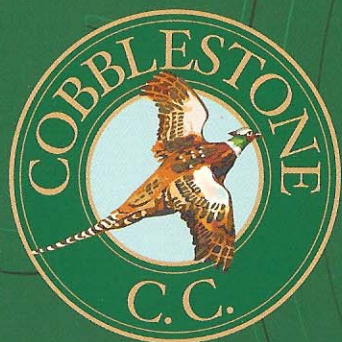




ELEVATION B

Estrada



ESTATE
HOME
LIVING

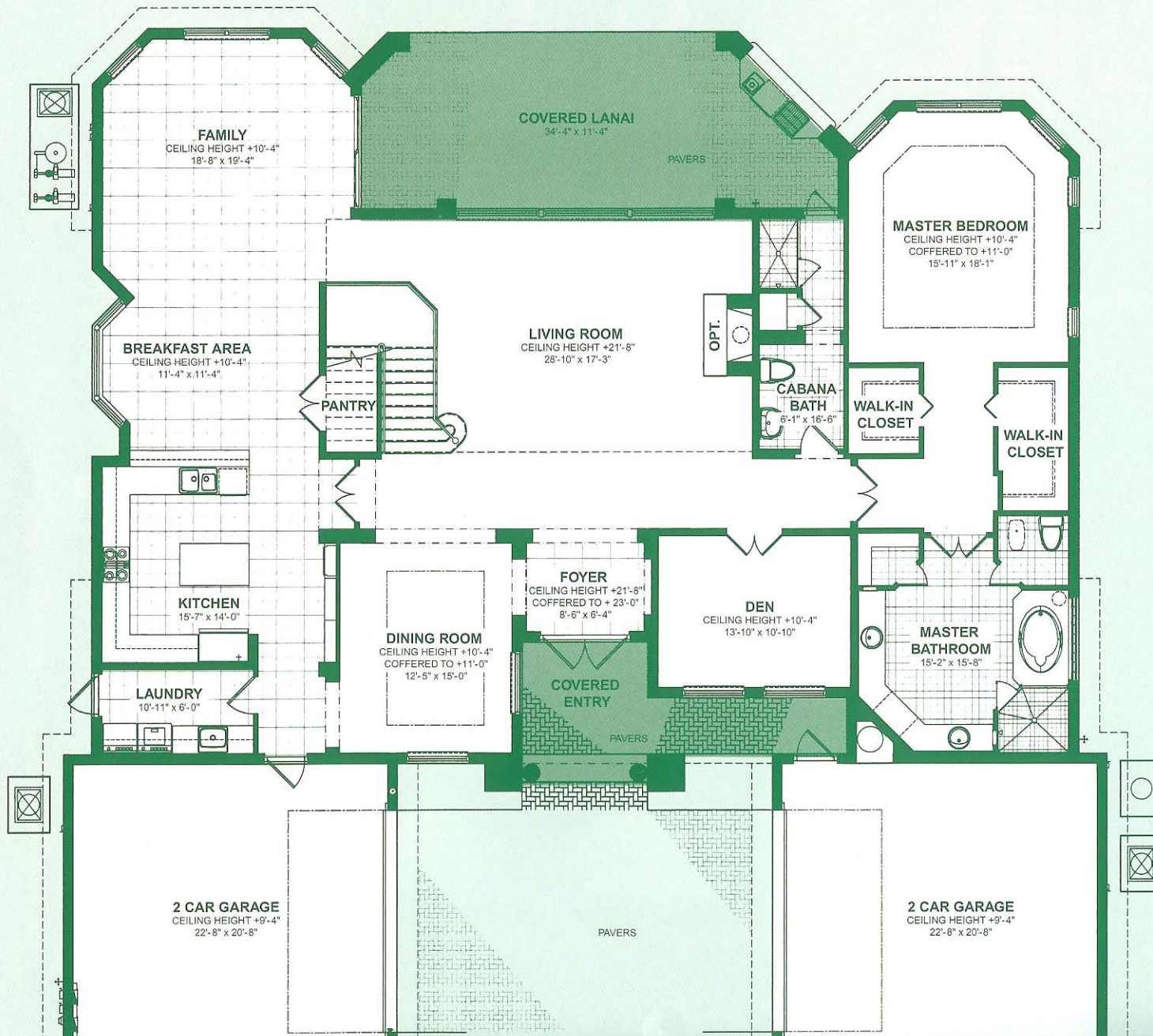
*With a Backyard
Country Club*



ELEVATION A

Estrada

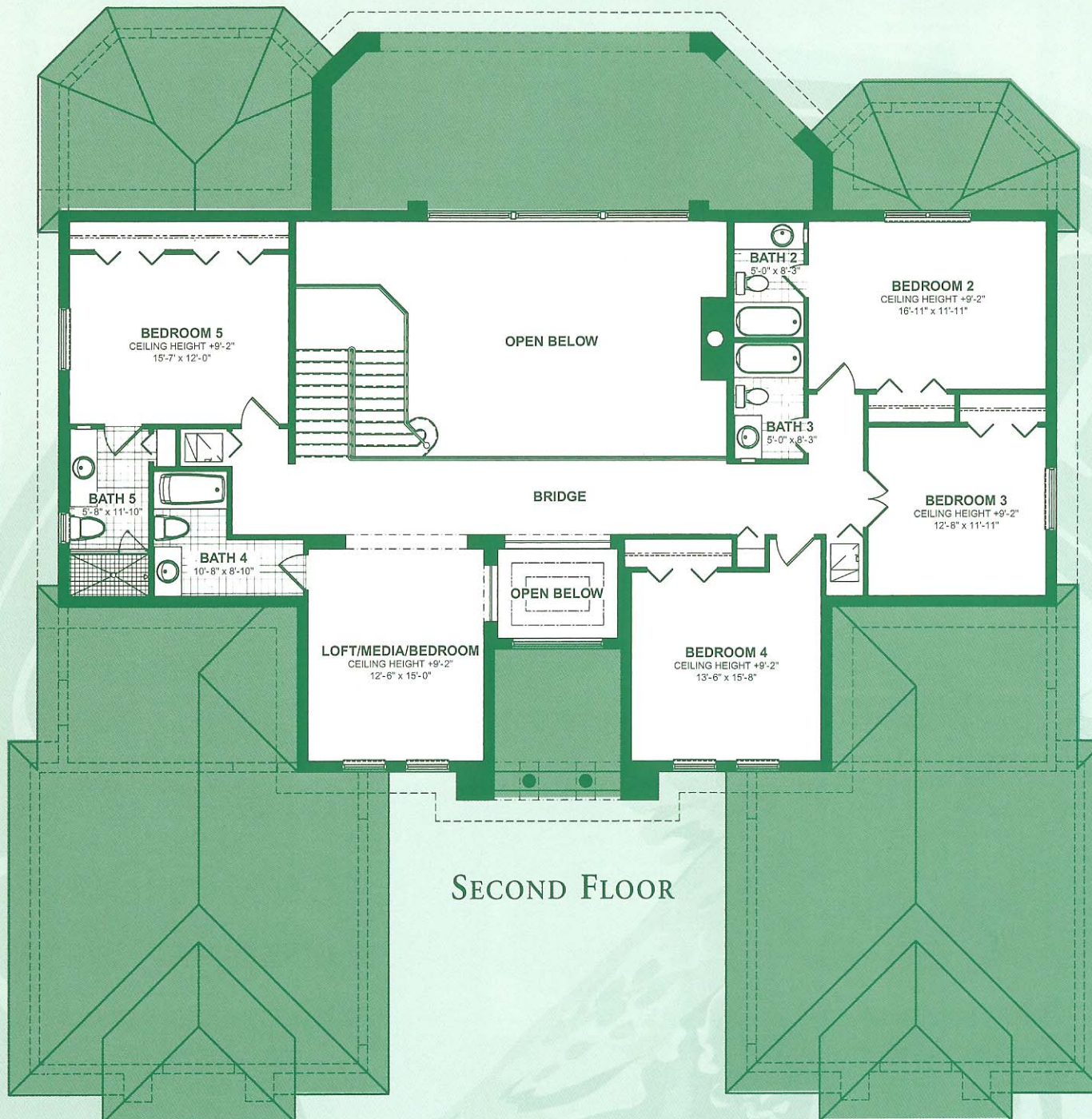
Five Bedrooms, Six Baths, 4-Car Garage



FIRST FLOOR

LIVING AREA

Under A/C	4,769 Sq. Ft.
Entry	166 Sq. Ft.
Lanai	427 Sq. Ft.
Garage	1,030 Sq. Ft.
TOTAL	6,392 Sq. Ft.



SECOND FLOOR

Dimensions and specifications are approximate and subject to change without notice.

STANDARD LUXURY FEATURES PACKAGE

KITCHEN FEATURES

- Frameless, wood European style cabinets with 42" upper cabinets.
- Granite countertops and backsplash.
- Convenient walk in pantry with vinyl coated ventilated shelving.
- Spacious separate breakfast area.
- Island Kitchen in selected models.
- Porcelain kitchen sink with pull-out sprayer faucet and lotion dispenser.

KITCHENAID APPLIANCES

- Drop in electric ceran glass cook top.
- Built-in double self-cleaning ovens.
- Refrigerator, 25 cubic foot, built in look, with thru the door water and ice dispenser.
- Over the range microwave oven with hood combo.
- Stainless steel interior multi cycle energy efficient dishwasher.
- Food disposal.
- Washer and dryer.

