

# Pasadena Landing

## Preliminary Site Map



### Site Map Legend

- 60' Wide Homesite (Green)
- 50' Wide Homesite (Orange)

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Site Plans, availability, specifications, pricing, and common areas are subject to change without notice. This is an artist's conceptual rendering. Home sites may be released in phases. Refer to a recorded plat for additional information. Please speak with a Casa Fresca Sales Consultant for current information. © 2025 Casa Fresca-Cool House, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#057247 08/11/2025

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# Pasadena Landing 50s Included Features

## Interior Features

- Decorative 3 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- LVP flooring on first floor living areas
- Ball knob door hardware in satin nickel
- Two-panel square top style doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Living Room
- Structured media enclosure, location varies per plan
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), Lanai (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
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding exteriors
- Satin nickel exterior front door hardware with deadbolt
- Insulated two panel fiberglass 6' 8" front and rear door (per plan)
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart garage door opener with remote
- Dual pane, Low-E energy efficient vinyl windows, and sliding glass door (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Exterior hose bibb at garage and rear of home
- Exterior covered lanai

## Kitchen Features

- Quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- LVP flooring in Kitchen
- Designer recessed panel cabinets, with hardware and 36" upper cabinets
- Premium stainless-steel undermount sink, 9-5/16" deep
- Moen single handle with pullout spray faucet
- Stainless steel, glass top range
- Stainless steel microwave, exterior vented
- High-efficiency Energy Star stainless-steel dishwasher
- Garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

## Energy Saving Features

- High efficiency air conditioning system
- Energy efficient range and heating system
- Smart thermostat with app capabilities
- 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
- 50 gallon energy efficient water heater

## Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- 10-year structural warranty
- Up to five 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
- Engineered hurricane structural hardware
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process

## Bathroom Features

- LVP flooring
- Quartz countertops with undermounted sinks
- Mirrors and recessed LED flush mount light fixtures
- Single handle faucets in chrome finish
- Pedestal sink (per plan)
- Elongated commodes
- Shower pan and/or tub with wall tile surrounds
- Designer recessed panels cabinet with hardware

# Pasadena Landing 60s Included Features

## Interior Features

- Decorative 5 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- Shaw LVP flooring on first floor living areas
- Lever door hardware in chrome
- Two-panel square top style doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Living Room
- Structured media enclosure, location varies per plan
- 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
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Chrome exterior front door hardware with handleset and deadbolt.
- Insulated 2 square panel 8' fiberglass front door
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart garage door opener with remote
- Dual pane, Low-E energy efficient vinyl windows, and sliding glass door (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) with paver driveway
- Exterior hose bibb at garage and rear of home
- Exterior covered lanai

## Gourmet Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out trash drawer
- LVP flooring in Kitchen
- Designer recessed panel soft-closing 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 chrome finish
- Electric cooktop with 30" range hood, exterior vented
- Stainless steel appliances featuring a wall-mounted single oven with Air Fry technology and a separate 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

## 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 app capabilities
- 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)
- 10-year structural warranty
- Up to five 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
- Engineered hurricane structural hardware
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process

## Bathroom Features

- Spacious walk-in closets (per plan)
- LVP flooring
- 2.0 cm quartz countertops
- Mirrors with recessed LED flush mount bulbs
- Single handle faucets in chrome finish
- Rectangular undermount sinks
- Elongated commodes
- Tile shower surrounds with tile shower floors
- Frameless shower enclosures (Owner's Suite bathroom only)
- Freestanding roman tub (per plan)
- Designer recessed panels cabinet with hardware and hidden hinges

