

# Scenic Terrace

## Preliminary Site Map



Scenic Highway (SR 17)

### Site Map Legend

- 50' Wide Homesite
- 40' Wide Homesite
- \* Model Home
- P Model Parking



CASA Fresca  
HOMES®

WHY NOT START FRESH?



## Scenic Terrace 42s North

### INTERIOR FEATURES

- Vaulted single story ceilings (per plan): Creates a bright, open feel that makes your living spaces feel larger and more inviting.
- Shaw LVP flooring on first floor living and wet areas: Durable, easy to clean, and stylish—perfect for busy households and pets.
- Schlage satin nickel door hardware: Stylish, long-lasting hardware that elevates interior design while offering trusted durability.
- Two-panel interior doors: Clean, modern door styling that adds a cohesive, contemporary look throughout the home.
- Hard-wired smoke/CO detectors with battery back-up: Enhanced safety with continuous monitoring, even during power outages.
- High speed capability Cat6 data outlet in Living Room: Ensures a strong, stable connection for streaming, working, and gaming.
- Ceiling fan pre-wire in Living Room, Recreation Room (per plan), Lanai (per plan) and all Bedrooms: Allows easy installation of ceiling fans for added comfort and airflow.
- Modern Decora lighting switches: Sleek, easy-to-use switches that provide a modern upgrade throughout the home.
- Spacious closets with shelving throughout (per plan): Ample storage space designed to help keep your home uncluttered and efficient.

### KITCHEN FEATURES

- Quartz countertops: Beautiful, durable surfaces that resist stains and wear while offering a modern look.
- Spacious island with seating (per plan): A central gathering spot for meals, entertaining, and everyday multitasking.
- Shaker Style cabinets with hardware and 36" upper cabinets: Timeless cabinet design with durable finishes and practical storage.
- Premium deep single-basin stainless-steel undermount sink: Large, seamless sink ideal for washing cookware and prepping meals.
- Moen single handle with pullout spray faucet: Convenient, flexible faucet design for easy cleaning and filling.
- Whirlpool Stainless steel appliances including; range, dishwasher and exterior vented microwave: Reliable, modern appliances built to perform for everyday cooking and cleanup.
- Garbage disposal: Adds convenience when cleaning up after meals.
- Walk-in pantry with 5 rows of shelving (per plan): Abundant food storage that keeps your kitchen organized and accessible.

### BATHROOM FEATURES

- Quartz countertops with top-mounted sinks: Durable, attractive surfaces that blend style and function.
- LED flush mount light fixtures: Bright, energy-efficient lighting that keeps bathrooms well-lit.
- Single handle faucets in chrome finish: Easy-to-use, modern fixtures that coordinate with the home's overall style.
- Pedestal sink (per plan): Space-saving design ideal for powder rooms or compact layouts.
- Elongated commodes: Designed for added comfort and a more modern aesthetic.
- Ceramic designer tile shower and tub walls: Durable, easy-to-clean surfaces that add lasting style to your bathroom.
- Shaker panel cabinets with hardware: Provides practical storage with a clean, timeless look.

## Scenic Terrace 42s North

### EXTERIOR FEATURES

- Architecturally modern elevations: Creates fresh curb appeal with thoughtfully designed exteriors.
- Schlage satin nickel front door hardware with deadbolt: Reliable, attractive entry hardware that enhances security.
- Insulated two panel fiberglass 6' 8" front and rear door (per plan): Energy-efficient doors that improve comfort and durability.
- Sherwin Williams Exterior acrylic Super Paint®: Premium exterior paint designed to withstand Florida weather.
- Wind resistant decorative garage doors: Strength and style combined for long-lasting performance.
- Professionally designed landscape packages: Move-in ready curb appeal planned by experts.
- Textured concrete front and rear patio (per plan): Durable outdoor spaces perfect for relaxing or entertaining.
- Two exterior hose bibbs: Convenient water access for landscaping or cleaning.
- Exterior covered lanai (per plan): An outdoor living extension ideal for entertaining.

### ENERGY SAVINGS & SMART FEATURES

- Dual pane, Low-E energy efficient vinyl windows and sliding glass door (per plan): Helps maintain indoor comfort and may reduce energy costs.
- Carrier High efficiency air conditioning system: Trusted performance designed for Florida's climate.
- Smart thermostat with app capabilities: Allows you to control your home's comfort from anywhere.
- Smart garage door opener with remote: Adds security and convenience to everyday routines.
- Energy efficient appliances: Helps reduce utility bills while delivering reliable performance.
- High performing LED flush mount light fixtures: Long-lasting lighting that lowers energy use.
- Energy savings water heater: Improves efficiency while delivering consistent hot water.
- Kitchen and bathroom fixtures with water saving efficiency: Reduces water usage without compromising performance.
- Water-conserving irrigation systems with zoning and timers: Efficient watering that helps maintain landscaping while saving water.

