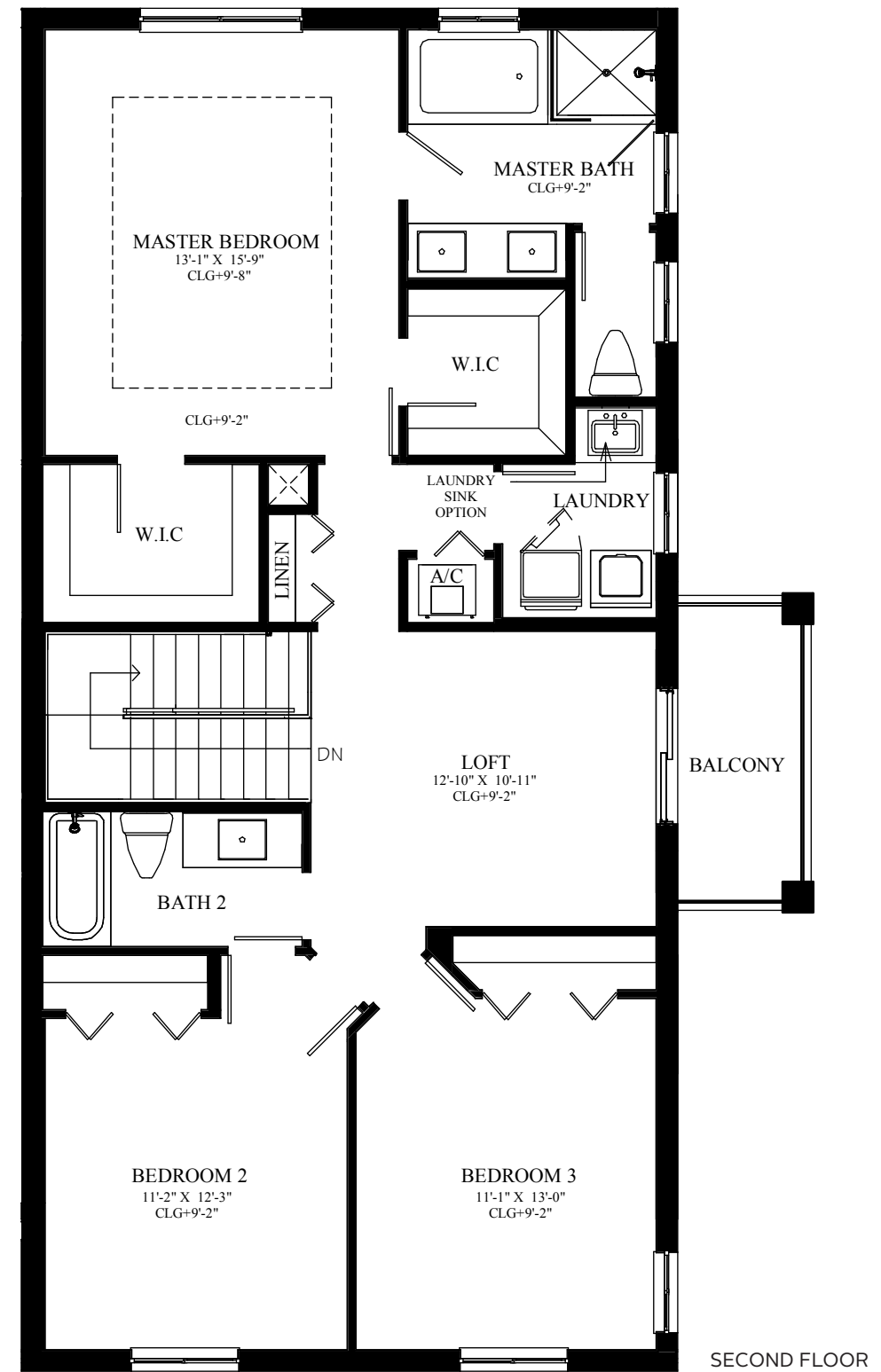
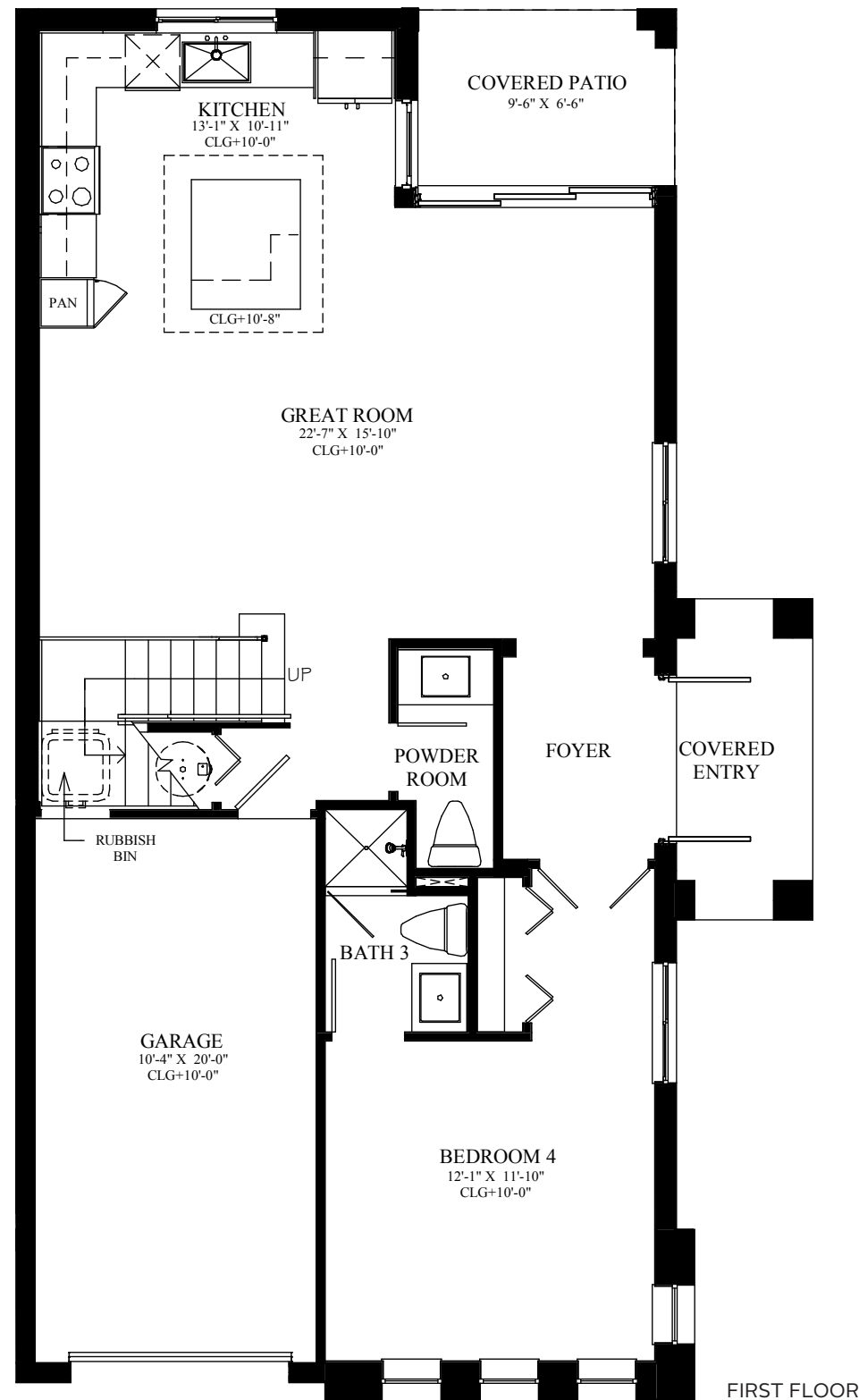


THE EMERSON

TWO-STORY 4 BEDROOMS, 3.5 BATHS, SOAKING TUB, FOYER, KITCHEN ISLAND, GREAT ROOM, LOFT, COVERED BALCONY, COVERED PATIO, 1-CAR GARAGE

FIRST FLOOR A/C 881 SF | SECOND FLOOR A/C 1,200 SF | TOTAL A/C 2,081 SF
GARAGE 235 SF, COVERED PATIO 62 SF, BALCONY 58 SF
COVERED ENTRY 58 SF, **TOTAL 2,494 SF**



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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