REV 11.26.25

# 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**

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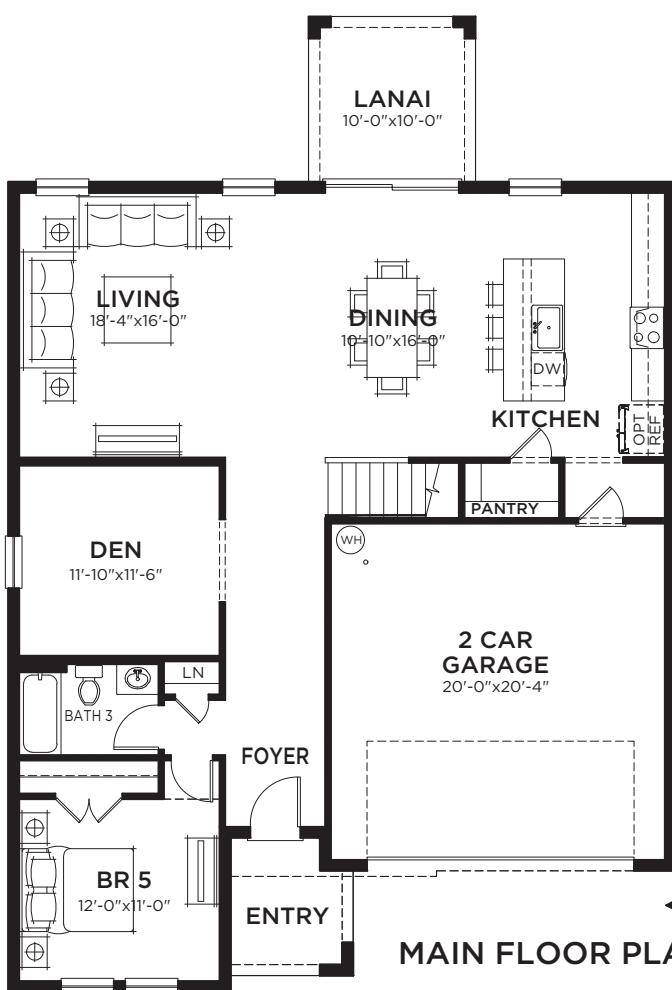


# Catalina

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

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#### 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
Lanai	100 SF
<b>Total Area</b>	<b>3484 SF</b>

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# Dalia

with Gourmet Kitchen

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

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**Dalia A**



**Dalia B**

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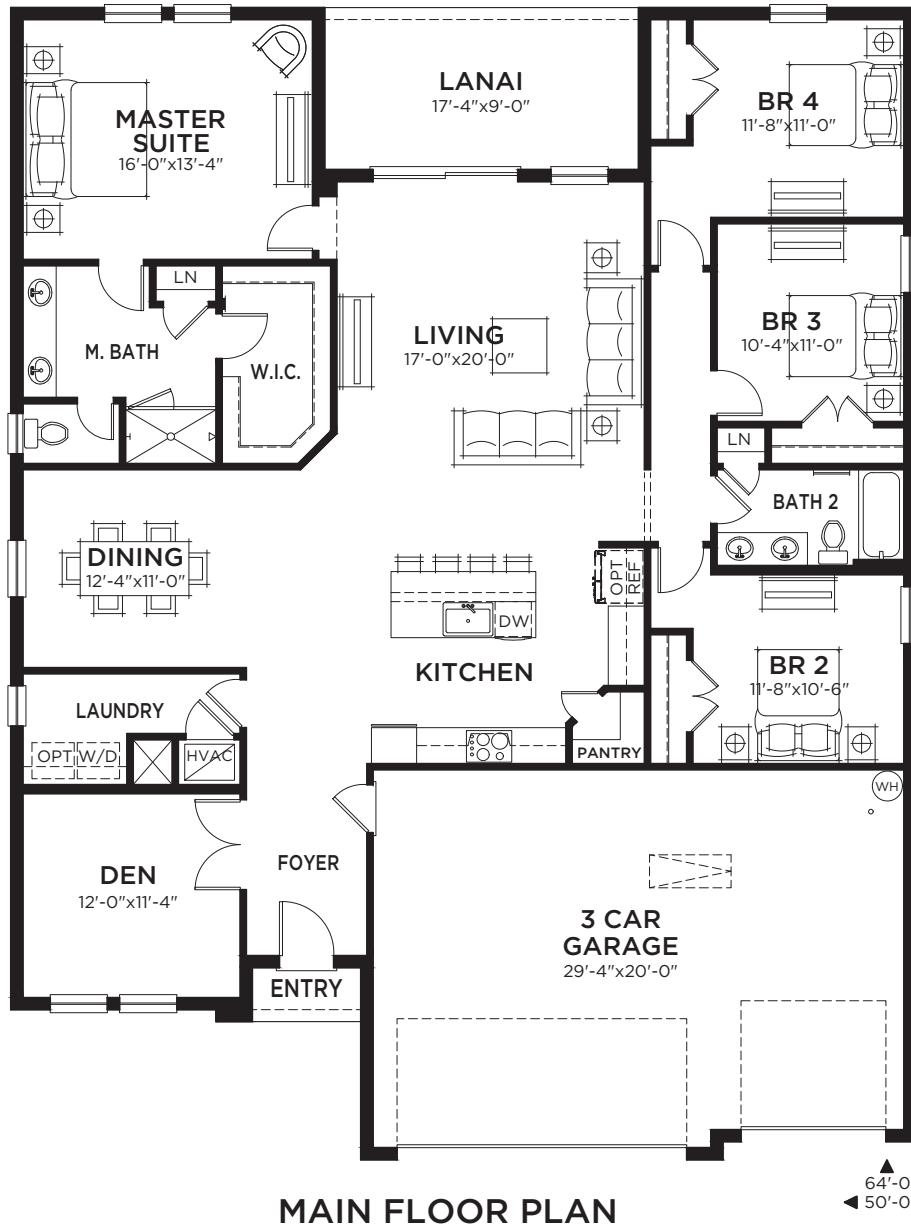
# Dalia