### CONSTRUCTION & CUSTOMER CARE

- One-year non-transferable performance guarantee (subject to normal wear and tear): Provides peace of mind with coverage for early home performance issues.
- 10-year insurance-backed structural warranty: Long-term protection for your home's structural components.
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process: Ensures craftsmanship and accuracy throughout the build.
- Up to five scheduled meetings with your Casa Fresca Construction Manager: Gives you transparency and updates throughout construction.
- First floor concrete block construction: Provides durability and energy efficiency ideal for Florida homes.
- Floor to floor structural tie downs and reinforcement for increased strength against high winds: Built to meet stringent storm safety standards.
- Wind rated construction to meet strict Florida codes: Engineered for safety and resilience in extreme weather.
- BoraCare termite treatment: Long-lasting protection against termite damage.
- Taexx built-in "tubes in the wall" pest control system: Provides a cleaner, more effective pest management solution

SFR1

# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

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WHY NOT START FRESH?



**Magenta A**



**Magenta B**



**Magenta C**

# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

WHY NOT START FRESH?



**Area Schedule**

Main Floor A/C	1615 SF
Garage	403 SF
Lanai	127 SF
Entry	75 SF
<b>Total Area</b>	<b>2220 SF</b>



# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.

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WHY NOT START FRESH?



## Turquesa A



## Turquesa C

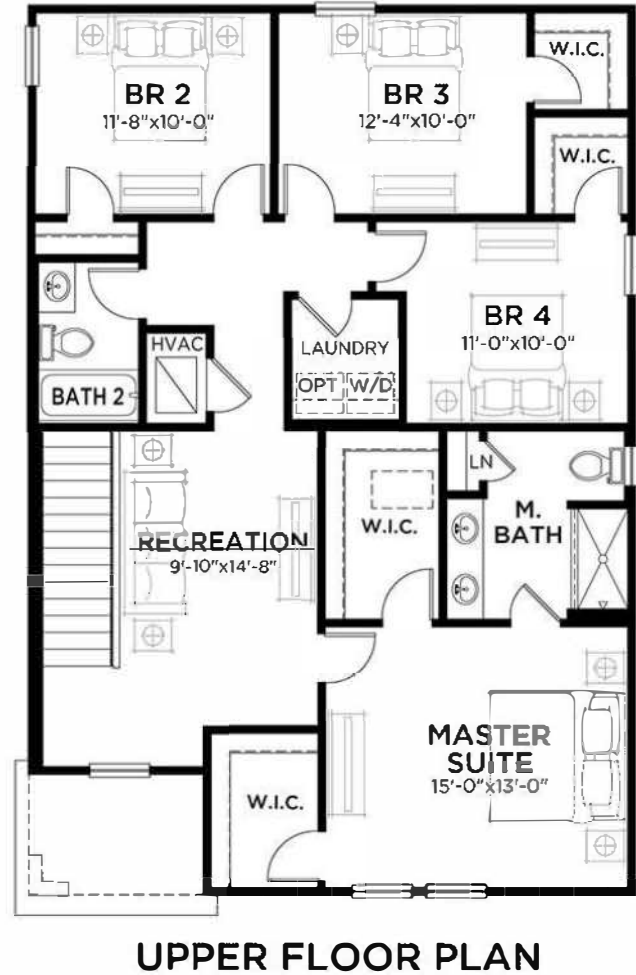


## Turquesa D

# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	819 SF
Upper Floor A/C	1219 SF
Total A/C	2038 SF
2 Car Garage	449 SF
Entry	52 SF
Total Area	2539 SF

# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

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WHY NOT START FRESH?



