



Site Map Legend

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



WHY NOT START FRESH?



## Standard Included Features

### Interior Features

- Decorative 3 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- Shaw LVP flooring on first floor living areas
- Ball knob door hardware in brushed nickel
- Six panel, wood-grain texture colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer hook-up with vent to the exterior
- White 2" faux wood window blinds

### Kitchen Features

- 2.0cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Shaw LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 30" upper cabinets
- Sterling by Kohler premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep with SilentShield® sound-absorption technology
- Moen "Method" single handle with pullout spray faucet in polished chrome finish
- GE self-cleaning stainless-steel range
- GE recirculating stainless-steel microwave
- GE high-efficiency Energy Star stainless-steel dishwasher
- Moen 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

### Bathroom Features

- Spacious walk-in closets (per plan)
- Shaw LVP flooring
- 1.6cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Moen "Chateau" single handle faucets in polished chrome finish
- Top mounted china sinks
- Sterling by Kohler pedestal sink (per plan)
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell®" shower pan and/or tub and wall surrounds
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

### Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with deadbolt in brushed nickel
- Insulated 6 panel fiberglass 6' 8" front and rear door (per plan)
- Non-slip concrete driveways, lead walk, porch and/or entryway
- Architectural dimensional 30-year shingle roof
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with two remotes
- Low-E, insulated, argon-filled sliding glass doors (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

### Energy Saving Features

- Florida Water Star<sup>SM</sup> compliant homes
- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Carrier® ecobee<sup>™</sup> SmartThermostat Pro with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

### Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Four scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

## Bold Included Features

### Interior Features

- Decorative 5 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw LVP flooring on first floor living areas
- Lever door hardware in brushed nickel
- Two square panel, smooth colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer with vent to the exterior

### Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out Trash Drawer in Kitchen Island.
- LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 42" upper cabinets and crown molding
- Premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep
- Single handle with pullout spray faucet in brush nickel finish
- Self-cleaning stainless-steel slide-in electric range
- Recirculating stainless-steel microwave
- High-efficiency Energy Star stainless-steel dishwasher
- 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

### Bathroom Features

- Spacious walk-in closets (per plan)
- LVP flooring
- 2.0 cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Single handle faucets in brush nickel finish
- Rectangular undermount sinks
- Elongated commodes
- Semi-frameless
- Ceiling height tile shower surrounds with tile shower floors
- Semi-frameless shower enclosures (not included with tubs)
- Freestanding roman tub (per plan)
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

### Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with handleset and smart lock.
- Insulated 2 Square panel fiberglass 8' 0" front door and 8'0" sliding glass rear door (per plan)
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with 2 remotes
- Low-E, insulated, argon-filled sliding glass doors (per plan)
- Professionally designed landscape packages
- One cast aluminum construction black outdoor wall lantern.
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

### Energy Saving Features

- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Smart thermostat with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

### Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Four scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

# Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Rosa A**



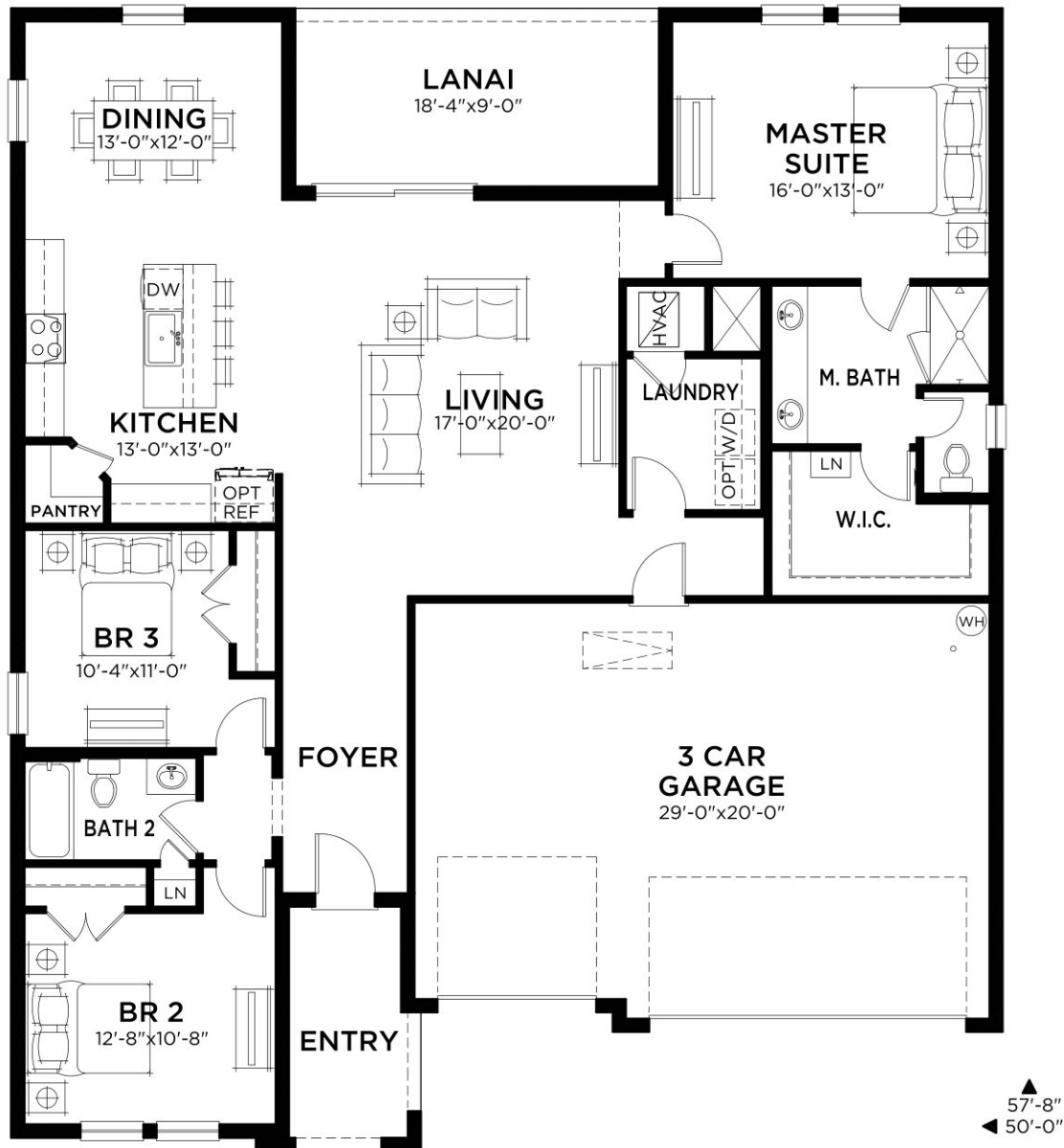
**Rosa B**

# Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

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MAIN FLOOR PLAN

Main Floor A/C	1810 SF
Total A/C	1810 SF
3 Car Garage	636 SF
Entry	78 SF
Lanai	165 SF
Total Area	2689 SF

# Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

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**Dalia A**

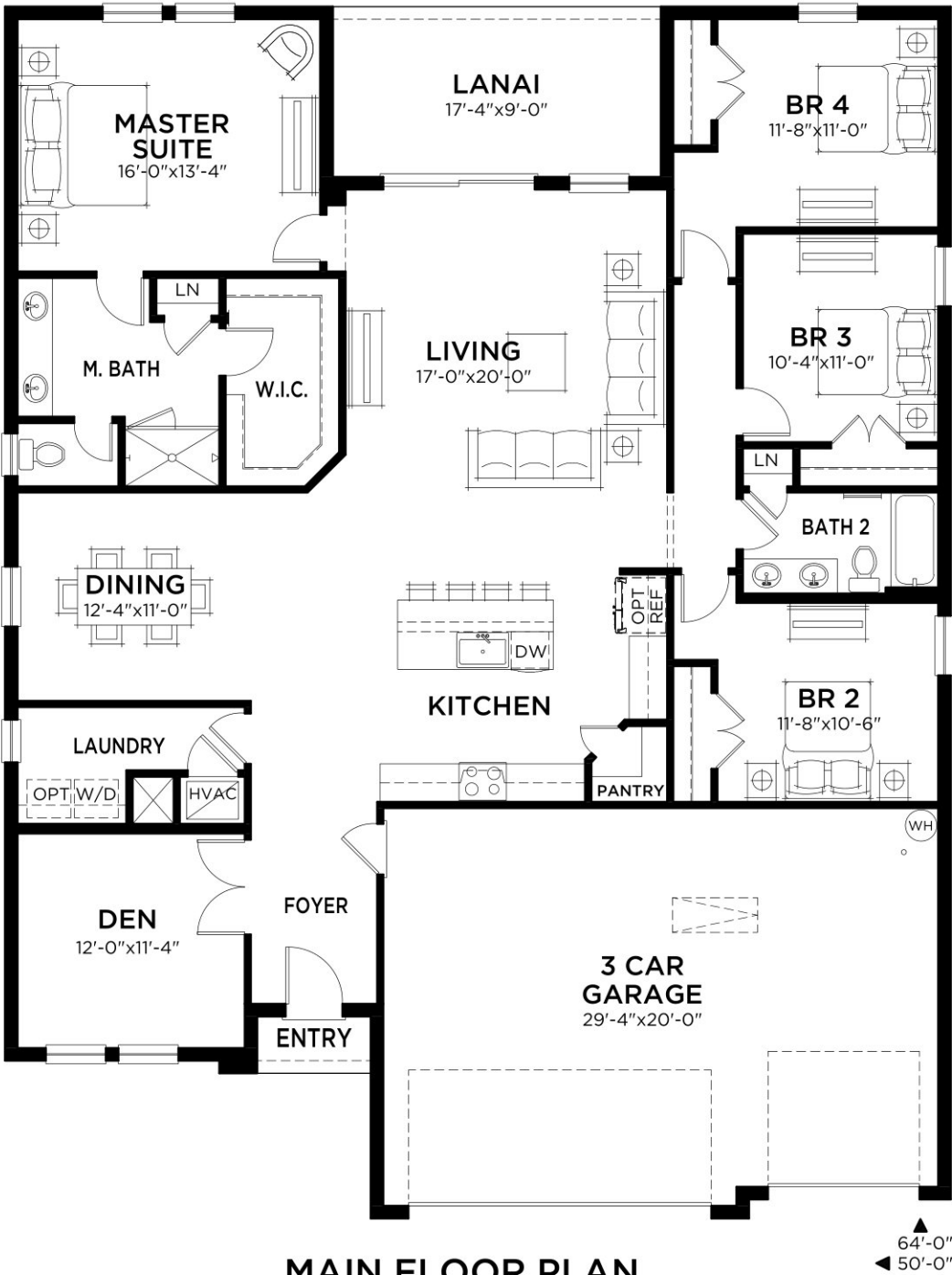


**Dalia B**

# Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Living A/C	2212 SF
Total A/C	2212 SF
3 Car Garage	646 SF
Entry	19 SF
Lanai	156 SF
Total Area	3033 SF

# Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

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**Jazmin A**



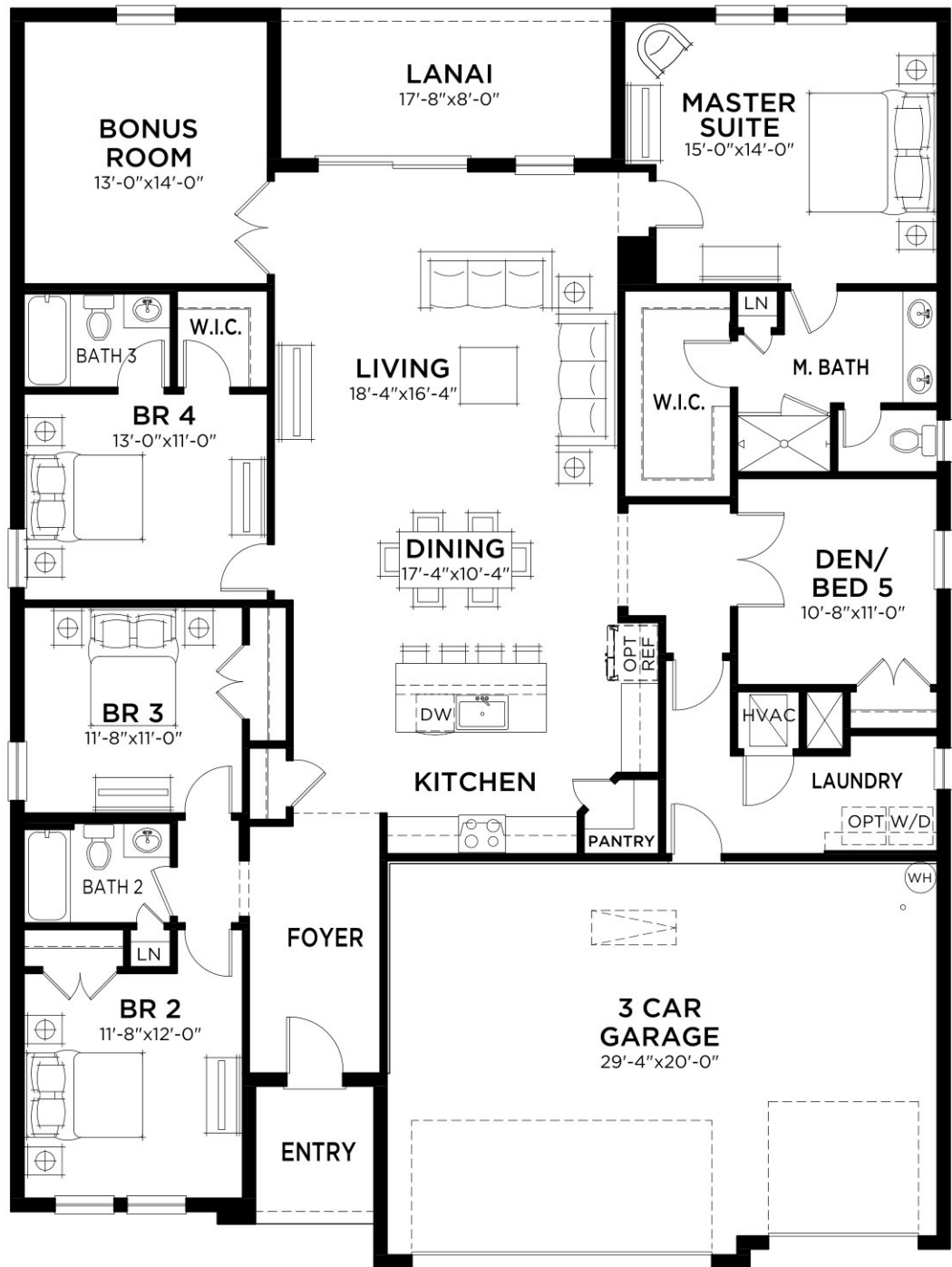
**Jazmin B**

# Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

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MAIN FLOOR PLAN

67'-0"  
50'-0"

Living A/C	2452 SF
Total A/C	2452 SF
3 Car Garage	646 SF
Entry	48 SF
Lanai	141 SF
Total Area	3287 SF

Artist's conceptual rendering. Actual construction may vary in color, features, and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Casa Fresca Sales Consultant for current information and about options where applicable. © 2019 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#1332421

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# Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

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**Violeta A**



**Violeta B**

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# Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

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UPPER FLOOR PLAN



MAIN FLOOR PLAN

Main Floor A/C	1345 SF
Upper Floor A/C	1943 SF
Total A/C	3288 SF
3 Car Garage	622 SF
Entry	63 SF
Lanai	160 SF
Total Area	4133 SF

# Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

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Arroyo A



Arroyo B



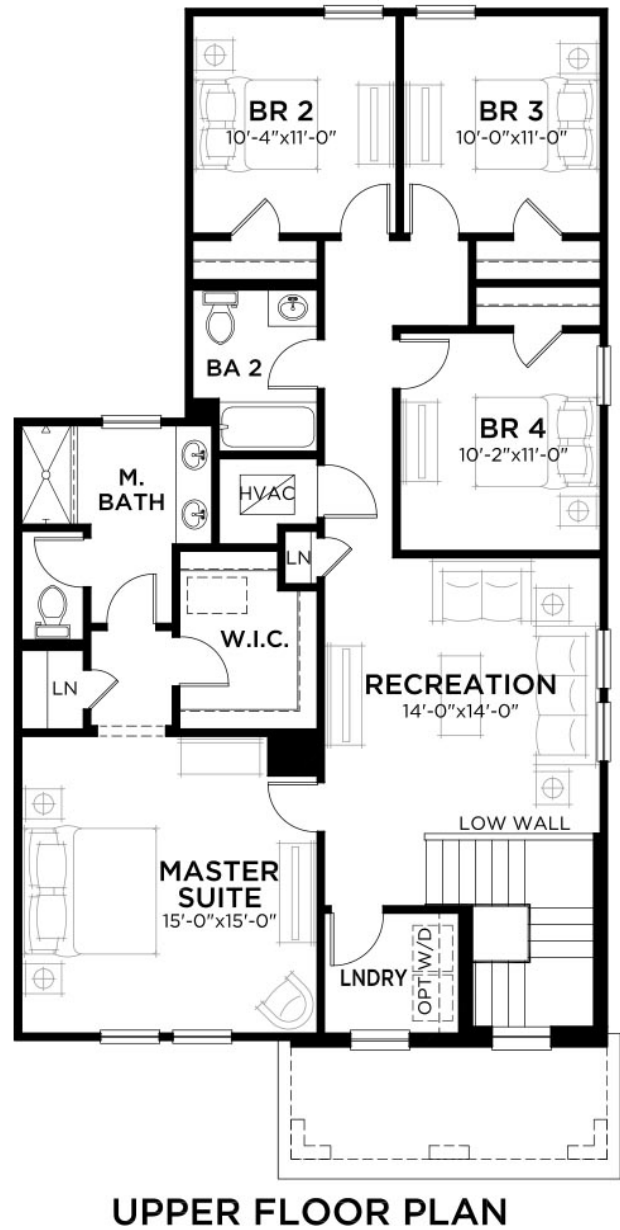
Arroyo C

# Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

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## Area Schedule

Main Floor A/C	933 SF
Upper Floor A/C	1307 SF
Total A/C	2240 SF
2 Car Garage	448 SF
Entry	90 SF
Total Area	2778 SF

