

Biltmore
CG 2805

Gold Key Associates
The Key to Your Dreams
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CORAL GABLES ESTATES COLLECTION



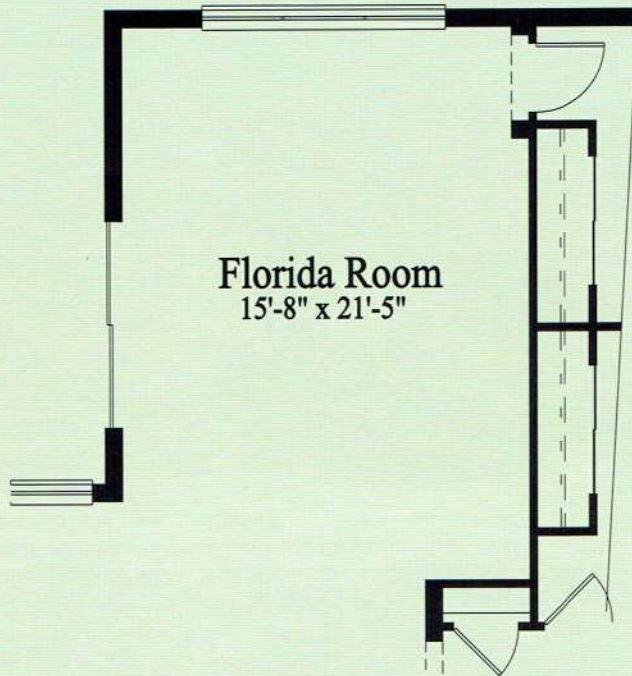
ELEVATION "D"
(Model)



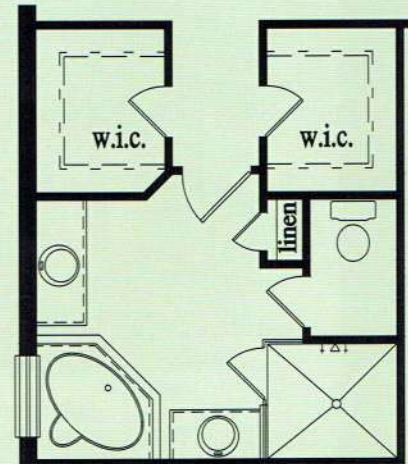
ELEVATION "E"



ELEVATION "F"



