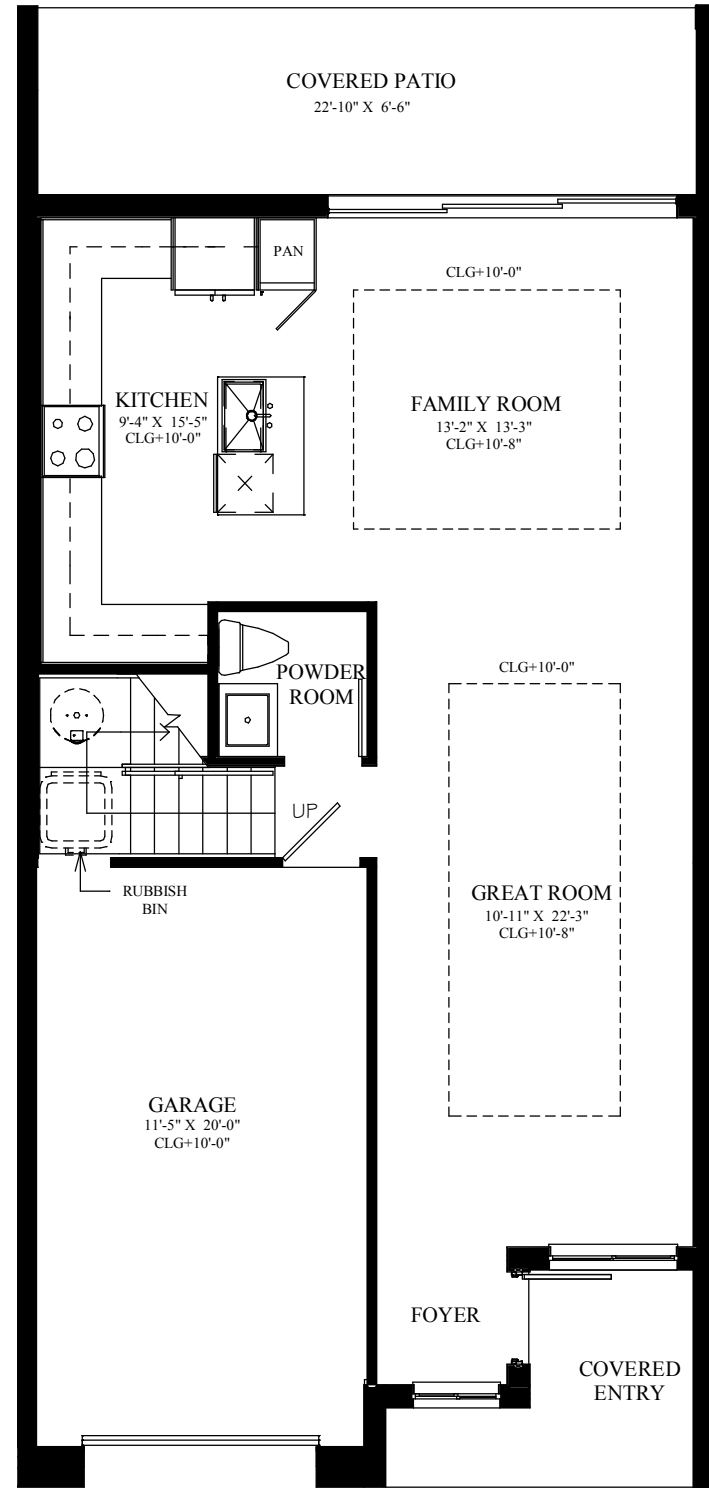


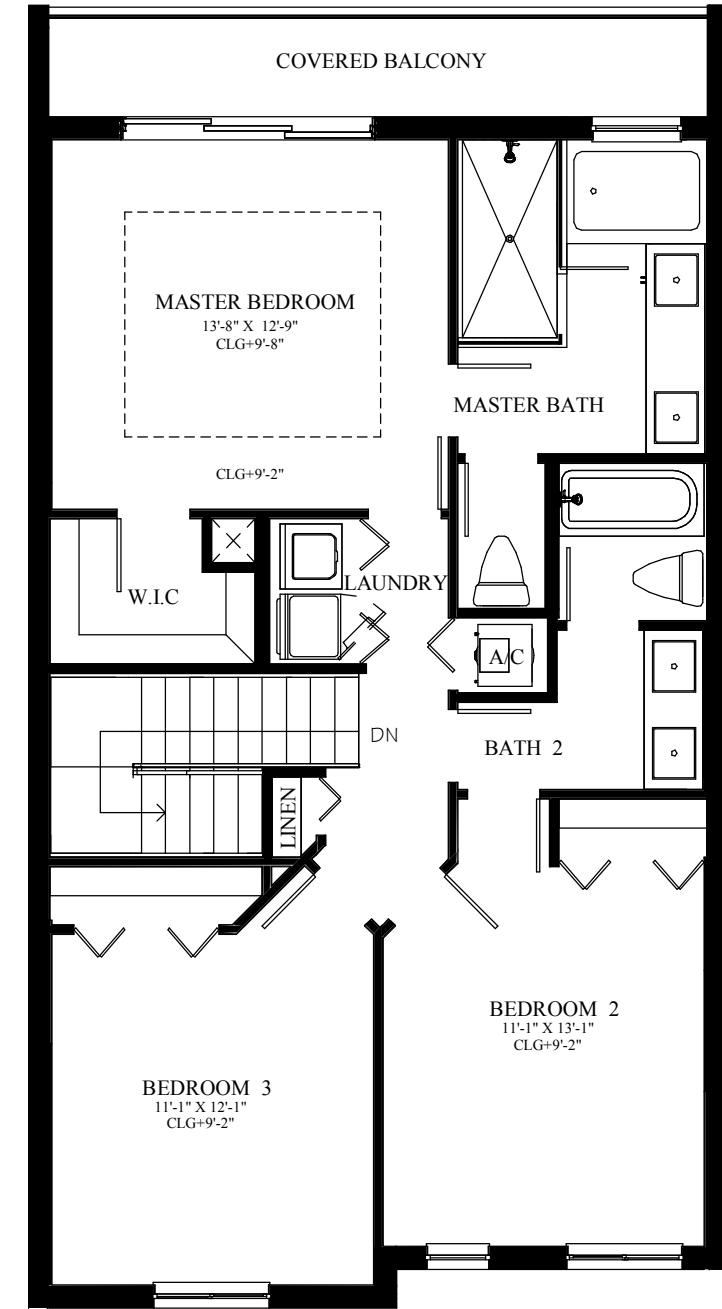
# THE ADELINE

**TWO-STORY** 3 BEDROOMS, 2.5 BATH, SOAKING TUB, GREAT ROOM, FAMILY ROOM, KITCHEN ISLAND, FOYER, COVERED PATIO, COVERED BALCONY, 1-CAR GARAGE

**FIRST FLOOR** A/C 683 SF | **SECOND FLOOR** A/C 949 SF | **TOTAL** A/C 1,632 SF  
 GARAGE 279 SF, COVERED PATIO 153 SF, COVERED BALCONY 90 SF  
 COVERED ENTRY 60 SF, **TOTAL 2,214 SF**



FIRST FLOOR



SECOND FLOOR



**YOUR COMMUNITY**

- Private gated community
- Elegant entry water-feature
- Lake-front community
- Sparkling pool with sundeck area
- Covered poolside cabana
- Stocked lake with fishing pier
- Lakeside overlooks
- Meandering lighted sidewalks
- Children’s playground
- Dog Park
- Volleyball & Bocce ball courts
- Top rated area schools
- Centrally located in the Wellington area with a variety of restaurants, world-class shopping, cultural venues and recreational parks

**THROUGHOUT YOUR HOME**

- First and second floor hurricane code compliant concrete and block wall construction
- Steel reinforced concrete foundation first and second floor slab
- Impact glass windows and sliding glass doors with aluminum frames and light-tinted glass for energy efficiency.
- Tempered safety 8’ tall impact sliding glass doors
- Screens on all operable windows and sliding glass doors
- Architecturally accented insulated front entry door with front door viewer and chime
- Impressive ceiling heights up to 10’8” first floor and up to 9’8” ceilings second floor (per plan)
- Knockdown textured ceilings
- Architecturally inspired selection of doors and hardware
- Designer selected wood baseboards with matching door casing, finished with two coats of architectural white paint
- 18” x 18” ceramic tile flooring in your foyer, kitchen and powder room