**Azure A**



**Azure B**

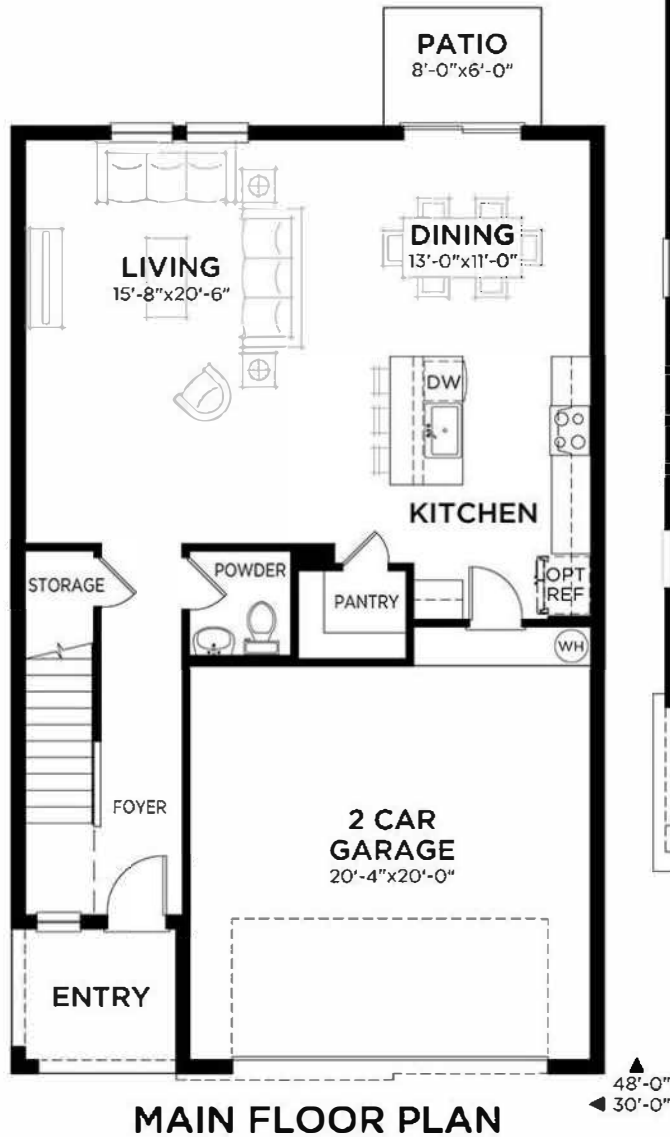


**Azure C**

# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	921 SF
Upper Floor A/C	1305 SF
Total A/C	2226 SF
2 Car Garage	458 SF
Entry	61 SF
Total Area	2745 SF

# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.

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WHY NOT START FRESH?



