

FEATURES:

- Founded in 1959, Pasadena is one of South Florida's oldest and most respected names in the building industry.
- Minimum size standard lot is 80' x 115' – 25% to 100% larger than lots offered by most other builders in South Florida.
- Waterfront, golf view and oversized lots available.
- 10-year limited warranty by Bonded Builders Home Warranty Association.
- PASADENA HOMES ARE BUILT IN COMPLIANCE WITH THE NEW SOUTH FLORIDA HURRICANE PROTECTION BUILDING CODES.

COMMUNITY FEATURES:

- Beautiful, walled community with a staffed, security-gated main entrance and a secondary, electronically controlled entrance.
- Two tot lots.
- Located in the City of Pembroke Pines.
- City water, sanitary sewers and storm sewers.
- Street lights.
- Underground electrical service – no unsightly poles.
- All streets in Pembroke Shores are dedicated to, and maintained by, the City of Pembroke Pines.
- Sidewalks in front of all homes.
- Basic cable included in master homeowners' association fee (Note: Association fee is very low).
NO SPECIAL ASSESSMENTS OR SPECIAL TAXING DISTRICT FEES.
- 40-ACRE PROPOSED CITY-OWNED PEMBROKE SHORES PARK WITH THE FOLLOWING AMENITIES: (completion expected by fall 1997)
 - 8 BASEBALL FIELDS
 - 4 BASKETBALL COURTS
 - 27,000 SQ. FT. GYMNASIUM WITH BASKETBALL COURTS, RACQUETBALL COURTS AND ADMINISTRATION OFFICES PLUS, PLANS FOR AN EXTENSIVE PARK SYSTEM ALL WITHIN CLOSE

PROXIMITY TO PEMBROKE SHORES THAT WILL INCLUDE BASEBALL, FOOTBALL AND SOCCER FIELDS, IN-LINE HOCKEY RINKS, TENNIS COURTS, SWIMMING POOLS, A PICNIC PAVILION, AMPHITHEATER AND PASSIVE PARKS.

EXTERIOR FEATURES:

- CBS construction, including upper walls on two-story models.
- SECOND FLOOR IS A Poured CONCRETE SLAB SYSTEM.
- STEEL PANEL HURRICANE SHUTTERS.
- Hurricane-resistant hip roof designs.
- Choice of "color-through" cement roof tile. Variety of colors and profiles available. All installed over 2-ply, hot-mopped, 30 and 90 lb. underlayment.
- Gutters and downspouts at strategic areas determined by builder.
- Choice of exterior paint color.
- Choice of three front exterior designs on each model (standard and optional designs available).
- Brick pavers standard on driveways, housewalks, front and rear patios. Choice of colors and shapes available.
- Arched or clerestory windows in most models.
- All models have 8'-high sliding glass doors, except the Dorchester/M-54 living room, which has 6'8"-high sliding glass doors with decorative clerestory and transom windows above.
- Steel-clad warp-proof, insulated, embossed, double exterior 8'-high front doors with decorative hardware on all models except the Avalon/M-50, which has 6'8"-high doors with clerestory window above.
- Two- and three-car garages with 8'-high steel garage doors (to accommodate vans and boats) including electric 1/2 H.P. garage door opener with 2 remotes for each door (most builders install 7'-high garage doors).
- Roofed and screened rear patios, with choice of bronze or white enclosure frames, standard on all models, except screen enclosure is optional on the Avalon/M-50 model.

- Choice of bronze or white window and patio door frames; all with tinted glass.
- Decorator, front-entry lighting fixtures. Lights at all exterior doors and on patios.
- Double security floodlights on all garages.
- Generous professional landscaping on fully sodded lots with AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
- Four exterior water hose bibbs.
- Front and rear weatherproof electrical outlets.
- Electric door chimes.
- Termite-treated foundation.

INTERIOR FEATURES:

- Bay windows in all models.
- Separate casual dining areas (breakfast rooms) in all models have bay windows, except the Empress/M-55, which has a large sunburst clerestory window.
- Separate formal dining rooms in all models.
- HOME SECURITY ALARM SYSTEM with 16-zone control panel, three alpha/numeric keypads with back lighting, and magnetic contacts on all doors and windows.
- Central air-conditioning and heating with programmable thermostats (including A/C vents in walk-in closets, bathrooms and utility rooms).
- DUCTED RETURN TO AIR-HANDLER CLOSET with hinged, solid door (no louvers) for clean and quiet operation.
- R-30 fiberglass batt ceiling insulation in living areas; R-11 in garage ceilings.
- Painted, textured ceilings (knockdown finish).
- Choice of smooth or textured-finished walls throughout (no orange peel texture). Bathrooms are always smooth finished.
- Choice of wall and ceiling paint color; one color throughout standard.
- Latest design raised ceilings in all models.
- Generous clothes and linen closets with custom shelving and hinged, designer doors with casings on openings. All master bedrooms have "his" and "her" walk-in closets.
- Mirrored closet doors in all master bedrooms.

