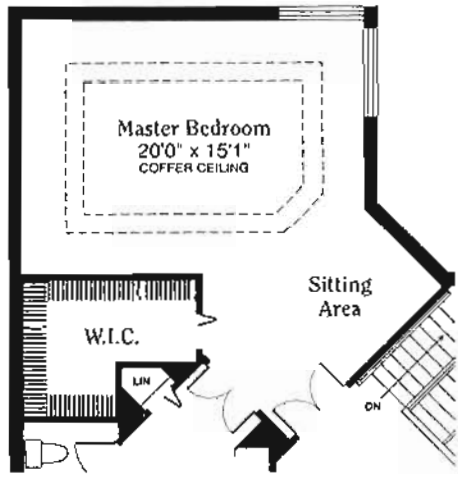
# The Richmond

6 Bedroom, 4 Bath, Family Room, 3-Car Garage

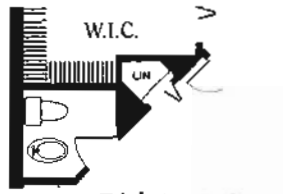


The **Estates**  
OF PEMBROKE SHORES

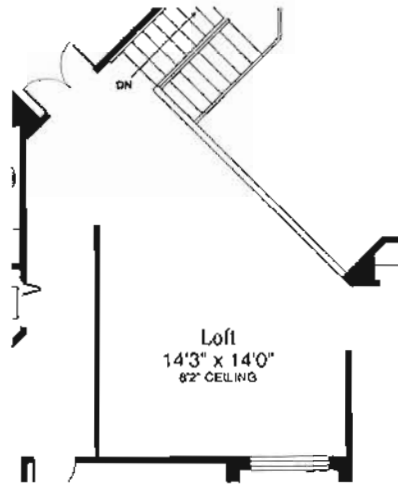
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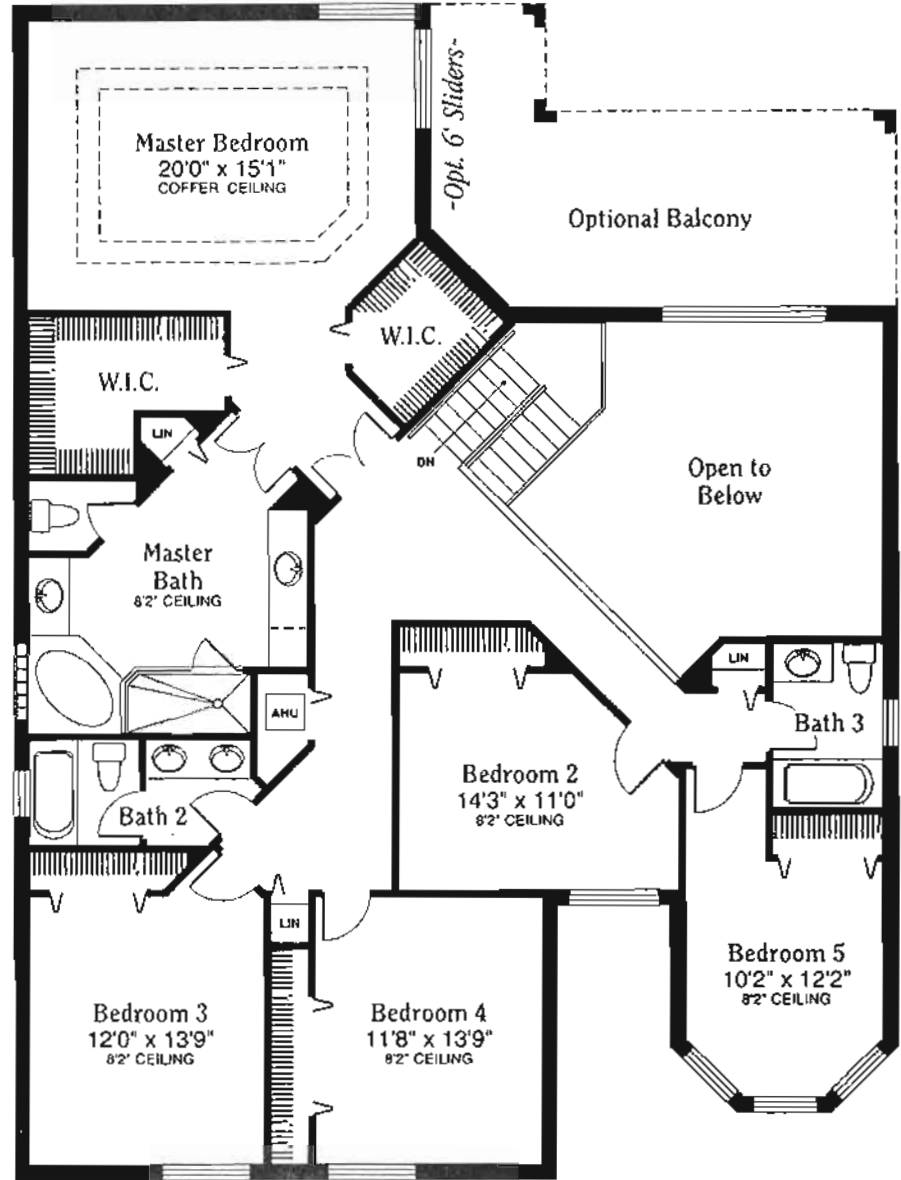
-Optional Sitting Area-