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# Lago

4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

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**Lago A**



**Lago B**



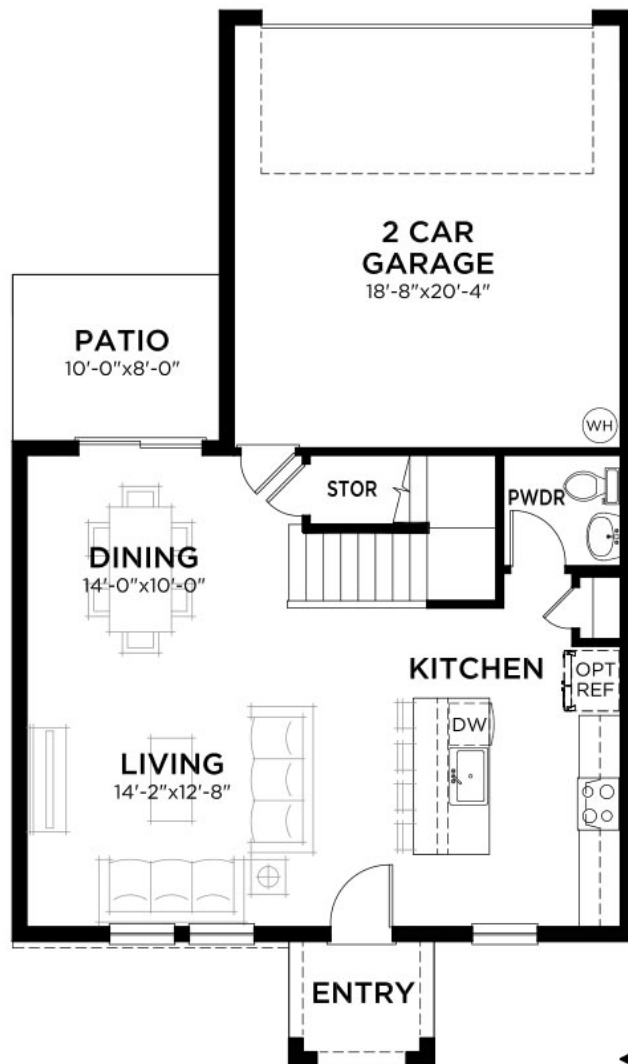
**Lago C**

# Lago

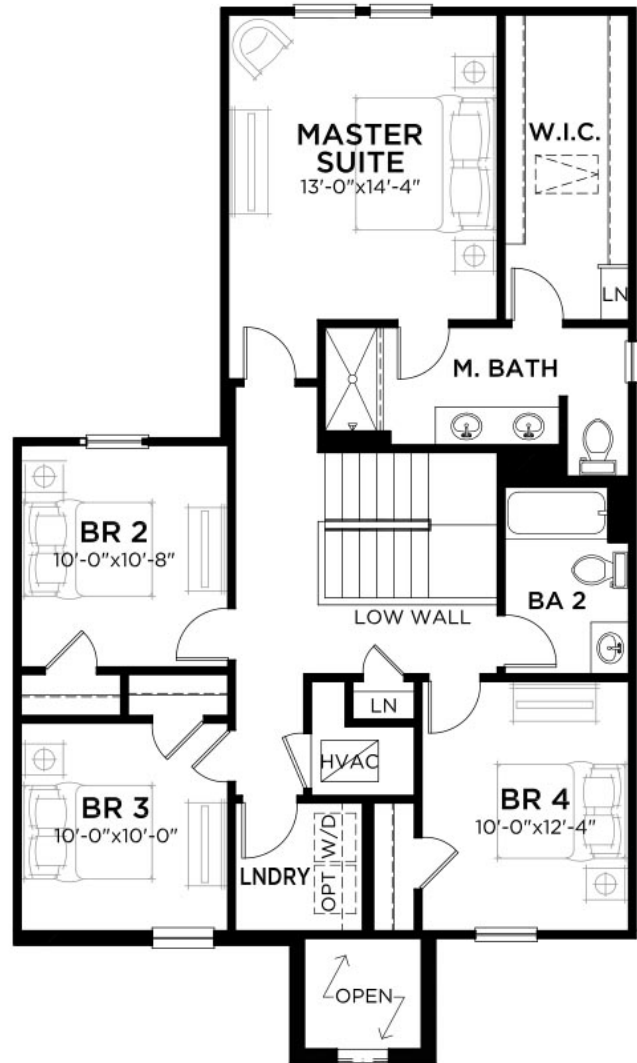
4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

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**MAIN FLOOR PLAN**



**UPPER FLOOR PLAN**

## Area Schedule

Main Floor A/C	714 SF
Upper Floor A/C	1080 SF
Total A/C	1794 SF
2 Car Garage	420 SF
Entry	42 SF
Total Area	2256 SF

# Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

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**Océano A**



**Océano B**



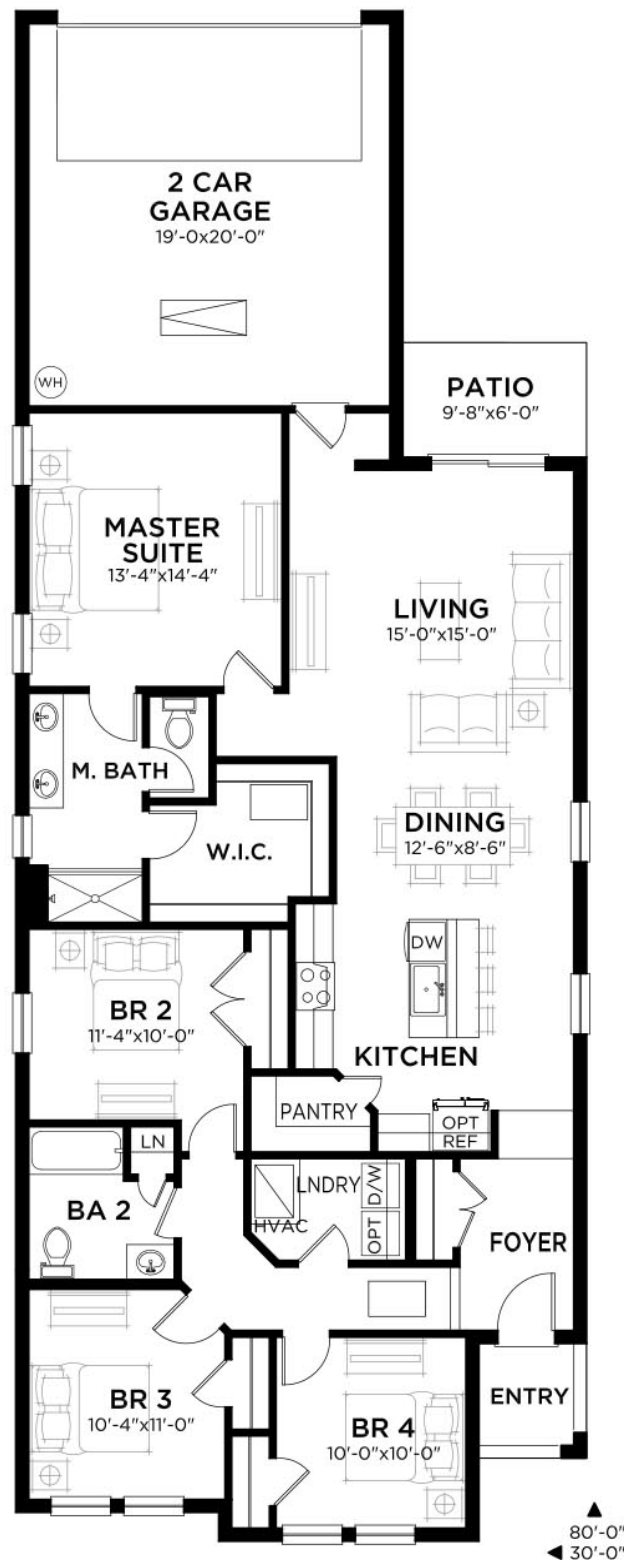
**Océano C**

# Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

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MAIN FLOOR PLAN

## Area Schedule

Main Floor A/C	1680 SF
Garage	420 SF
Entry	34 SF
Total Area	2134 SF

# Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