with Gourmet Kitchen

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

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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

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# Esperanza

Multi-Gen Floor Plan

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

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**Esperanza A**



**Esperanza B**



**Esperanza C**

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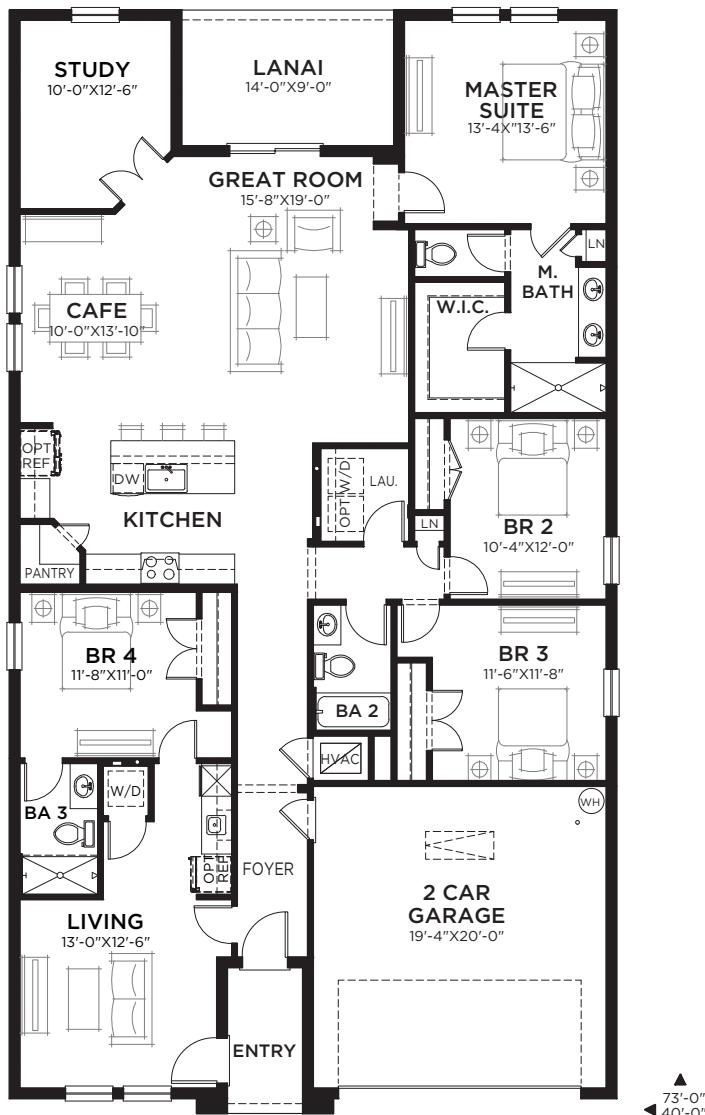
# Esperanza

Multi-Gen Floor Plan

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

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## Area Schedule

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

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# Gabriela

5 bed • 3.5 bath • 3 car | 3,182 sq. ft.