**Indigo B**



**Indigo C**

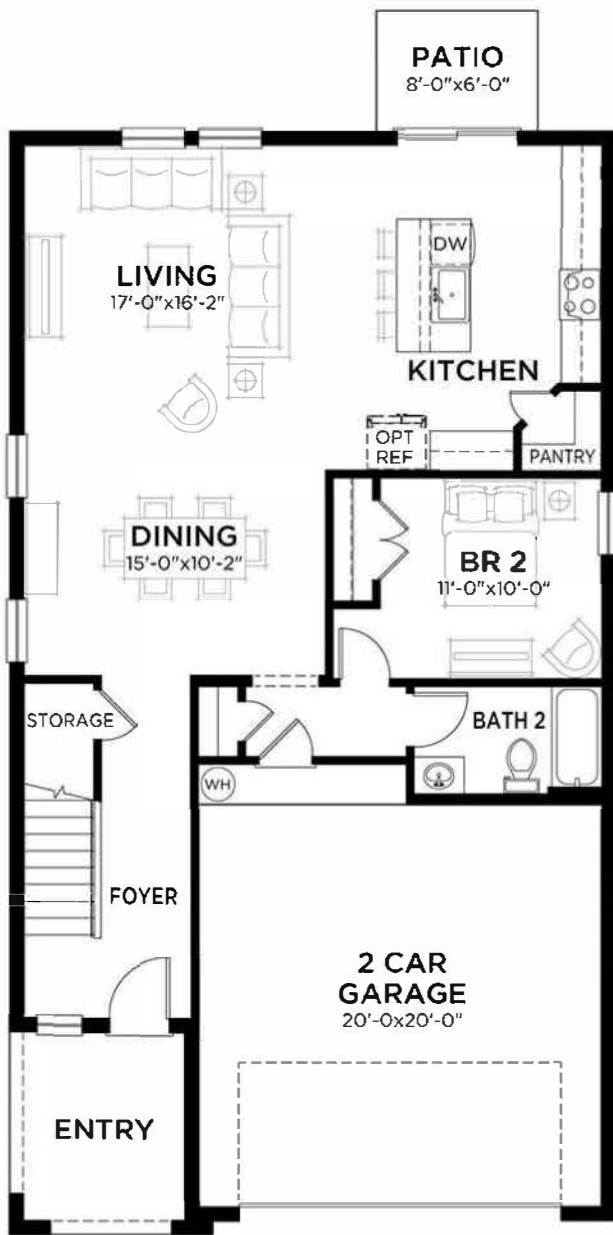


**Indigo D**

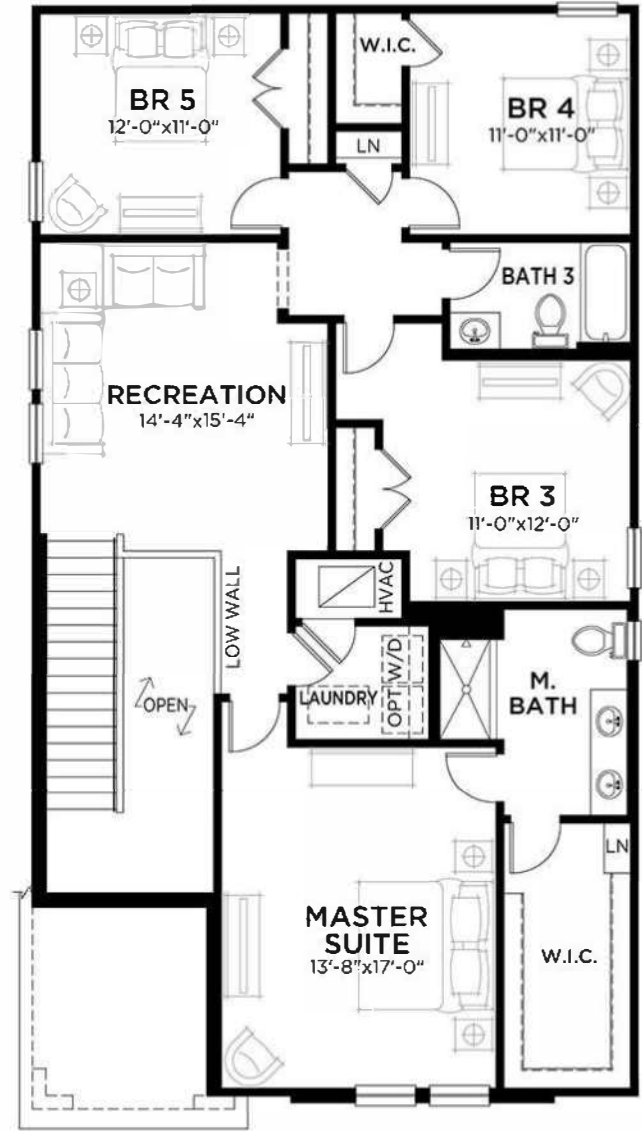
# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

**Area Schedule**

Main Floor A/C	1085 SF
Upper Floor A/C	1386 SF
<b>Total A/C</b>	<b>2471 SF</b>
2 Car Garage	454 SF
Entry	88 SF
<b>Total Area</b>	<b>3013 SF</b>

## Scenic Terrace 52s North

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SFR1

# Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

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WHY NOT START FRESH?