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**Cascada A**



**Cascada B**



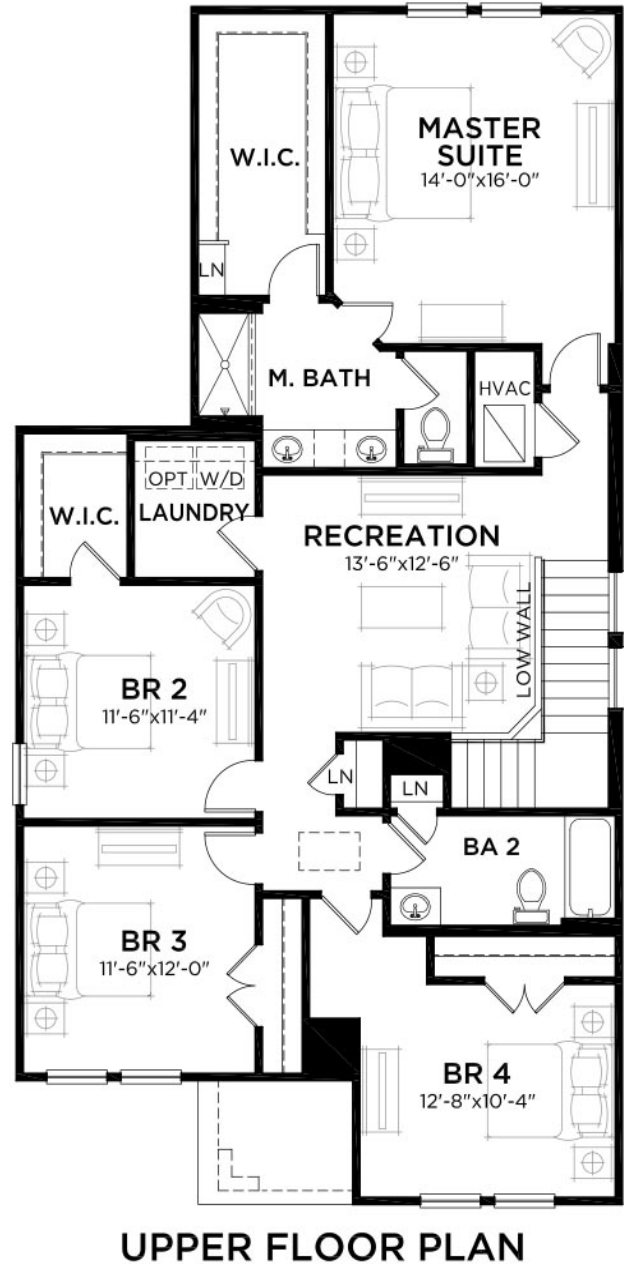
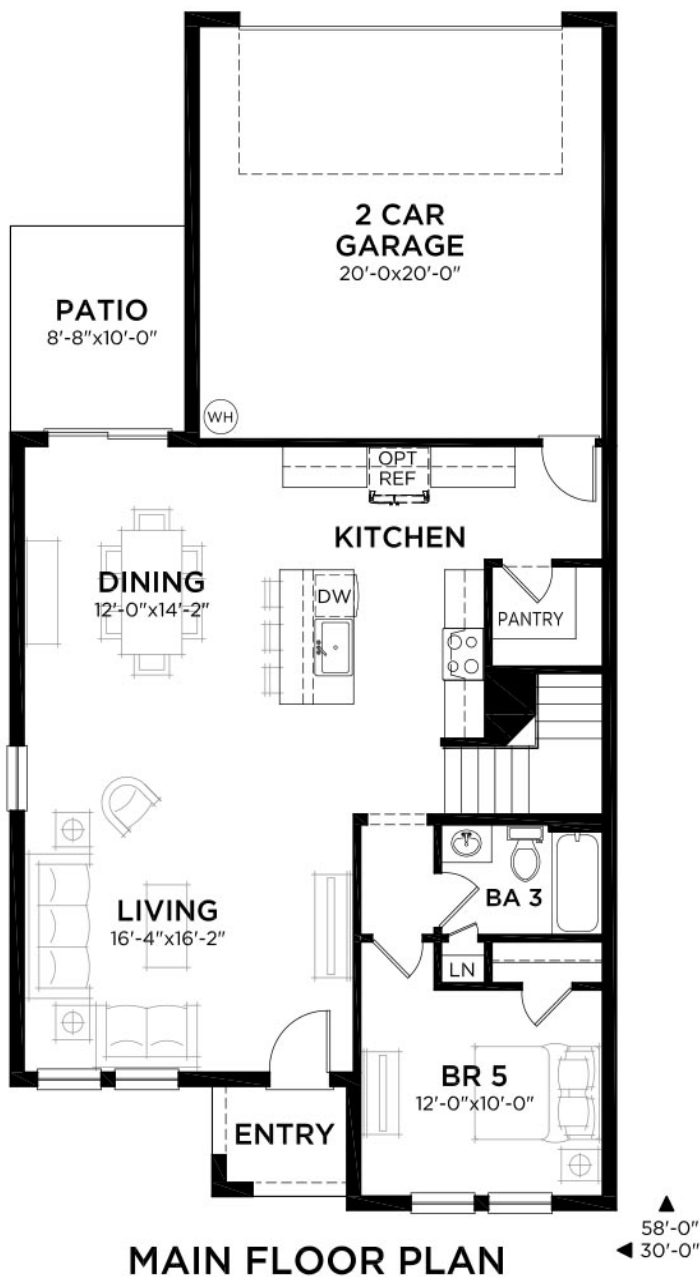
**Cascada C**

# Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

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## Area Schedule

Main Floor A/C	1023 SF
Upper Floor A/C	1400 SF
Total A/C	2423 SF
2 Car Garage	441 SF
Entry	36 SF
Total Area	2900 SF

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