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**Gabriela A**



**Gabriela B**



**Gabriela C**

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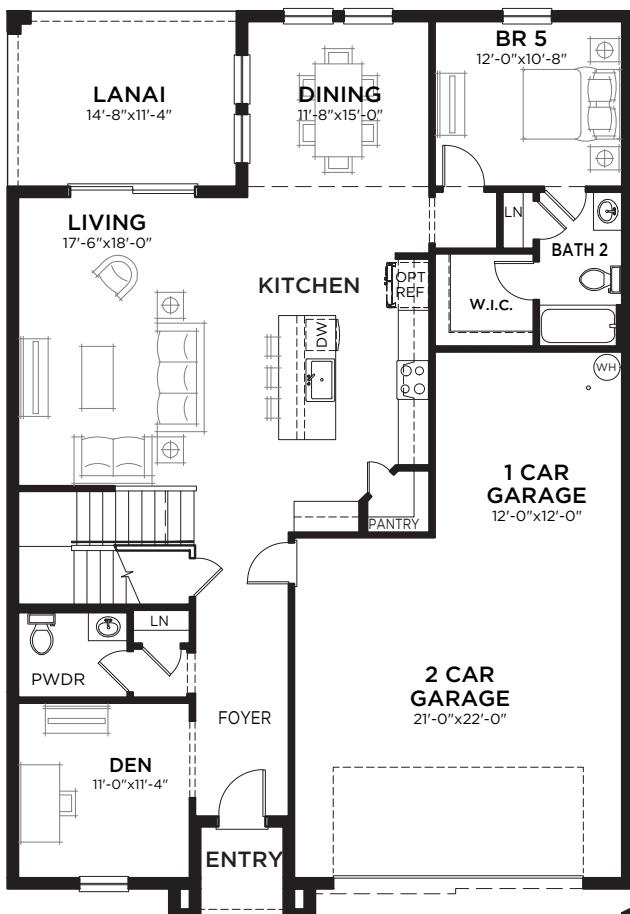


# Gabriela

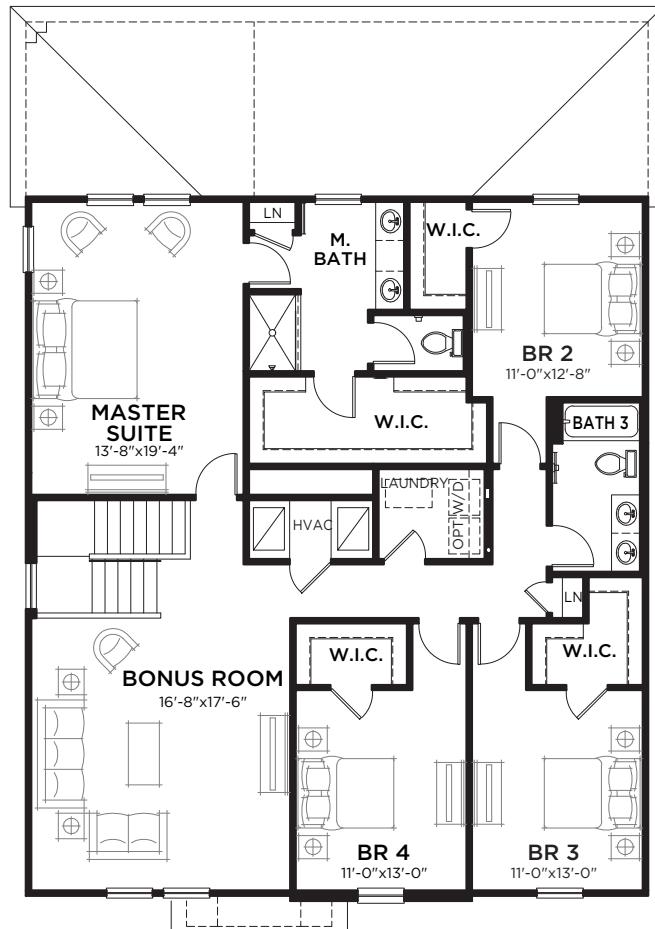
5 bed • 3.5 bath • loft • 3 car | 3,182 sq. ft.

