

## 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**

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# The Sandburg A

4 Bedroom, 3 Bath, Loft, Family Room, 2 Car Garage



Artist's Conception

Elevation 1



Artist's Conception

Elevation 2

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# The Sandburg A

4 Bedroom, 3 Bath, Loft, Family Room, 2 Car Garage



Air Conditioned Living Area	2,534 Sq. Ft.
Covered Entry	39 Sq. Ft.
Garage	380 Sq. Ft.
<b>TOTAL</b>	<b>2,953 Sq. Ft.</b>

Compliments of



**954-745-4735**

Keller Williams Realty

Plans, features, specifications, materials, elevations and availability subject to change without prior notice. Floor plans not to scale and may be reverse (mirror image) of those shown. All drawings are artist's conc

