

Fiji

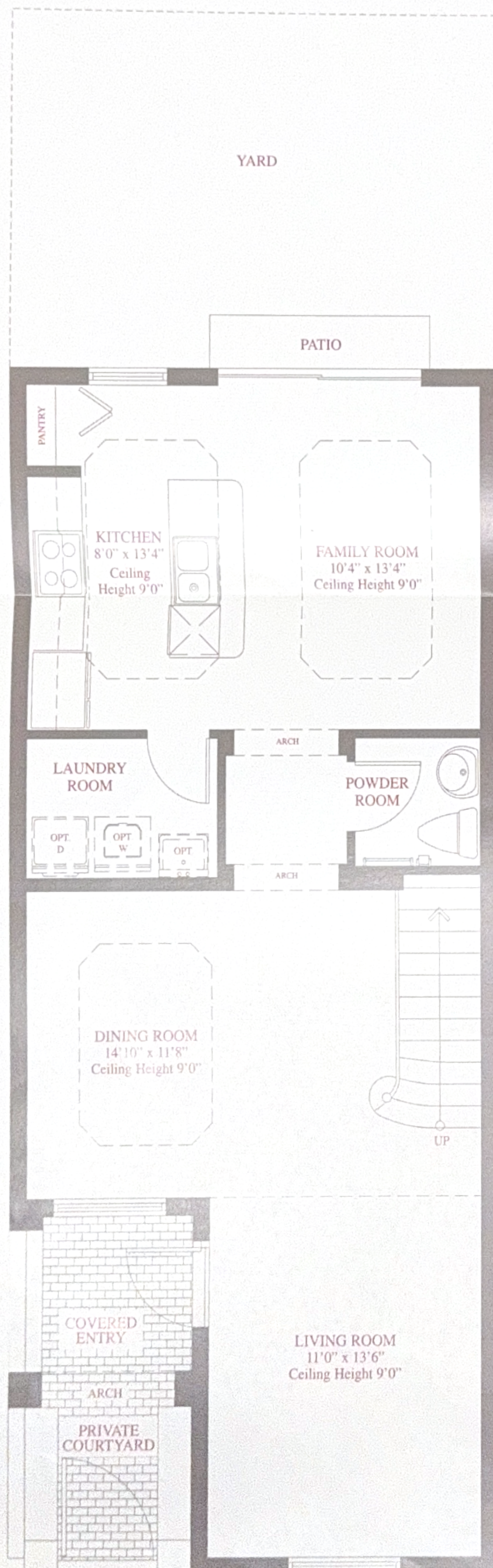
*3 bedrooms • 2 1/2 baths
Family room • Private courtyard*



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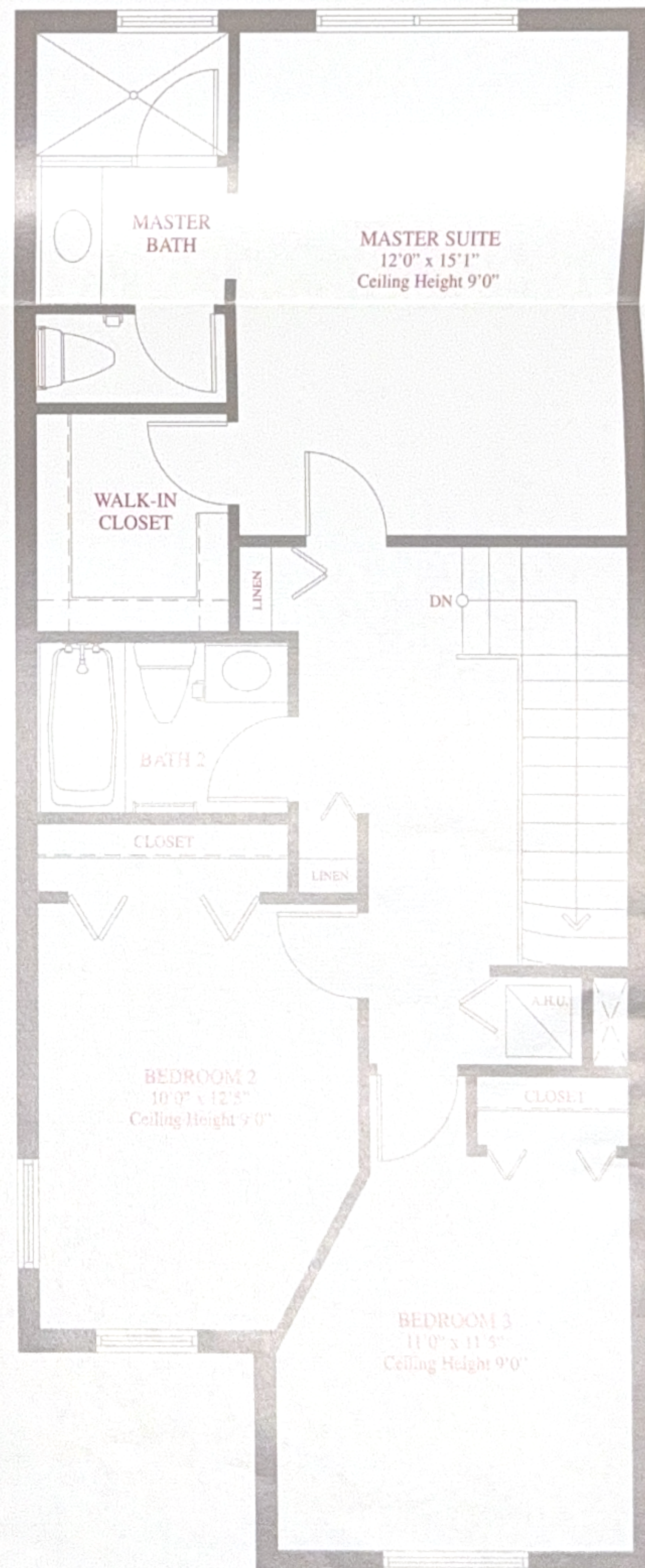
Family room • Private courtyard



