

Las Verdes

BY GEMSTAR HOMES, INC.

GRAND PALMS

GOLF AND COUNTRY CLUB

101 Grand Palms Drive, Pembroke Pines, FL 33027

(just west of I-75 on Hollywood/Pines Blvd.)

Phone (305) 437-1400 in Broward, (305) 949-0600 in Dade

EXTERIOR FEATURES DISPLAYING QUALITY & INSURING DURABILITY:

Authentic Old World Mediterranean architecture enhanced with contemporary decorative accents.

Durable concrete block and stucco finish construction

Multi-colored cement Spanish "S-Style" tile roofs.

Scenic landscaping and automatic sprinkler systems.

Individual, gated courtyard entries.

Metal clad, weather sealed front doors with dead-bolt security locks and wall mounted door chimes.

Covered, screened patios and balconies.

INTERIOR APPOINTMENTS FOR UPSCALE LIFESTYLES:

Soaring nine foot ceilings in first floor residences.

Dramatic volume or vaulted ceilings, per design, in second floor residences.

Stain resistant carpeting throughout in a choice of decorator colors.

Energy efficient, central air conditioning/heating systems

Quick recovery water heaters.

Silent wall switches.

Designer lighting in foyers, hallways, kitchens, baths and dressing areas.

Ventilated vinyl-clad closet shelving.

Wood louvered bi-fold closet doors.

Master bedroom closets with mirrored sliding glass doors or mirrored bi-fold doors.

Electric smoke detectors with battery backups.

Energy-efficient bronze tinted windows and sliding glass doors.