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MAIN FLOOR PLAN



UPPER FLOOR PLAN

Main Floor A/C	1433 SF
Upper Floor A/C	1749 SF
Total A/C	3182 SF
3 Car Garage	646 SF
Entry	40 SF
Lanai	166 SF
<b>Total Area</b>	<b>4034 SF</b>

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# Jazmin

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

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**Jazmin A**



**Jazmin B**



**Jazmin C**

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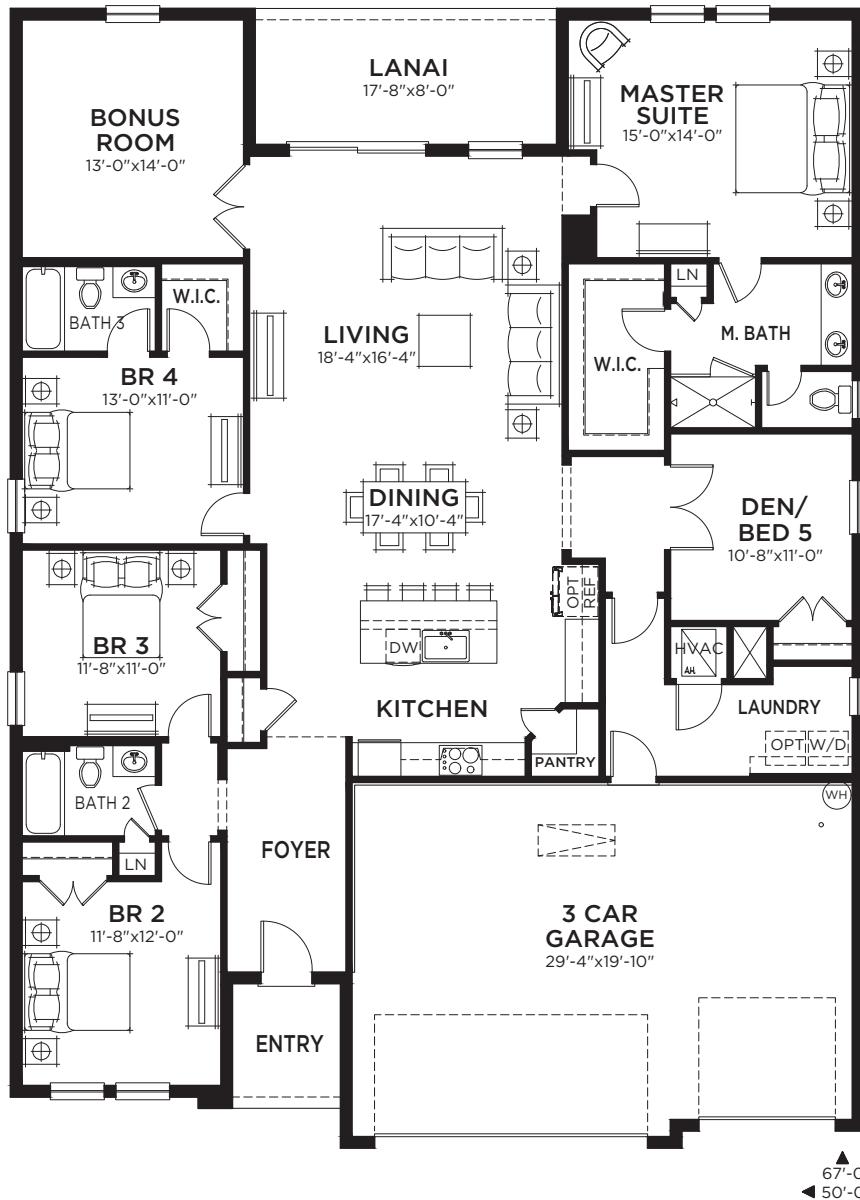
# Jazmin

with Gourmet Kitchen

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

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Living A/C	2457 SF
Total A/C	2457 SF
3 Car Garage	641 SF
Entry	48 SF
Lanai	141 SF
Total Area	3287 SF