FIRST FLOOR PLAN

AREA SUMMARY

LIVING AREA	1,616 SQ.FT.
COVERED ENTRY	52 SQ.FT.
TOTAL	1,668 SQ.FT.



SECOND FLOOR PLAN

Features

THROUGHOUT YOUR HOME

- Sturdy Lifetime concrete 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.
- Dramatic ceiling heights on first and second floor living areas.
- Monocottura ceramic tile flooring in your kitchen, bathrooms and powder room in your choice of designer colors.
- Plush luxurious wall to wall carpeting in your choice of designer colors. Installed over thick padding.
- 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.
- Paneled bi-fold closet doors.
- Pre-wired telephone outlets.
- Pre-wired television outlets.
- Ventilated vinyl-clad closet shelving.
- Marble window sills.
- Screens on all windows and sliding glass doors.
- Washer and dryer connections for full size machines.
- Air conditioned laundry room.
- Fan outlets in bedrooms.
- Fan outlets in family room.
- Tray ceiling.
- Smoke detectors for your family's peace of mind.
- Decora design rocker style electric wall switches.
- Copper water distribution system.
- Double insulated Hi-efficiency water heating system.
- Architecturally selected door hardware with dead bolt

on front entry door for security.

- Electric circuit breaker service panel.
- Hand crafted stair railing.
- Dramatic interior arches.

IN YOUR ALL-ELECTRIC KITCHEN

- Custom crafted european style cabinets with full back splash and choice of colors and handles.
- Spacious kitchen.
- 18 cubic foot refrigerator with ice maker.
- 30" electric range oven.
- Monocottura ceramic tile flooring in choice of color.
- Sound insulated automatic dishwasher.
- Pantry.
- Double compartment stainless steel sink with decorator selected single lever faucet.
- Food waste disposal.
- Circulating exhaust hood fan.
- Kitchen island/counter.

EXQUISITE BATH AND MASTER SUITES

- Custom crafted european style vanities with decorator selected choice of color and handles.
- Monocottura ceramic tile flooring and wet walls.
- Decorator selected faucets in all bathrooms.
- Full width mirror over vanity with decorator selected lighting.
- Large walk-in closet.
- Elongated water closet.

OUTSIDE YOUR HOME

- Covered entry.
- Architecturally designed foliage landscaping and fully sodded homesite.
- All underground utilities.
- City water and sewer service.
- Hurricane panels.
- Clay roof tile "S" shape.
- Decorator selected exterior lighting fixtures.
- Exterior hose connections.

• Door chime.

• Interlocking brick paver flooring on your covered entry and walkway.

ENERGY SAVING FEATURES

- High efficiency air conditioning system.
- R-19 ceiling insulation.
- R-3 exterior wall insulation.
- Insulated air conditioning distribution system.
- Double element water heater.
- Insulated front entry doors.

IN YOUR COMMUNITY

- Private waterfront lifestyle.
- Breathtaking lakes.
- Elegant perimeter enclosure.
- Impressive entrance features with guard house.
- Electronic gated entrance.
- Sparkling swimming pool, spa and cabana.
- Park plazas.
- Architecturally designed lush tropical landscaping in common areas.
- Decorative street lighting for security.
- Ornate entrance gate.
- Sidewalks.
- Lake fountain.



THE VILLAS AT
Harbor Isles

TEL 954.966.5656



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