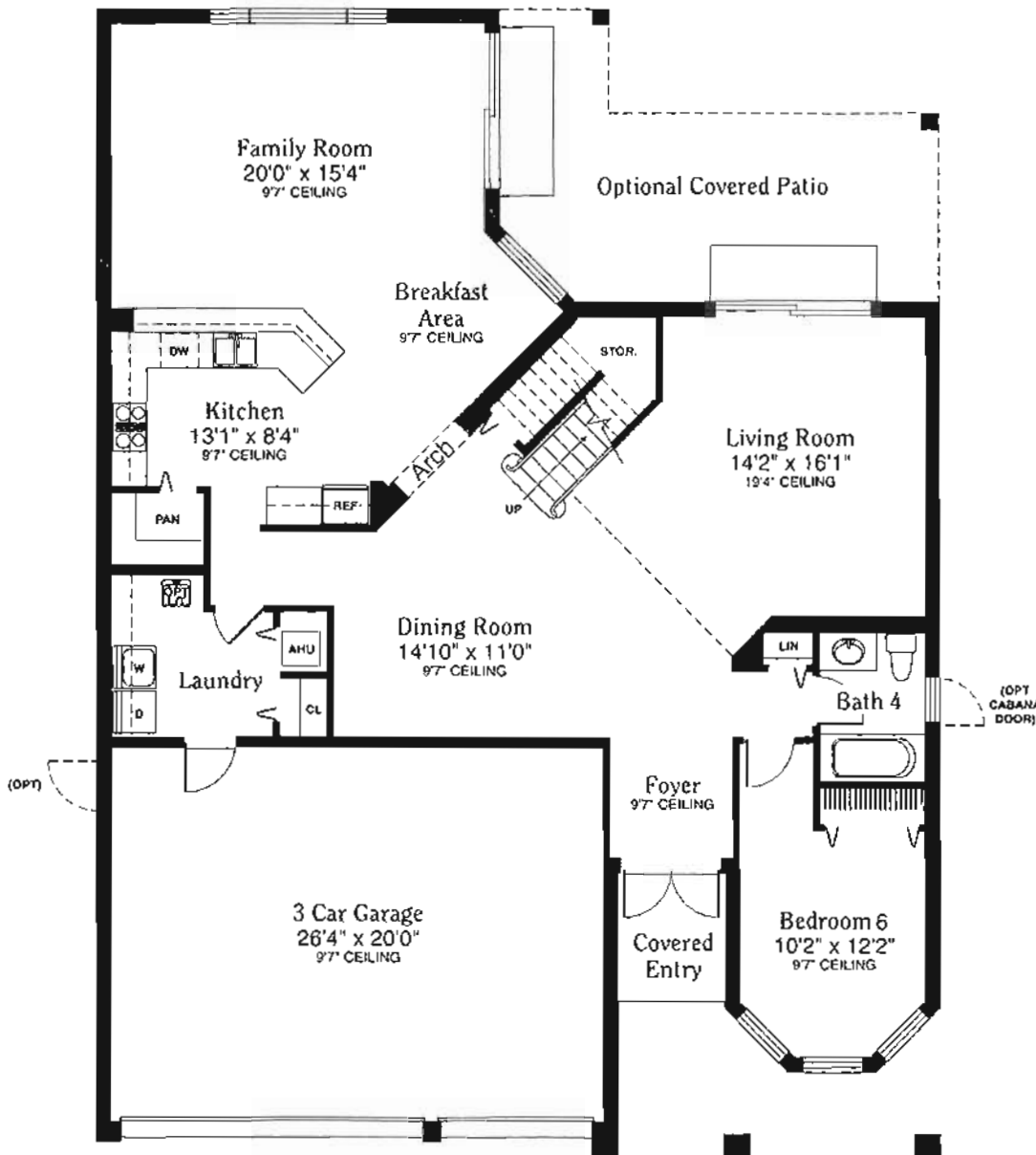
-Bidet Option-



-Optional Loft-



-Second Floor-



-First Floor-

6 Bedroom, 4 Bath, Family Room  
& 3-Car Garage

1st Floor

Living Area A/C	1,639 sq. ft.
Garage	567 sq. ft.
Entry	184 sq. ft.

2nd Floor

Living Area A/C	1,908 sq. ft.
<b>Total</b>	<b>4,298 sq. ft.</b>