Opt. Florida Room
w/o Cabana Bath

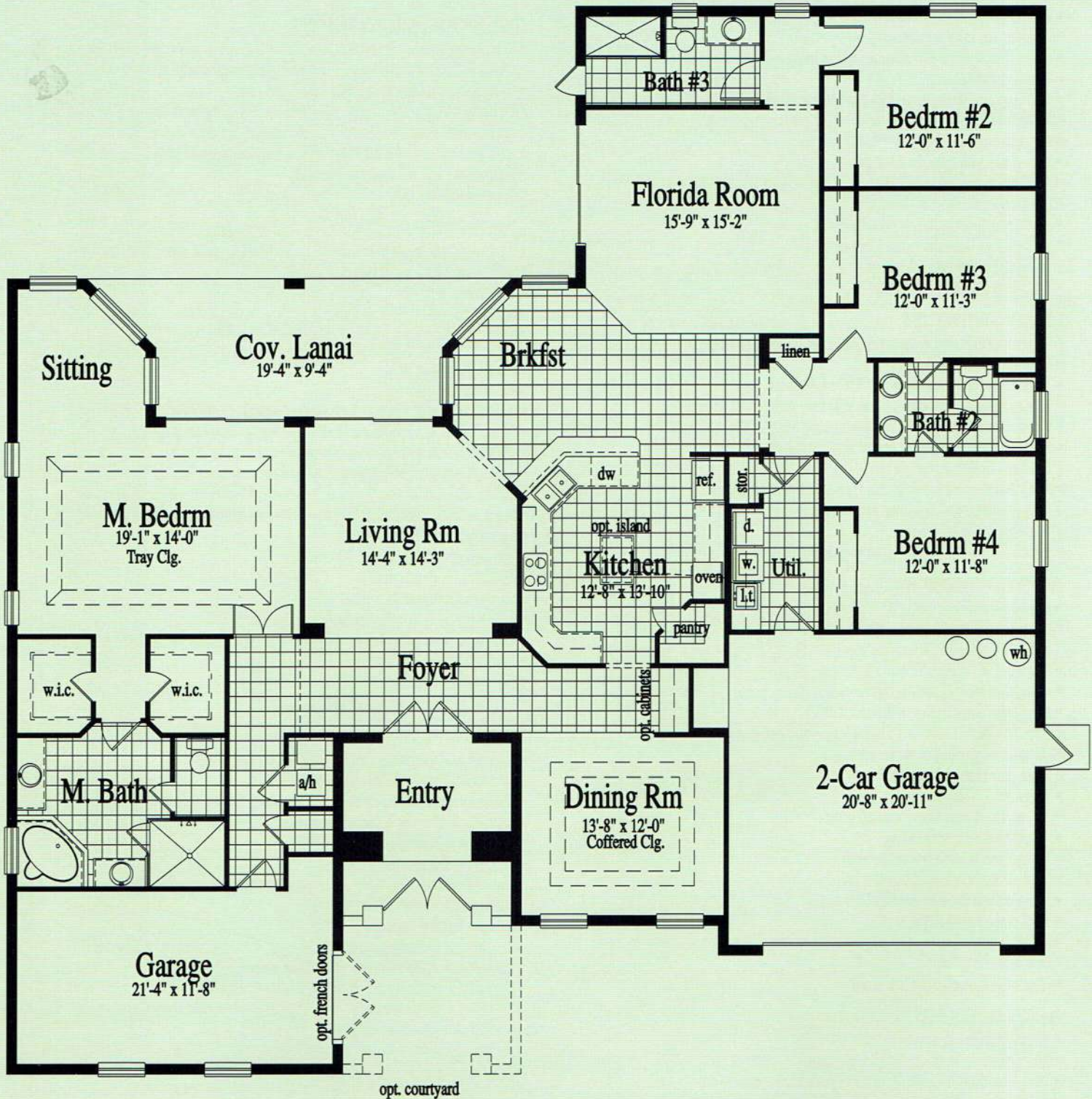


Opt. linen at
master bath



Optional Guest Suite

Living Area.....	2,805 square feet
Covered Entry	91 square feet
Covered Lanai	202 square feet
Garage	760 square feet
<hr/>	
Total	3,858 square feet



2,805 Square Feet of Living Area

- 4 Bedrooms
- 2 Baths
- Florida Room
- 2 Car Garage
- Golf Cart Garage
- Bonus Storage

DISTINCTIVE FEATURES

DISTINCTIVE EXTERIOR FEATURES:

- Exciting Tuscan exterior elevations (upgraded elevations available)
- Mediterranean S-style concrete tile roof
- Choice of decorator selected exterior color packages
- Kwikset antique nickel door handle and deadbolt lock set
- Brick paver driveway, front porch and matching entry walk in Mediterranean pattern
- Covered rear lanai with masonry ceiling finish
- Covered front entry with masonry ceiling finish (per elevation)
- 8' sliding glass doors
- Electric garage door opener with two remotes (both doors)
- Two-car with golf cart garage, or three-car garage (per plan)
- 6" gutters and splash guard (front & rear per plan)
- Door chime with lighted push button
- 42" brick paver entry walk
- 8' fiberglass double front door with decorative glass inserts
- (3) weatherproof outlets in predetermined locations
- (3) hose bibs in predetermined locations
- Decorative coach lights at garage and front entry (per elevation)
- Garage service door with light

QUALITY CONSTRUCTION:

- Engineered to meet Environments For Living – Silver Package
- Concrete block construction
- Textured masonry coating with 100% acrylic finish
- Bronze framed aluminum windows with easy care tilt-out feature
- Monolithic concrete slabs with vapor barrier
- Lennox heat pump heating and cooling system with 12 SEER rating
- One year termite protection
- R-30 fiberglass insulation in ceiling above air conditioned space
- R-11 fiberglass wall insulation between garage and living area
- 66 gallon water heater
- Screens for all operable windows and sliding glass doors

PREFERRED INTERIOR FEATURES:

