



# MOSAIC

AT VENETIAN PARC

## your home. your community.

### ESTATE HOME FEATURES

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#### **your community**

- Resort-style clubhouse and pool
- State-of-the-art fitness center
- Business center
- Party/Event room
- Community parks
- Playground
- Architecturally designed tropical landscaping in common areas
- Decorative street lighting
- Winding sidewalks
- Walking trails and bike paths

#### **throughout your home**

- Sturdy lifetime concrete block exterior walls on first and second story
- Steel reinforced concrete slab floors on first and second story
- Architecturally selected white aluminum window frames with light-tinted glass for energy efficiency
- Tempered safety 8' high sliding glass doors
- Architecturally accented front entry door
- Central air conditioning and heating distribution system
- Impressive ceiling heights up to 11'8" (Select Models)
- 18" x 18" ceramic tile flooring in your foyer, kitchen, bathrooms and powder room in your choice of designer styles
- Plush luxurious wall-to-wall carpeting in your choice of designer colors
- Exterior stucco wall construction with elegant architectural accents
- Knockdown textured ceilings
- Sculptured wood baseboards with matching door casing, finished with two coats of architectural white paint
- Front door viewer for safety
- Decorator selected lighting fixtures in your kitchen, bedrooms, bathrooms, dining room, living room and hallways

- Pre-wired CAT5 phone wiring in kitchen, family room and all bedrooms
- Pre-wired cable TV outlets in family room and all bedrooms
- Pre-wired fan outlet in family room and bedrooms
- Pre-wired for garage door opener
- Ventilated vinyl-clad closet shelving
- Marble window sills
- Screens on all window and sliding glass doors
- Full-size washer and dryer
- Air conditioned laundry room/closet
- Smoke detectors and carbon monoxide detectors for your family's peace of mind
- Double insulated Hi-efficiency water heating system
- Architecturally selected door hardware with dead bolt on front door
- Electric circuit breaker service panel
- Decora design rocker style electric wall switches
- Hand-crafted stair railing (Select Models)
- Dramatic flat header column openings (Per Plans)
- Coffered Ceilings (per plans)
- Niche (Select Models)
- Dramatic foyer entrance (Select Models)
- Garage side door option (Select Models)
- Wet Bar Option (Select Models)
- Laundry Sink Option (Select Models)

#### **kitchen**

- Custom crafted wood door cabinets with decorator selected choice of colors and handles
- Easy care mica counter-tops in choice of colors
- Spacious floorplans create easy flow
- Kitchen island/counter
- Pantry
- Nook (Select Models)
- Built in Cabinet (Select Model)

## **kitchen continued**

### **STAINLESS STEEL APPLIANCE PACKAGE FEATURING:**

- 18 cubic foot refrigerator with ice maker
- Free standing electric range oven with ceramic top and self cleaning system
- Over-the-range built-in microwave
- Built-in multi-cycle dishwasher
- Stainless steel sink with decorator selected single lever faucet
- Food waste disposal

## **bath + master bath**

- Custom crafted wood door vanities with decorator selected choice of colors and handles
- Ceramic tile flooring and wet walls
- Decorator selected single lever faucets in all bathrooms
- Full width mirror over vanity with decorator selected lighting
- Large walk-in closet
- Elongated water closets
- Roman tub
- Double vanity sinks in master bath
- Dresser vanity (Select Models)
- Elegant master shower with glass enclosure

## **inside your home**

- Home automation system
- Remotely manage your home
- Wireless remote keypad at front door
- Wireless remote light module
- Wireless remote camera
- Wireless programmable thermostat for central A/C and heating
- Smart Center Option (Select Models)

## **outside your home**

- Covered entry (Select Models)
- Covered terrace (Select Models)
- Gated private courtyard (Select Models)
- Stone Facades (Select Models)
- Architecturally designed foliage landscaping and fully sodded home site
- All underground utilities
- City water and sewer service
- Termite treated foundation
- Architecturally designed flat cement style roof (Cole Collection)
- Mediterranean "S" shaped concrete roof tile (Aria Collection)
- Island-inspired metal roof (Brio Collection)
- Distinctive mailbox design
- Hurricane panels
- Front and rear weatherproof (GFI) electric outlets
- Decorator selected exterior lighting fixtures
- Exterior hose connections
- Door chime
- Interlocking brick paver flooring on your driveway, covered entry and patio (per plan)
- Balcony (Select Models)
- Front Porch (Select Models)

## **energy saving features**

- High efficiency air conditioning system
- R30 ceiling insulation
- R4.1 exterior wall insulation
- Insulated air conditioning distribution system
- Double element water heater
- Insulated front entry doors

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WHERE VISION, PASSION AND EXPERIENCE UNITE.

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