

HERITAGE ENCLAVE



COMMUNITY FEATURES:

- Gated Community within a 10.26 acres site
- 50 2-story Townhomes placed in 13 separate buildings (3 to 5 units per building)
- Secluded Retention Lake with litoral planting
- Community surrounded by a 2.26 acres of Preserve Area
- Common Area Landscaping with automatic sprinkler irrigation system
- Community family amenities with cabana, pool, sun deck and children's playground area
- 20 Guest Parking Spaces
- Location:
 - SE Corner of US-1 and Heritage Ridge Blvd. in Hobe Sound
 - Heritage Ridge Golf Club (across the street)
 - 15 minute drive to beaches, shopping, dining, and Historic Downtown Stuart

UNITS:

- Live Oak: 4 Bedroom / 3 Bathroom / 1 car garage / 1,905 A/C sqft
- Red Maple: 3 Bedroom / 2.5 Bathroom / 1 car garage / 1,770 A/C sqft

GENERAL INFORMATION

- Open-concept floor plans
- 2 Panel molded interior doors
- Fire Sprinklers throughout the unit
- Balcony (Red Maple only)
- 50 Gallon double element Water Heater
- Rheem A/C System
- Side By Side Kenmore White Washer & Dryer
- Automatic Panel Garage Door
- 2 Parking Spaces: 1 Covered Garage + 1 Driveway

LIVING AREA:

- 20" x 20" porcelain tile in main living areas (foyer, living room, dining room, kitchen, bathrooms and utility closets)
- 8' sliding windows
- Carpet in stairs
- White Standard Wood Stair Guard Railing with 2" x 2" pickets

KITCHEN:

- Open Plan Kitchen Design
- Stainless Steel undermount single bowl kitchen sink

- Elkay everyday faucet with remote handle and side spray
- Garbage Disposal
- 1 ¼ " Granite Countertops
- Grain melamine 36" wood look upper cabinets
- Stainless Steel Design Series Kenmore Appliances:
 - Side by Side, Stainless Steel Refrigerator (21 cu ft)
 - Free-Standing Stainless Steel Electric Range (5.3 cu ft)
 - Stainless Steel Hood Range Microwave (2.1 cu ft)
 - Stainless Steel Built-in Console Dishwasher (24")
 - ½ Horsepower Garbage Disposal

BEDROOMS:

- Carpet with builders grade padding (soft color to be determined)
- Walk-in closet in Master Bedroom
- Master Bedroom ceiling height up to 11 feet

BATHROOMS:

- ¾ " Granite Countertops
- Builders grade Bath Accessories
- 20" x 20" porcelain tile in floors
- 13" x 13" porcelain tile in walls
- Master Bathroom with Tub & Walk-In Shower
 - Framed shower enclosure with chrome finish and clear glass
 - Royal white 65"x 39" acrylic oval drop in soaker tub
- Recessed white Highat Fixtures

EXTERIORS:

- Covered entrance
- Hurricane Impact resistant Windows and Doors
- Traditional Barrel Tile Roof
- Brick pavers walkway and driveway
- Stone Brick Facade as per plans

BEHIND THE WALLS:

- Block and Masonry Structure
- Wood Truss with topping slab in second floor
- Pre-wired for phone, security alarm and Cable TV
- Pre-wired for ceiling Fan in Living Room and Bedrooms

Disclaimer: As stated in Section 15 of the contract, Seller reserves the right to substitute equipment, material, appliances and brand names, with items of equal or higher value, in our sole opinion.

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AVAILABLE OPTIONALS / UPGRADES:

For the following finishes, Buyer can choose one of the following options:

1. Kitchen and Bathrooms Cabinets:

Option	Description	Extra Cost	Selection
a	White Matt Panel	\$0	<input type="checkbox"/>
b	Driftwood Grey Panel (as per unit 104)	\$0	<input type="checkbox"/>
c	White Shaker Matt Finish Panel	\$950	<input type="checkbox"/>

2. Kitchen and Bathrooms Countertops:

Option	Description	Extra Cost	Selection
a	Luna Pearl Granite	\$0	<input type="checkbox"/>
b	Black Absolute Granite (as per unit 104)	\$0	<input type="checkbox"/>

Buyer understands that the selection made is final. If no selection is provided to Developer before the deadline, unit will be finish with White Matt Panels Cabinets and Luna Pearl Granite Countertop.

Unit Number: _____

Type: _____

Buyer's Name: _____

Buyer's Signature: _____

Developer:
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