



## CUSTOM APPOINTMENTS

### COMMUNITY FEATURES:

- Built within Pembroke Shores, a gated, planned community of tropical lakes and parks
- Minimum lot size 60' 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:

- Brick paver driveway, walkway and front entry
- Hurricane protection shutters
- Second floor steel and concrete (per plan)
- Raised covered entry with eight-foot doors
- Automatic sprinkler system with a pump and timer using water from a well or lake for the entire yard (per lot)
- Tropical landscaping and fully sodded home site
- 2 and 3 car garage with decorative raised panels (per plan)
- 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
- Personal mailboxes
- Street lights
- Doorbell
- Ten year structural warranty
- Mediterranean-style S-tile roofs
- Decorative coach lights on garage

### INSIDE YOUR HOME:

- 13" or 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)
- GE full size washer & dryer
- Eight-foot sliding glass doors
- High efficiency central air conditioning and heating system
- Air-conditioned walk-in closets, baths & laundry room (per plan)
- Knockdown textured ceilings
- Rounded wall corners in living area
- Coffered ceilings (per plan)
- Custom lighting detail including hihats and fixtures (per plan)
- Rocker-style electrical switches
- Ceiling fan pre-wire in family room & all bedrooms
- Cable TV pre-wire in family room & all bedrooms
- Telephone pre-wire in kitchen & all bedrooms
- Mirrored closet doors in master bedroom
- Colonist-style wood door trim
- Oversized wood baseboards
- Colonist-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:

- GE 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
- Convenient bottom roll-out shelves
- Easy-care mica countertops with white tiled backsplash
- 1/2-1/2 white sink with disposal and sprayer
- Walk-in pantry for added storage (per plan)
- Built-in breakfast bar (per plan)
- Hihat 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 (per plan)
- Oversized ceramic tile in wet areas
- Ceramic bath accessories
- Elongated water closets
- Cultured marble countertop and sinks
- Bullnose countertops in master bath
- European-style cabinetry
- Oversized bathroom mirrors and designer medicine cabinets
- Designer lighting details

