

Library Mews

on the square

COMMUNITY FEATURES

A wall and gated community in the heart of downtown Sarasota, eleven exclusive town houses across from the Opera House and the new Library, overlooking Five Points Park. Close to fine dining, Selby Gardens, the Bayfront, marina, and the many fine galleries of downtown.

Entry to each unit is made through a private courtyard, landscaped as part of the development but maintained and added to by each individual owner. Private key pad system for entry and walled for maximum security.

The interior Promenade (the Mews) will have an ambience created by the use of heavy landscaping, ivy covered walls and walks and drive finished with Chicago 100-year old brick. The exterior of the town houses will be finished in light textured deco coating and painted a Taupe hue accented with white trim. The roof shall be terra cotta colored decor barrel tiles. Black decorative wrought iron type fencing faces Second Street and Coconut Avenue.

RESIDENCE FEATURES

Two-story Mediterranean revival architecture featuring masonry construction will be deeded, from the slab to the ridge of the roof including the entry garden and the total land area beneath in fee simple.

A homeowners association responsible for maintaining uniformity and maintenance of all areas held in common.

Residences range in total square footage of 2456 gross area and H.V.A.C interior area of 1721 sq. ft.

Single car garage, included, automatic insulated door with openers; additional covered parking available.

All residences have a second story roof garden with hose bib, cable, electric outlets, brick paving and optional spa.

Chicago 100-year-old brick paved entry courtyards.

French style entry door with oil rubbed bronze hardware.

Solid core interior doors

Ceiling height: 10'8" living and den /tray ceiling at dining room/ kitchen with reset cove lighting.

Upper living area from 8 to 10 ft. ceiling heights

Pella window and glass door systems featuring double-glazing for superior protection against heat, ultraviolet radiation and sound transmission.

Sound board (1/2") on all demising walls.

R-30 in roof systems.

Plush or Berber wall to wall carpeting.

Tile in foyer, dining area, kitchen, baths, and laundry.

Pre-wired for music sound system, satellite/cable television, multi-line telephone system with multi-media capabilities, and security system.

Dead bolts

Natural gas installed for energy saving appliances, heat supplied from the AQUECOIL Hydronic Heating Unit, Rheem hot water, dryer, optional gas cooking/range/oven and barbecue grill.

Ceiling fan in living room, den, kitchen and bedrooms.

Smoke detectors.

Frigidaire AC 12 seer (with ten year warranty), air handler located in garage for minimum sound transmission

AC Storage area, access from garage

Additional storage area in garage

KITCHEN

Spacious eat in kitchen with open plan, with cove light ceiling, glass slider doors to private exterior entry courtyard with gas hookup for grill, island counter with (optional) sink. Solid Surface countertops, with off set double bowl or 32" double sink with Kohler Coralis K-15162/ pullout faucet. White raised doors, European-style "Hampton" kitchen cabinetry with under cabinet lighting, slide out drawers, and tray base in corner next to dishwasher. TV hook up. Hammered tile floors. Under cabinet trash receptacle for recycling.

APPLIANCES INCLUDED: KITCHENAID

Side-by-side refrigerator/freezer with in-door water and ice dispenser, whisper quiet-46-2262/KSRS22QF

Spacemaster microwave oven, 1.1 Sensor cooking/850 watts-20-75681/KHMS105E, vented to outside.

Glass top, self-cleaning electric range/oven, (optional gas range/oven available).

Sound insulated dishwasher/3 level-22-19621/KUDI24SE and garbage disposal 1/2 HP-42-1903/KCDB25S

Appliance upgrades available

MASTER SUITE

Private, second floor master suite leading to roof garden and spa area.

Extensive selection of carpet and ceramic tiles for master bath

Kohler "Hourglass 32" (60"x32"x20") tub and glass shower

Kohler "Wellworth" 3420 water closet

Exhaust fan vented to the outside.

His and hers solid surface top and sink, Kohler faucet K-12181/single control, both vanities have a white raised door "Hampton" cabinetry with slide out drawers.

POWDER ROOM

Kohler fixtures including "Chablis" pedestal sink/shelf (6"x60") over sink and Kohler "Wellworth" 3420 water closet

Kohler faucet K-12181/single control

Exhaust fan vented to the outside

Hammered tile floor

SUITE II Bath

Kohler fixtures including "Chablis" pedestal sink/shelf (6"x60") over sink and Kohler "Wellworth" 3420 water closet

Kohler faucet K-12181/single control

Ceramic tiled shower or Kohler "Villager" cast iron (60"x30"x14 1/4") tub with tiled surround

Exhaust fan vented to the outside

Hammered tiled floors

Pantry/Laundry Room

KitchenAid Washer KWS750GQ, Gas Dryer KGYS750GQ, Overhead wire/vinyl shelving, full size pantry, laminate shelf for folding clothes, with overhead cabinets and under cabinets, same style as kitchen.

The developer reserves the right, without written notice to, or approval by the purchaser, to make substitutions of at least equal quality for features, materials and equipment itemized.

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