



PALM AVENUE


• V • I • L • L • A • S •

Community Features

- Gated community in the heart of the theater district; close to dining, shopping, Selby Gardens, the Bayfront and marina, and the many fine galleries of downtown Sarasota.
- Perimeter of community is heavily landscaped and walled for maximum privacy and security.
- Secured and gated entry with tropical landscaping.
- Brick paver central courtyard and esplanade.
- Central, covered area for additional private and secured parking.
- All exterior landscaped areas maintained by Homeowner's Association.

Residence Features

- Beautiful, two-story Mediterranean architecture featuring concrete block construction, stucco exterior, and barrel tile roofs.
- Residences range in total square footages from 2,080 to 2,430 including terraces and garages.
- Attached, oversized single-car garages.
- Private, brick paver interior courtyards and/or landscaped patios.
- Landscaped trellises and/or recessed garages.
- All residences have charming second story verandahs with striped awning and porcelain tile flooring.
- Brick paver entry courtyards.
- Ceramic tiled entry foyer.
- Beautiful, solid core, eight-foot paneled entry door with brass hardware.
- Solid core interior doors featuring:
 - Elegant paneled design;
 - Brass hardware.

- Ceilings on first floors are up to 9'4" and second levels are 8'8". Certain plans have vaulted ceiling in first floor great rooms and second levels have balcony areas which are open to living areas below.
- Window and glass door systems featuring:
 - Tinted glass for superior protection against heat and ultraviolet radiation;
 - Eight foot French exterior doors leading to balcony and patio areas;
 - Beautiful divided light design in windows and French doors.
- Spacious Great Room with gas fireplace featuring lovely tiled hearth, bay window, and vaulted ceilings in certain floor plans.
- Plush wall-to-wall carpeting.
- Custom designed base and casing.
- Designer ceiling and wall texture.
- Prewired for music sound system, cable television and multi-line telephone system with multi-media  capabilities.
- Ceiling fan outlets in all appropriate rooms.
- Smoke detectors
- Natural gas hot water heater for quick recovery water heating and cost efficient utility system.

Kitchen and Gathering Room

- Spacious Kitchen with open plan, adjacent casual dining area and breakfast bar in certain floor plans.
- Kohler double-bowl sink with Delta Gourmet faucet.
- Corian countertops with backsplash.
- Excellent selection of wood or laminate European-style kitchen cabinetry.
- Under-cabinet lighting.
- Ceramic tiled floors.
- Kitchen opens through French doors to private, exterior courtyards in certain floor plans.

Appliances Include:

- GE Profile side-by-side refrigerator/freezer with in-door water and ice dispenser.
- GE Profile natural gas cooktop and oven combination.

- GE Profile Spacemaker microwave oven with turntable.
- Under counter trash receptacles for recycling.
- Sound insulated garbage disposal.

Master Suite

- Private, second floor master suite leading to spacious tiled terraces with awnings.
- Extensive selection of ceramic tiles for vanities, flooring and whirlpool surround.
- Whirlpool/spa bath and/or shower including hand-held shower.
- Kohler fixtures.
- Moen faucetry.

Power Bath

- Kohler fixtures including pedestal Lav.
- Moen faucetry

Guest Bath

- Ceramic tiled floors.
- Kohler fixtures and Moen faucetry.
- Ceramic tiled shower or cast iron bath with tiled surround.
- Laminate countertops.

Laundry Room

- Laminate countertop in certain floor plans.
- Overhead cabinetry.

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 herein.

November 22, 1996