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# Lucia

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

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**Lucia A**



**Lucia B**



**Lucia C**

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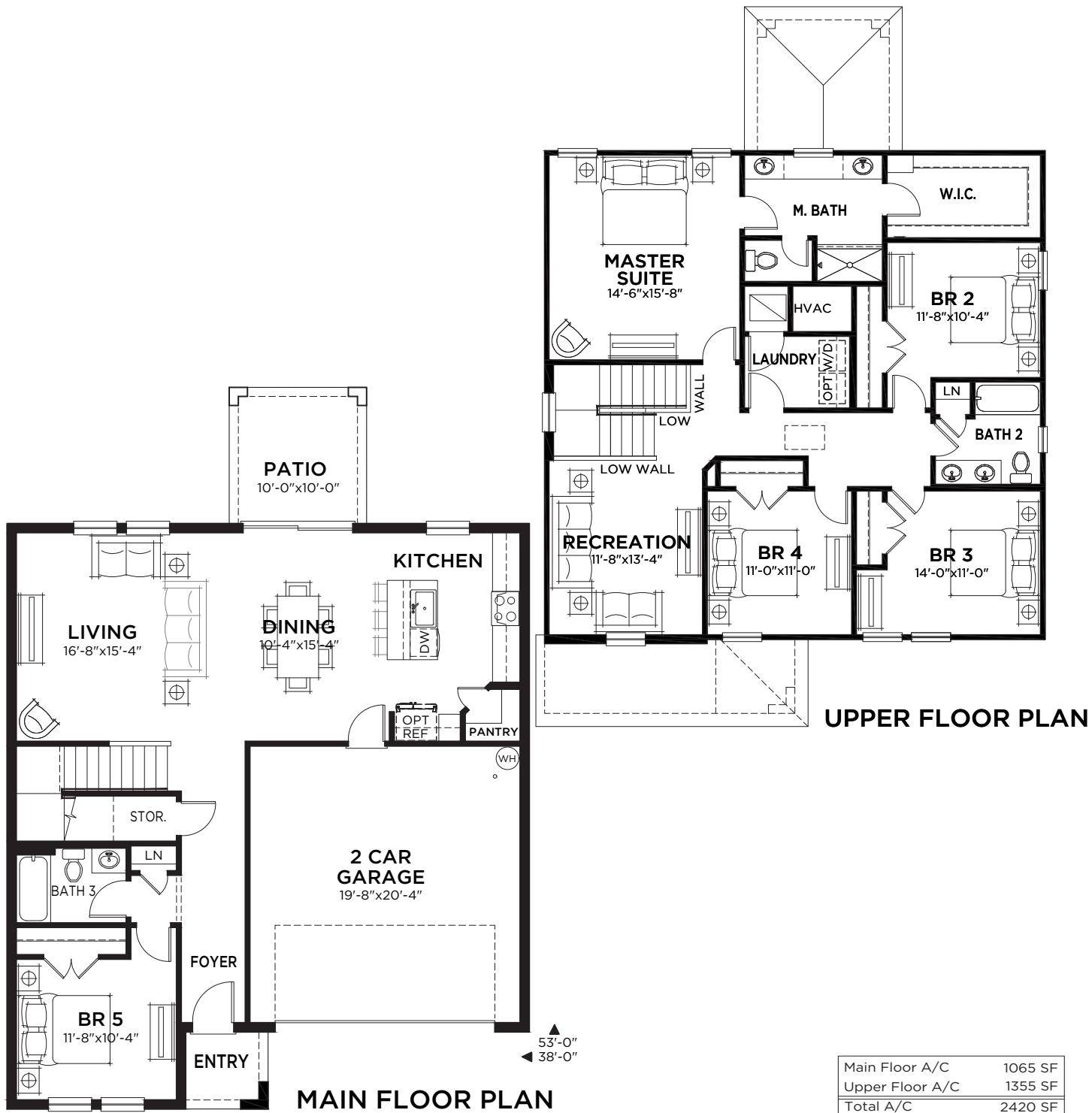


