

INCLUDED FEATURES

EXTERIOR

- Concrete floor on 2nd story
- Mediterranean style S-tile roof
- Concrete driveway, walkway & entry
- Automatic sprinkler system with rain sensors
- Hurricane shutters
- Concrete block construction including gable ends
- Professionally landscaped, fully sodded homesite with shade trees
- Single hung white aluminum framed windows with screening
- Steel reinforced concrete foundation
- Vented stucco soffits
- Weatherproof GFI outlets
- Termite treated foundation
- Exterior hose bibs

INTERIOR

- Security alarm system
- Upgraded hardware with custom keys and 10 year warranty
- Ceramic tile in foyer
- Ceiling fan pre-wire in family room and all bedrooms
- Telephone jacks provided in kitchen and all bedrooms
- Cable TV pre-wire in family room and all bedrooms
- Smoke detectors
- Spacious linen closet
- Interior colonial doors and bifolds
- Electric door chime
- Pre-wire for garage door opener
- 50 gallon quick recovery hot water heater
- Carpeting in choice of colors with 60 oz padding
- Mirrored master bedroom closet doors

KITCHEN & LAUNDRY ROOM

- Whirlpool multi-cycle washer
- Whirlpool deluxe dryer
- 12" x 12" ceramic tile in kitchen and laundry room
- White Moenstone sink
- Designer white faucet with separate sprayer
- White European style cabinetry

- Wide choice of countertop colors
- Pantry for extra storage
- Interior laundry room with convenient shelving
- Designer white Whirlpool appliance package
 - 22 cu. ft. side-by-side refrigerator with ice and water in door
 - Self-cleaning oven with glass top range
 - Spacesaver microwave oven
 - Multi-cycle dishwasher
 - Food waste disposal

BATHROOMS

- Luxurious cultured marble Roman tub in master bath (per plan)
- Clear glass enclosed shower in master bath
- Cultured marble dual vanity in master bath
- Quality washerless Moen plumbing fixtures
- 6" x 6" ceramic tile
- Ceramic bath accessories
- Easy care mica vanity in secondary bath and powder room
- Theatrical lighting above sink
- Mirrored medicine cabinet in master bath
- Oversized mirrors in all baths

COMMUNITY FEATURES

- 3.84 acre park with tennis courts, pool (with life guard) and cabana, tot lot, picnic area & green space
- Winding streets and cul-de-sacs
- Single community entrance for only local traffic
- Property values protected by restrictive covenants
- Waterfront and preserve homesites available
- Public roads with ample lighting
- Sidewalks on both sides of the street
- Underground utilities
- Single family lifestyle

WaldenLake

20530 Southwest First Street • Pembroke Pines, Florida 33029 • Telephone: (954) 450-0470

Brighton Homes
SOUTH FLORIDA

The Emerson

3 Bedrooms, 2 Baths, Family Room, 1 Car Garage



Elevation 1

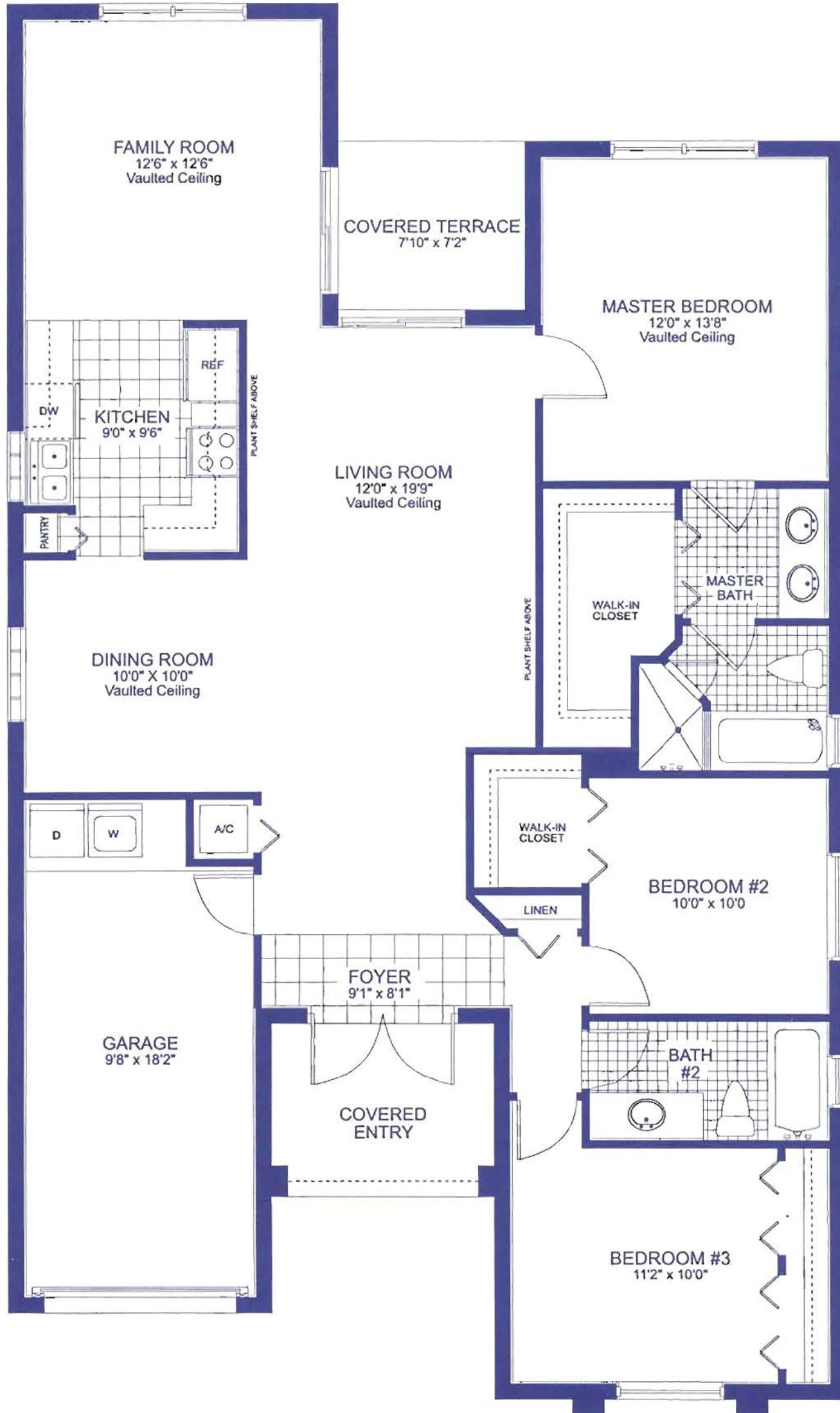


Elevation 2

WaldenLake

The Emerson

3 Bedrooms, 2 Baths, Family Room, 1 Car Garage



Compliments of



954-745-4735

Keller Williams Realty



| | |
|-----------------------------|----------------------|
| Air Conditioned Living Area | 1,450 Sq. Ft. |
| Covered Entry | 70 Sq. Ft. |
| Garage | 225 Sq. Ft. |
| Covered Terrace | 50 Sq. Ft. |
| TOTAL | 1,795 Sq. Ft. |