**Valeria A**



**Valeria B**

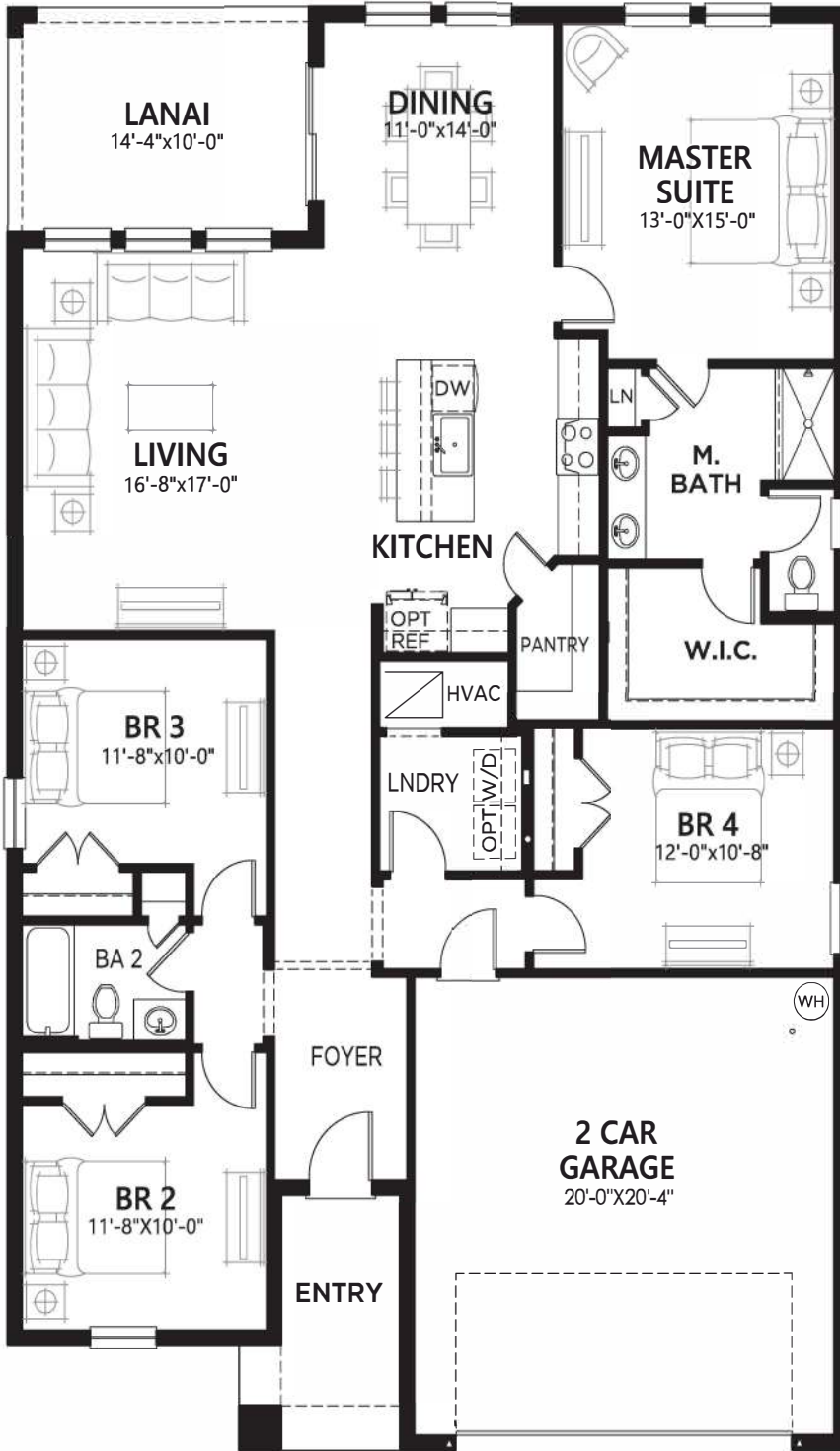


**Valeria C**

# Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

▲ 64'-0"  
◀ 40'-0"

**Area Schedule**

Main Floor A/C	1850 SF
Garage	442 SF
Lanai	143 SF
Entry	74 SF
<b>Total Area</b>	<b>2509 SF</b>



# Esperanza

4 bed • 3 bath • 2 car | 2,292 sq. ft.

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WHY NOT START FRESH?