# Lucia

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

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Main Floor A/C	1065 SF
Upper Floor A/C	1355 SF
Total A/C	2420 SF
2 Car Garage	427 SF
Entry	34 SF
Lanai	100 SF
<b>Total Area</b>	<b>2981 SF</b>

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# Valeria

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

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**Valeria A**



**Valeria B**



**Valeria C**

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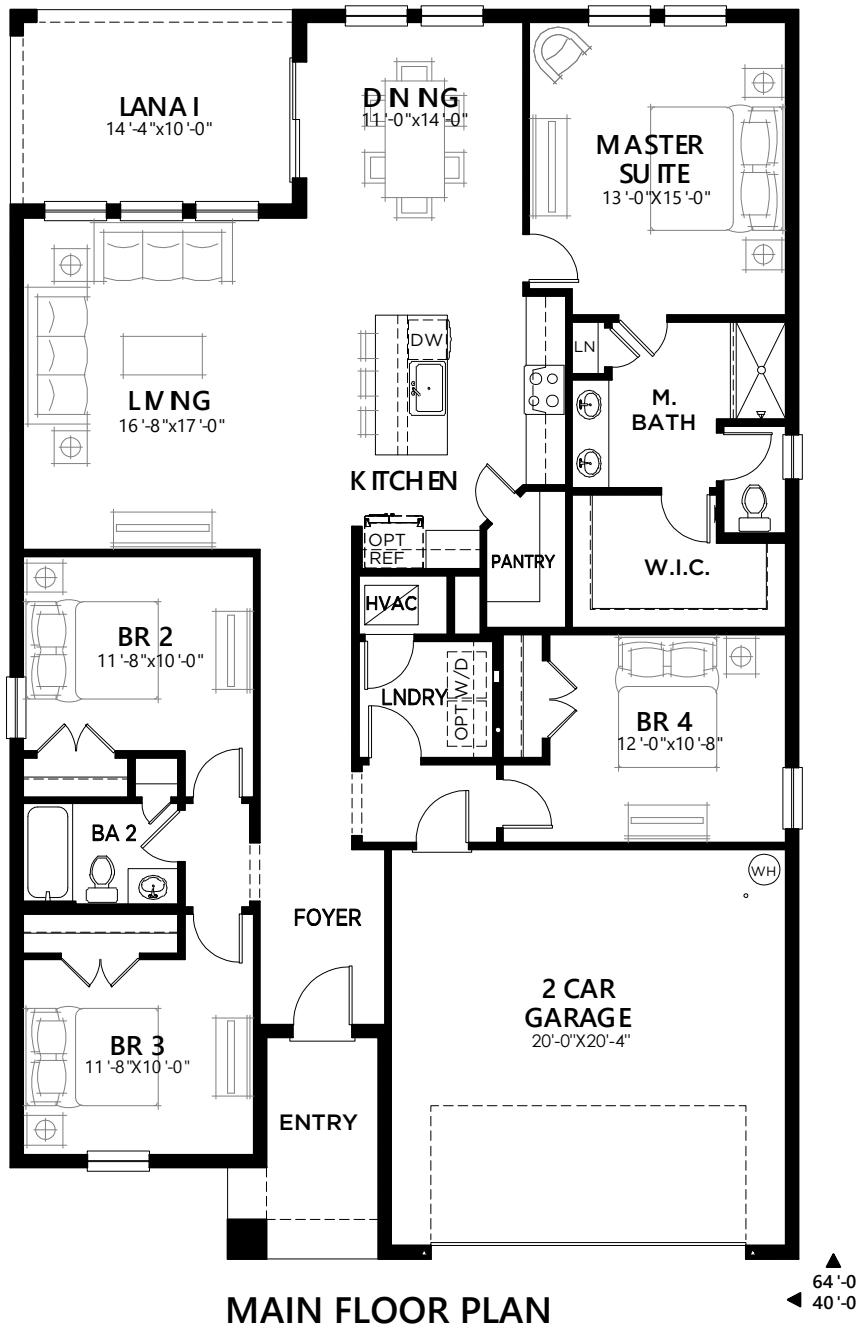