- All interior doors, paneled and mirrored, have custom designed heights.
- Cabana baths that open to yard and/or pool area (optional on the Avalon/M-50).
- All models have 200 amp electrical service.
- Four pre-wired telephone and four pre-wired cable TV outlets.
- Smoke detectors in all models.
- Extensive use of recessed, high-hat lighting.
- Rocker-style electrical switches.
- Four switched ceiling fan outlets.
- CERAMIC TILE FLOORING IN FOYER, KITCHEN, LAUNDRY/UTILITY ROOM, CASUAL DINING AREA, AND FAMILY ROOM in all models except the Avalon/M-50, which has carpet in the family room. The Empress/M-55 also has ceramic tile flooring in the LIVING ROOM AND DINING ROOM.
- Marble window sills.

KITCHEN & LAUNDRY:

- Ceramic tile flooring in all kitchens, casual dining areas and laundry/utility rooms.
- Bay windows and/or sliding glass doors in all casual dining areas, except the Empress/M-55, which has a large sunburst clerestory window.
- 8'-high, European-style kitchen cabinets with full backsplash and adjustable shelves.
- Spacious pantry closets in all models.
- Kenmore free-standing UPGRADED 30" range with radiant cooktop, white-on-white or black-on-black, self-cleaning oven with see-through window in the Avalon/M-50, the Arlington/M-51, the Berkshire/M-52 and the Castleton/M-53 models. Kenmore UPGRADED 30" radiant cooktop, white-on-white or black-on-black, with accompanying UPGRADED 27" built-in double self-cleaning wall ovens in the Dorchester/M-54 and the Empress/M-55 models.
- Kenmore SpaceMaster combination microwave oven with exhaust hood and fan, in all models.
- Kenmore UPGRADED Ultrawash dishwasher, 8-button control panel, 5 cycles, 3 water levels, white-on-white or black-on-black, in all models.
- Kenmore 25.2 cu.ft. side-by-side energy-efficient

- refrigerator/freezer with ice and water in the door; white-on-white or other color choices, in all models.
- Kenmore heavy-duty 1/2 H.P. waste disposer.
- Double compartment sink: choice of stainless steel with 8" deep sections, Moenstone color-thru quartz and resin in 6 colors with 15 year limited warranty or white cast iron. Moen single-lever faucet and dish sprayer in chrome or white.
- Kenmore UPGRADED white-on-white extra capacity clothes washer with 9 cycles, 2 speeds, and dual-action agitator.
- Kenmore UPGRADED extra-capacity clothes dryer with 7 cycles, 3 temperatures with Auto Dry I and Wrinkle Guard I.
- Luxurious lighting fixtures, including recessed high hats or track lights (depending on model). Indirect mood lighting over cabinets, in all models.
- Fiberglass laundry sink in utility room.

BATHS:

- Cultured marble bath tubs in master baths - all models.
- Separate stall showers in all master baths with custom tempered glass enclosures.
- Cultured marble vanity tops in all baths - all models.
- All master baths have "his" and "her" lavatories.
- All master baths have 36"-high vanities with recessed dressing tables.
- All master baths are designed with space to accommodate an optional bidet.
- All master baths have compartmentalized water closets.
- All second baths have double lavatories.
- Elongated water-saver toilets.
- Generous mirrors with theatrical lighting.
- Ceramic tile floors.
- A/C vents in all baths and toilet rooms.
- Moen faucets throughout.

FLOOR COVERINGS:

- Ceramic tile flooring in foyer, kitchen, laundry/utility room, casual dining area, family room and baths of all models except the Avalon/M-50, which has carpet in the family room. The Empress/M-55 also has ceramic tile flooring in the living room and dining room.

- Ceramic tile flooring installed over special underlayment to help prevent cracks.
- Quarry tile entry step on all exterior hinged doors.
- Upgraded nylon carpeting installed over 7/16th foam padding.

ENERGY EFFICIENCY:

- Energy-efficient homes that exceed the requirements of the Florida State Mandated Energy Code and feature super-high-efficiency air-conditioning units. The Avalon/M-50, the Arlington/M-51 and the Berkshire/M-52 models have single-zone systems with SEERs of 12.5. The Castleton/M-53 model has a two-zone system: One unit has an SEER of 12.5; the other unit has an SEER of 13.0. The Dorchester/M-54 model has a three-zone system with SEERs of 12.0, 12.5 and 12.5, respectively. The Empress/M-55 model has a three-zone system with SEERs of 12.0, 13.0 and 13.0, respectively.
- Generous R-30 fiberglass batt insulation in living area ceilings, R-11 in garage ceilings, and "Fi-foil" (or equivalent) on all exterior block walls.
- Double-element, energy-efficient, high-recovery, 50-gallon water heaters in all models.
- Tinted glass in windows and sliding glass doors.
- Generous roof overhangs for added weather protection and shading.

Subject to availability, and without prior notice, builder reserves the right to substitute equipment, materials, and appliances of comparable quality or utility.