LUXURY BATHROOM FEATURES

- His and her vanity counters with wood European style cabinets, separate sinks and make up area in master bath.
- Jetted acrylic roman tub in master bath.
- Cultured marble vanity counters in all bathrooms.
- One piece elongated commodes in master bath and powder room.
- Two-piece elongated commodes in all secondary baths.
- Separate shower with clear glass enclosure in master bath and selected secondary baths.
- Decorator pedestal sink in powder room.
- Enamel on cast iron bathtubs in secondary selected bathrooms.
- Elegant ceramic tile flooring
- Vapor proof hi hats over the master bath shower and tub.
- Designer strip lighting over vanities.
- Full width vanity mirrors in all baths.
- Oval beveled edged mirror in powder room.

ELECTRICAL SPECIFICATIONS

- 300 AMP service (per plan).
- Recessed lighting package (per plan).
- Rocker-style electrical white switches and outlets.
- Ceiling fan outlets for all bedrooms, family room or great room and patio (per plan).
- Structured wiring in bedrooms, den, patio, kitchen & family room. Including Category 5 for telephone and data applications and RG-6 coaxial cable for television and video.
- Fluorescent lighting in master closets, garage and laundry.
- Two wall sconces in powder room.
- GFI outlets in bathrooms, kitchen, garage and exterior.
- Electric door chime.
- Digital readout thermostat for easy viewing.

MILLWORK FINISHES

- Upgraded 3-1/4" door casings, 5-1/4" baseboards and raised panel interior doors.
- Double door entry steel insulated 8' doors with weather stripping.
- Solid-core door from garage to laundry room.
- Marble windowsills and marble thresholds at all bath entries.
- Garage doors 8' in height.

INTERIOR APPOINTMENTS

- Designer 18" x 18" ceramic floor tile in foyer, family room, kitchen and laundry room.
- Knockdown texture on walls and ceilings (excluding bathrooms).
- Upper cabinets in laundry area (per plan), drop in laundry tub.
- Formal entry with raised coffer ceiling and ceramic tile floor (per plan).
- Wall to wall carpet except where tile is standard.
- Coffered ceiling in master bedroom suite and dining room (per plan).
- Dramatic volume ceilings (per plan).
- Air-conditioning vents in bathrooms and walk in closets.
- Decorative architectural columns, drywall arches and art niches (per plan).
- Full height 8' interior doors with raised panels.
- Full height 8' patio doors.
- Decorative quality hardware.

SECURITY IN YOUR HOME

- Alarm system with contacts on all operable windows and doors (excluding exterior garage doors).
- Two digital security pads.
- Automatic electric garage doors with remote transmitters.
- Security deadbolt locks on front entry doors.
- Locks and screens on sliding glass doors and operable windows.
- Peephole magnifier on front entry door.
- Smoke detectors throughout the home.
- Tempered glass in sliding doors and windows in wet areas.

EXTERIOR DESIGN FEATURES

- Homesites with panoramic views.
- Decorative brick pavers on motor court, walkway and rear patio.
- Expansive covered patio (per plan).
- Solid brass Kwikset front door handle.
- Mediterranean design Estate "S" concrete roof tile.
- Textured stucco with accent banding and architectural detail on front elevations.
- Professionally landscaped home site with zoned automatic sprinkler system.
- Three exterior bibs.
- Full-size, 4-car garage.

CONSTRUCTION STANDARDS

- High efficiency, multi-zone air conditioning and heating system.
- Energy efficient 66-gallon and 52-gallon quick recovery hot water heaters.
- R-30 ceiling insulation.
- Sherwin Williams paint.
- Soil at slab foundation pre-treated for termite protection.
- Steel reinforced monolithic concrete building foundation with concrete block construction, steel-reinforced poured concrete columns and tie beam construction.
- Pre-fabricated roof trusses with straps and connections engineered for uplift and lateral forces.
- 5/8" plywood with two-ply tin tagged and hot mopped roof system with concrete tile.
- Copper plumbing water lines throughout, including all slab and riser lines.
- Skip trowel stucco finish on exterior walls, soffits, covered entries, gable ends, exterior garage walls and patio.
- White aluminum framed windows.
- Hurricane code construction features including steel storm shutters.

CONVENIENCES

- Quality assurance program starts at design inception with the creation of precise construction drawings, by Architect and Engineer, specifying high quality materials, all the way through to on site supervision.
- Pre-priced options permit a full range of additional customizing and upgrades to fit your particular needs.



ESTATE HOME LIVING
With a Backyard Country Club



Cobblestone Palm City Associates, Ltd. • 10568 S.W. Whooping Crane Way, Palm City, Florida 34990 • Tel: 772.597.6200 • Fax: 772.597.6300

e-mail: cobblestonelux@aol.com

website: cobblestonelux.com

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