# Valeria

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

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#### Area Schedule

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

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# Violeta

with Gourmet Kitchen

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

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**Violeta A**



**Violeta B**

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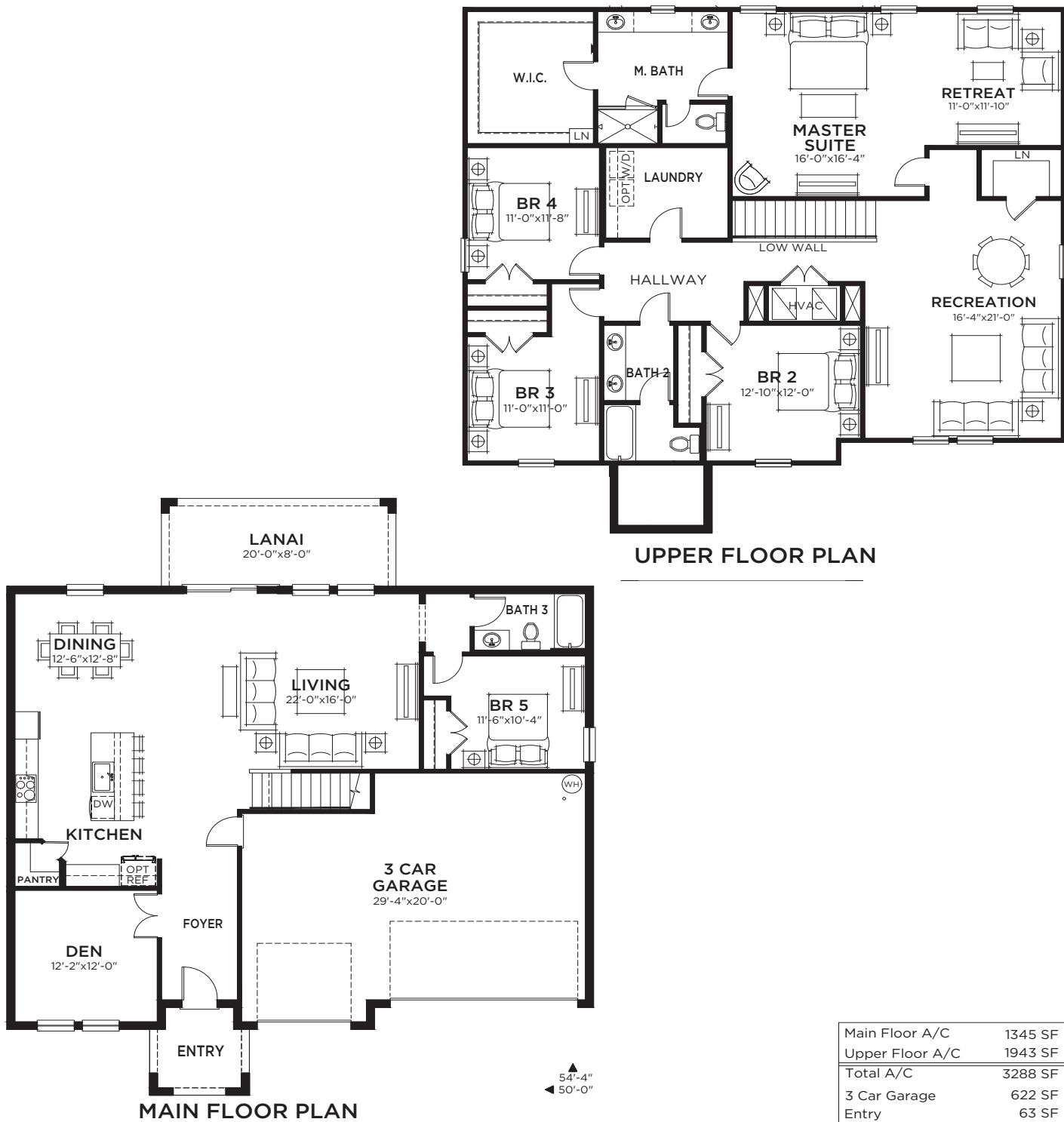
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with Gourmet Kitchen

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

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