

## FEATURES OF YOUR KEYSTONE LAKE HOME.

The homes of The Estate Series at Keystone Lake are designed and built to the highest standards, and come complete with all of the features listed here. However the single most important feature is that your home is built and backed by Westbrooke Communities, Inc., a name synonymous with outstanding value in South Florida.

### Throughout your home

- Sturdy lifetime concrete block construction on all floors and gable ends
- Central air conditioning and heating system
- Walk-in closet with air conditioning vent (in master bedroom)
- Mirrored closet doors in all master suites
- Luxurious wall to wall carpeting in your choice of decorator colors, installed over waffled padding
- Sprayed acoustical ceilings to reduce noise
- Marble window sills
- Sculptured wood baseboards and door casings
- White aluminum framed windows and large tempered sliding glass doors
- Contemporary clerestory windows
- Painted raised panel closet doors
- 12" x 12" ceramic tile foyers in your choice of colors
- Architecturally accented and insulated metal front entry door with dead bolt and quarry tile riser
- Electric door chimes
- Flow-through ventilation
- Pre-wired television cable outlets (two)
- Pre-wired telephone outlets (three)
- Ventilated vinyl-clad closet shelving
- Dramatic 11 foot flat ceiling heights (one story model)
- Dramatic 9 foot ceiling heights (two story models)
- White aluminum framed windows and sliding glass doors
- Screens on all windows and sliding glass doors
- Decorator lighting fixtures in kitchen, foyer, hallways, baths and garage
- Decora design rocker-style wall switches

- Decora design receptacles
- Pre-wired for ceiling fans in family room and all bedrooms
- Raised panel interior doors with lever handles
- Smoke detectors
- Spanish "S" tile roof
- Dramatic glass block accents
- Automatic circuit breakers
- Alarm with the purchase of a 3 year monitoring agreement

### In your all-electric kitchen

- 22 cu. ft. side-by-side refrigerator with automatic ice maker (in your choice of colors, including white on white)
- Built-in microwave oven
- Sound insulated automatic dishwasher
- Double compartment sink with food waste disposal
- 30" electric range with self cleaning oven
- Designer faucet with soap dispenser and sprayer
- Custom crafted European mica cabinets in a choice of styles with glass accent doors, designer display shelves, and mica pantries
- Ceramic tile back splashes (in your choice of colors)
- 12" x 12" ceramic tile floors (in your choice of colors)

### Exquisite baths

- Ceramic tile floors (in your choice of colors)
- Ceramic tile walls with accent (in your choice of colors)
- Ceramic tile counter tops on all vanities
- Full-width mirrors
- Mirrored medicine cabinets
- Cultured marble Roman tubs

- Designer faucets in all sinks, tubs and showers
- Separate shower with door enclosure in master bath
- Pedestal sinks in all half baths

### Outside your home

- Fully sodded and professionally landscaped homesites
- Concrete driveways and front walkways
- Stucco exteriors with architectural accents (keystone accents available on alternate elevations)
- All underground utilities
- Central water and sewer service
- Dramatic front porches and entryways
- Exterior lighting fixtures
- Sprinkler system in the front and rear yards
- Outdoor receptacles in front and rear
- Coach lights on each side of garage
- Two car garage with raised panel steel garage door
- Front and rear hose bibs
- Hurricane shutters

### Energy saving features

- Sprayed-on wall insulation
- Double element water heater
- Insulated air distribution system
- High efficiency air conditioning
- R-19 Batt insulation in ceiling

### Your community

- Private gated neighborhood with guard house
- 143 acre lake
- Playgrounds
- Ten year homeowner protection provided by Bonded Builder's Home Warranty Association

# The Venice

4 bedrooms, 2 1/2 baths with family room, laundry room and 2-car garage (den option available)



Elevation A



Elevation B



Elevation C

 Keystone Lake

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Compliments of



**954-745-4735**

Keller Williams Realty