## Esperanza A



## Esperanza B

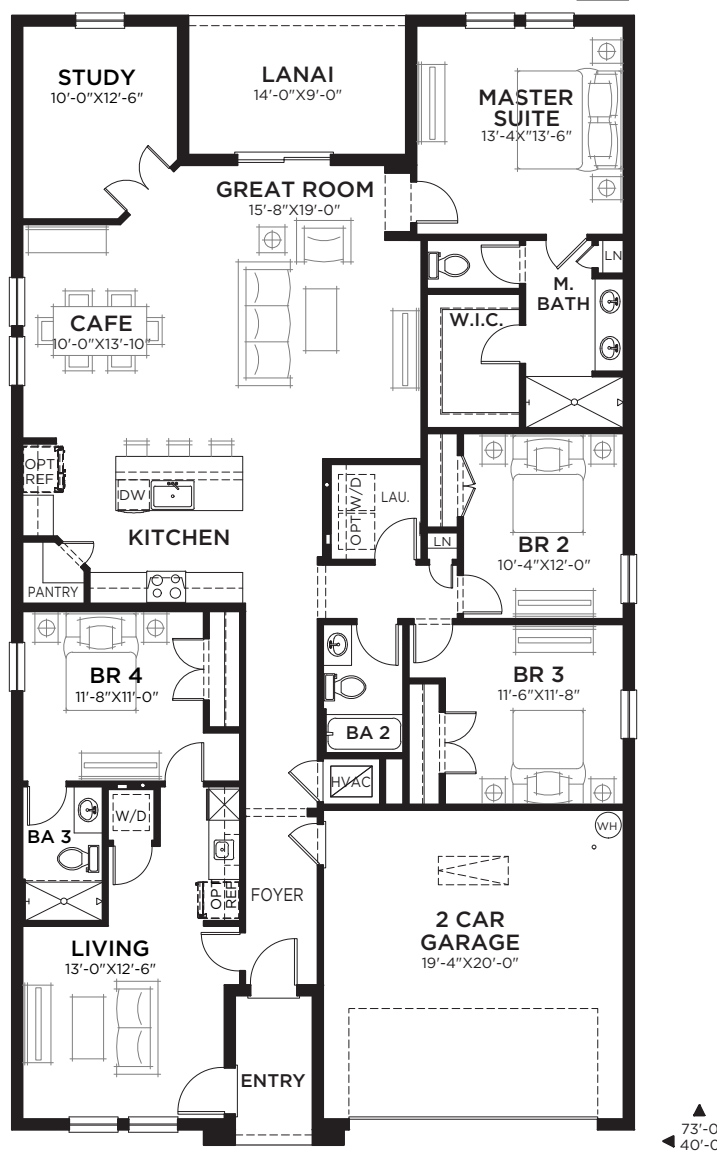


## Esperanza C

# Esperanza

4 bed • 3 bath • 2 car | 2,292 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

### Area Schedule

Main Floor A/C	2292 SF
Garage	419 SF
Lanai	126 SF
Entry	52 SF
Total Area	2889 SF

# Catalina

5 bed • 3 bath • 2 car | 2,892 sq. ft.

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WHY NOT START FRESH?



**Catalina A**



**Catalina B**



**Catalina D**

# Catalina

5 bed • Den • 3 bath • 2 car | 2,892 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN



MAIN FLOOR PLAN

**Area Schedule**

Main Floor A/C	1318 SF
Upper Floor A/C	1574 SF
Total A/C	2892 SF
2 Car Garage	435 SF
Entry	57 SF
Total Area	3384 SF



# Lucia

5 bed • 3 bath • 2 car | 2,420 sq. ft.

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WHY NOT START FRESH?



**Lucia A**



**Lucia B**

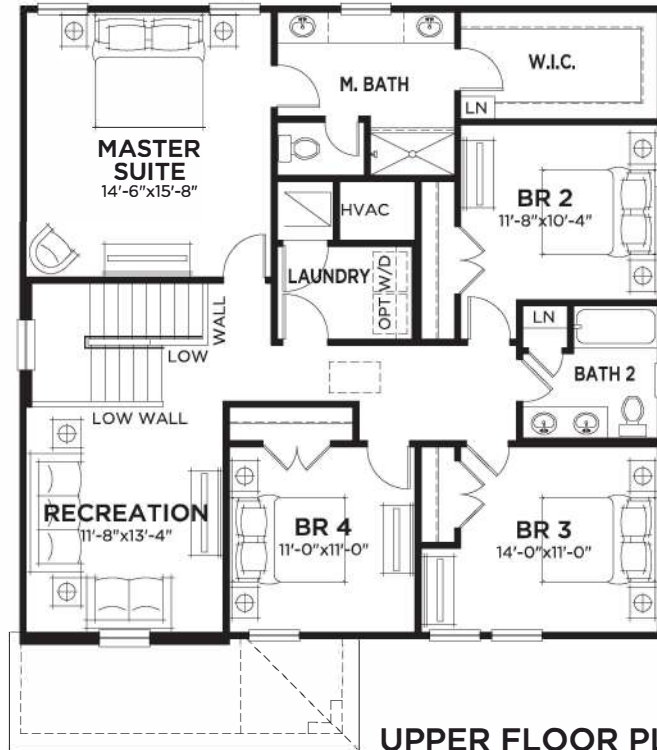


**Lucia C**

# Lucía

5 bed • 3 bath • 2 car | 2,420 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN



MAIN FLOOR PLAN

**Area Schedule**

Main Floor A/C	1065 SF
Upper Floor A/C	1355 SF
<b>Total A/C</b>	<b>2420 SF</b>
2 Car Garage	427 SF
Entry	34 SF
<b>Total Area</b>	<b>2881 SF</b>



# Alma

3 bed • 2 bath • 2 car | 1,630 sq. ft.

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WHY NOT START FRESH?



