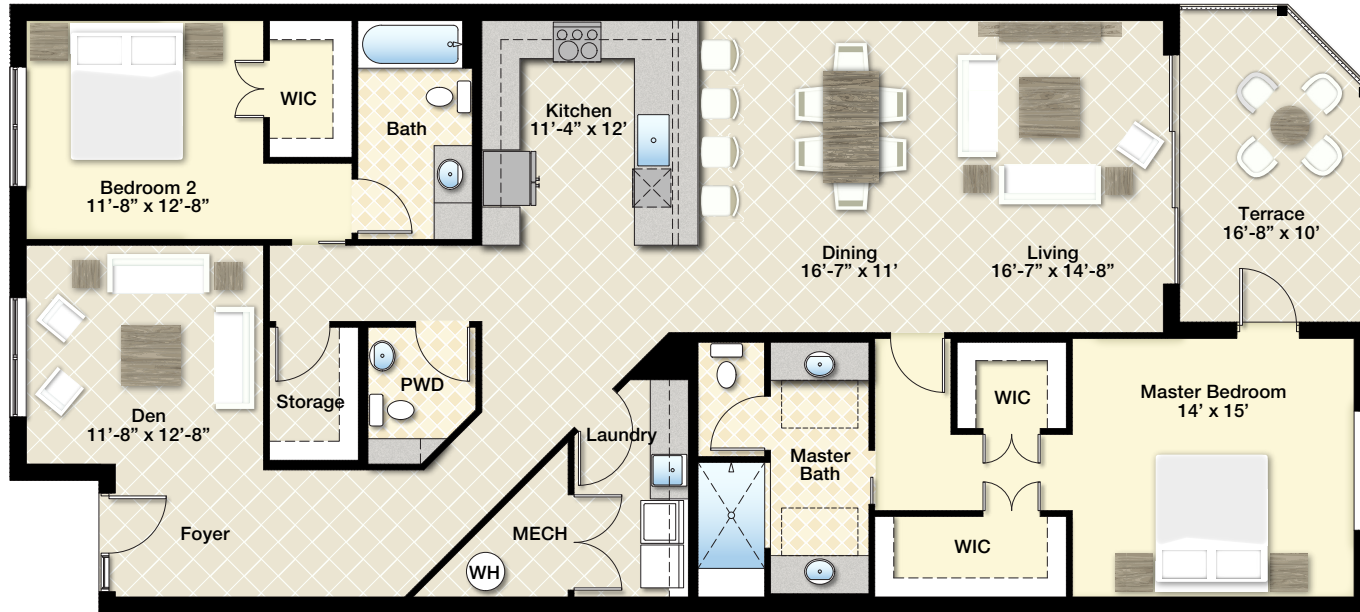




BOCA FLOOR PLAN

BUILDING B

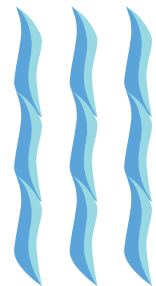
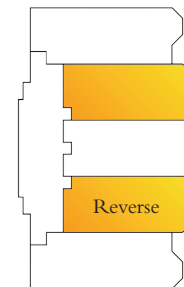


BOCA FLOOR PLAN

2 BR, 2.5 BA + Den
 A/C Living Area 1,948 Sq. Ft.
 Terrace 157 Sq. Ft.
 Total Living Area 2,105 Sq. Ft.



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FEATURES

Architectural Elegance

- Impeccably Detailed Coastal Architectural Styling
- Concrete Block Construction
- Spacious Open-Concept Floor Plans
- Private Entry Lobby in Each Building
- Elevator Access to Each Floor
- Expansive Tiled and Screened Lanais
- Hurricane Impact-Resistant Windows and Doors
- High Efficiency Central Air Conditioning

Interior Features

- Rocker-Style Electrical Decorum Switches
- Volume Ceiling at 9'2" (per plan)
- 18" x 18" Ceramic Tile with a Choice of Styles and Colors on Floors in Foyer, Kitchen, Living Room, Dining Room, Great Room and Laundry Room (per plan)
- Stain Guard® Carpeting in Bedrooms in Choice of Decorator Colors
- Solid Core Interior Doors with Lever-Style Door Handles (per plan)
- Lightly Textured Walls
- Abundant Closet Space with Vinyl-Coated Free-Slide Shelving
- 5 1/4" Baseboards and 3 1/4" Casements
- Coffered Ceilings in Select Areas
- His and Her Vanities in the Master Bath
- His and Her Walk-in Closets
- Home Office Computer Nook

Gourmet Kitchens

- Open Kitchen Concepts with Comfortable Counter-Height Seating
- Maple Cabinetry in Choice of Designer Colors & Finishes with 42" Upper Cabinets
- Granite Countertops and Backsplash in Choice of Colors
- 60/40 Under-Mount Stainless Steel Sink
- Designer Single-Lever Low Flow Kohler® Faucet With Built-In Spray
- KitchenAid® 22 cf Side-By-Side Refrigerator with Ice / Water Dispenser in Stainless Steel Finish

- KitchenAid® 30" Smooth-Top Surface Self-Cleaning Convection Oven in Stainless Steel Finish
- KitchenAid® 2 Cu. Ft. Microwave in Stainless Steel Finish
- KitchenAid® Automatic Multi-Cycle Dishwasher in Stainless Steel Finish
- Garbage Disposal

Luxurious Baths

- Granite His and Her Countertops and Vanities in Master Bath
- Cultured Marble in Secondary Baths
- Maple Cabinetry in Various Finishes
- Ceramic Tile in Baths/Shower
- Extra Large Shower in Master (with Optional Soaking Tub)
- Frameless Glass Shower Enclosures
- Kohler® Plumbing Fixtures
- One-Piece Elongated Toilets
- Framed Vanity Mirrors

Laundry Features

- Full-Size Laundry Room
- Laundry Cabinets and Counter with Built-In Sink

Electrical Specifications

- 150-Amp Electrical Service
- High-Speed Structured Wiring for Phone, Cable, and Internet
- Pre-Wired Outlets (per plan) for Breakfast & Dining Room Ceiling Light Fixtures
- Pre-Wired Outlets (per plan) for Ceiling Fans in all Bedrooms, Living Room, Family Room, and Terraces
- Pre-Wired Outlets (per plan) for Telephone in Bedrooms, Kitchen, and Family Room
- Smoke Detectors Throughout
- Energy-Efficient 40-Gallon Fast-Recovery Hot Water Heater
- Digital Programmable AC Thermostats

Warranty Coverage

- 3-Year Structural Warranty
- 2-Year Limited Warranty

249 HIDDEN BAY DRIVE, OSPREY, FL 34229 EDGEWATERHB.COM 941-966-3600

Michael Saunders & Company.
LICENSED REAL ESTATE BROKER

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