- Plush luxurious wall-to-wall carpeting and padding in all other areas and stairs in your choice of designer colors
- Decora design rocker style electric wall switches
- Decorator selected lighting fixtures in your kitchen, bedrooms, bathrooms, living room, great room and hallways
- Handcrafted wood stair railing with two coats of architectural white paint
- Decorative windowsills
- Designer selected interior door hardware
- Ventilated vinyl-clad closet shelving
- Pre-wired CAT5 phone wiring in kitchen, family room and all bedrooms
- Pre-wired R6 quad-shield coax television cable in all bedrooms and family room that runs to a central distribution panel
- Pre-wired for ceiling fan in family room and bedrooms
- Pre-wired for garage door opener
- Central air conditioning and heating distribution system
- Smoke detectors and carbon monoxide detectors for your family’s peace of mind
- Electric circuit breaker service panel
- Coffered Ceilings (per plan)
- Wet Bar Option (per plan)
- Home automation system which includes:\*

- ✓ In home smart alarm system with digital key pad, contacts on operable windows and doors, door bell and motion sensors (per plan)

**Optional home automation system has the ability to perform the following functions”**

- ✓ Remotely manage your security system
- ✓ Wireless remote porch light module
- ✓ Wireless programmable thermostat for central A/C and heating system
- ✓ Skybell smart video doorbell
- ✓ Smart front door lock automation
- ✓ Voice integration with Alexa by Amazon® Voice Control

**OUTSIDE YOUR HOME**

- Exterior stucco wall coating with elegant architectural accents
- Decorative stone facades (per plan)
- Architecturally designed flat cement style roof
- Impact resistant garage door
- Interlocking brick paver driveway, walkway, covered entry and patio (per plan)
- Decorator selected exterior lighting fixtures
- Covered entry (per plan)
- Covered patio (per plan)
- Upstairs balcony (per plan)
- Front and rear weatherproof GFI electric outlets
- Exterior hose connections
- Vented soffits
- Architecturally designed foliage landscaping and fully sodded home site
- Automatic front sprinkler system
- All underground utilities
- City water and sewer service
- Termite treated foundation

**ENERGY SAVING FEATURES**

- R-30 ceiling insulation
- R-4.1 exterior wall insulation
- High efficiency air conditioning system
- Insulated air conditioning distribution system
- Double insulated high efficiency electric water heating system

**KITCHEN**

- Custom crafted wood finish cabinets with 36” uppers in decorator selected choice of colors and handles
- Granite countertops with 4” backsplash in selected choice of colors
- Stainless steel kitchen sink with designer faucet
- Kitchen island/counter (per plan)
- Food waste disposal

**STAINLESS STEEL APPLIANCE PACKAGE FEATURING:**

- 22 cubic foot refrigerator with top freezer and icemaker
- Free standing electric range oven with ceramic glass cook top and self cleaning system
- Over-the-range built-in microwave with recirculating venting system
- Built-in multi-cycle dishwasher

**BATHROOM + MASTER BATH**

- Custom crafted wood finish cabinets with decorator selected choice of colors and handles
- Ceramic tile flooring and wet walls
- Cultured marble vanity tops in baths and powder room
- Square contemporary style sinks and tubs (per plan)
- Decorator selected faucets in all bathrooms
- Full width mirror over vanity with decorator selected lighting
- Soaking tub and double vanity sinks in master bath (per plan)
- Elegant master bath shower with clear glass enclosure
- Dresser vanity (per plan)
- Elongated water closets
- Exhaust fans

**LAUNDRY FEATURES**

- Full-size washer and dryer
- Air-conditioned laundry room/closet (per plan)
- Ventilated vinyl-clad closet shelving above washer/dryer
- Laundry Sink (per plan)





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