**Alma A**



**Alma B**

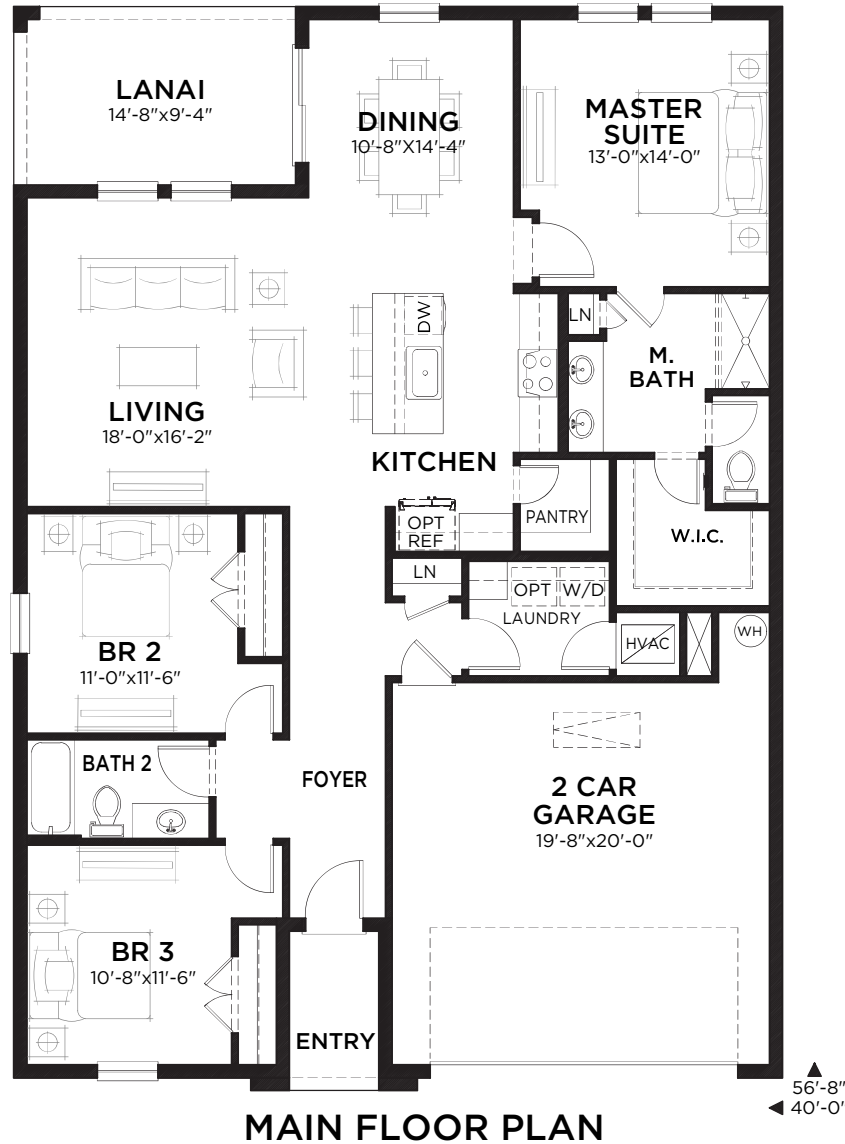


**Alma C**

# Alma

3 bed • 2 bath • 2 car | 1,630 sq. ft.

WHY NOT START FRESH?



Main Floor A/C	1630 SF
Total A/C	1630 SF
2 Car Garage	438 SF
Entry	42 SF
Lanai	137 SF
Total Area	2247 SF

# Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Valencia A



## Valencia B

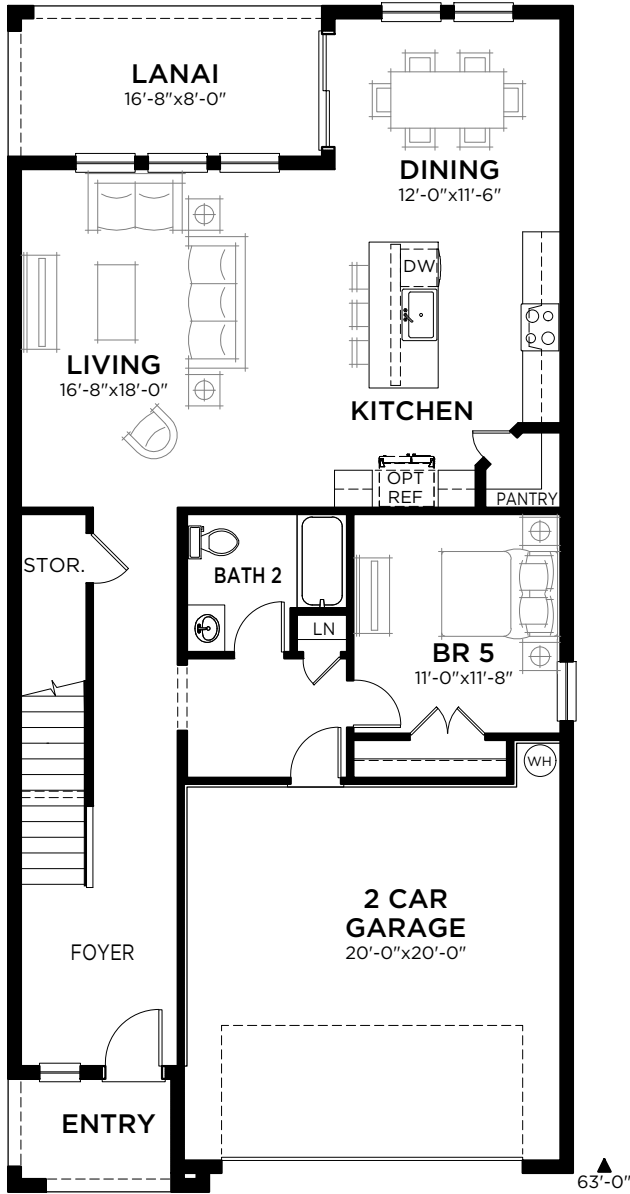


## Valencia C

# Valencia

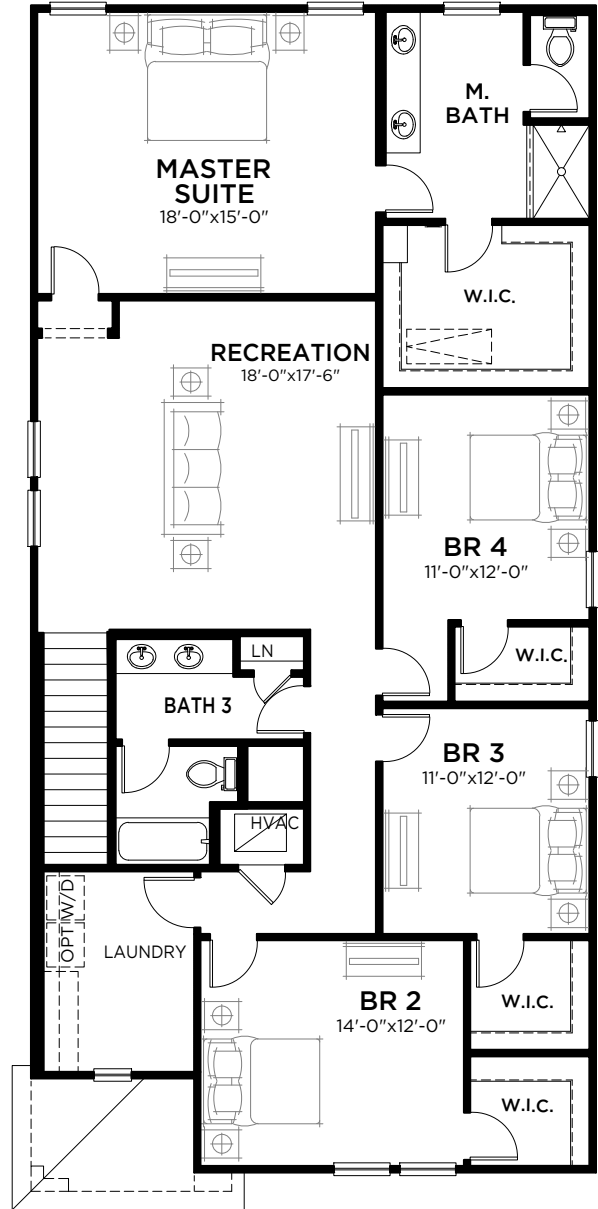
5 bed • 3 bath • 2 car | 3,011 sq. ft.

WHY NOT START FRESH?



**MAIN FLOOR PLAN**

63'-0"  
30'-0"



**UPPER FLOOR PLAN**

**Area Schedule**

Main Floor A/C	1246 SF
Upper Floor A/C	1765 SF
<b>Total A/C</b>	<b>3011 SF</b>
2 Car Garage	438 SF
Lanai	133 SF
Entry	54 SF
<b>Total Area</b>	<b>3636 SF</b>