- Elegant 12' ceilings in living areas with 10' ceilings in balance of home
- Upgraded 12" x 12" ceramic tile flooring at foyer, kitchen, breakfast room, all baths and laundry room (per plan)
- Upgraded Saxony carpet and 6 lb. pad
- Latex gloss enamel paint on baseboards and door casings
- Latex satin finish interior wall paint in white
- Elegant coffered ceiling in formal dining room (per plan)
- Dramatic tray ceiling in master bedroom
- 8' six-panel Colonist interior doors
- Oversized 5 1/4" baseboards
- 36" upper cabinets above washer/dryer
- Knockdown texture on ceiling
- Orange peel texture finishes on walls
- Solid surface windowsills (square cut)
- Large walk-in closet at master bedroom (per plan)
- Vinyl-clad closet shelving
- Rounded drywall corner (per plan)
- Built-in laundry sink
- Decorative drywall niche (per plan)

ELECTRICAL FEATURES:

- 200 AMP electrical service
- Washer & dryer hook-ups (per plan)
- Pre-wired for (5) telephone outlets in predetermined locations
- Pre-wired for (5) television outlets in predetermined locations
- Pre-wired for ceiling fans at living room, Florida room (or great room—per plan) and all bedrooms

- Structured wiring panel in predetermined location
- Upgraded lighting fixture package throughout
- White Decora rocker switches throughout
- Smoke detectors
- Carbon monoxide detectors in conjunction with Environments For Living

CONTEMPORARY KITCHEN FEATURES:

- Kohler double compartment cast iron sink in a choice of two colors
- Corian Genesis solid surface countertops with decorative edge and 4" backsplash
- Moen Solara pull-out single lever faucet with spray
- Upgraded oak or maple raised panel cabinets with a choice of distinctive features or thermo-foil raised panel cabinets
- 42" upper cabinets with fully concealed hinges and crown molding
- Insinkerator 1/3 H.P. garbage disposal
- Recessed lighting

QUALITY WHIRLPOOL APPLIANCES FEATURING:

- 24.4 cu. ft. side-by-side refrigerator with ice and water in door
- Built-in double oven
- Built-in cooktop
- Built-in microwave vented to outside
- Multi-cycle dishwasher

CLASSIC BATHROOMS:

- 42" plate glass mirrors (per plan)
- 6" x 8" or 8" x 8" white or bone ceramic wall tile in all baths
- 3" x 3" white or bone shower floor tile at master bath (per plan)
- Pedestal sink at powder room (per plan)
- Kohler/Sterling plumbing fixtures throughout with Moen faucets
- Corian solid surface vanity tops with a choice of two colors with a choice of edges
- Moen chrome/polished brass faucets with 8" spread at master bath and secondary baths
- Safety grab bars at master shower
- Mirrored medicine cabinets
- Ceramic bath accessories
- Glass block windows (per plan)
- Kohler acrylic drop-in Roman-style tub (per plan)
- Clear or obscure glass shower enclosure in chrome or gold tone (master bath only)
- Decorative lights over vanities
- Exhaust fans in all baths
- Comfort height vanities in all baths

EXCITING OPTIONS:

- Upgraded Environments For Living – Gold package
- Structural options available (per plan)
- Comfort energy package which includes radiant barrier and/or tailored foam
- Entertainment center & additional built-ins
- Upgraded appliances
- Washers and dryers
- State-of-the-art audio, video and intercom systems
- Security and central vacuum systems
- Designer lighting packages
- Flooring and countertop materials
- Upgraded specialty cabinetry and cabinet options
- Upgraded landscaping packages
- Upgraded shower enclosures
- Stacked stone elevation accents

ENVIRONMENTS FOR 

LANDSCAPE:

- These single-family homes include a professional landscape package. Sod in front, side, and rear with irrigation. Lawn care maintenance of all neighborhoods is included in the monthly fees.

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Occupancy restricted to at least one person 55 years of age or older, a limited number of residents may be younger and no one may permanently reside in the home under 18 years of age. Membership and additional fees for golf are required. Golf course facilities are privately owned and operated. Details available upon request. Prices and features are subject to change without notice. Builder reserves the right to substitute products of equal or greater value. Due to normal construction tolerances, square footage may vary from those shown on floor plans. Floor plan illustrations are artist's conceptions and are not intended to show specific detailing. Window sizes and shapes are subject to change with elevation selected. Landscaping depicted is artist's concept and may vary as to number and maturity. #CBCA 17970

