



THE VILLAGE
AT VICTORIA PARK
FORT LAUDERDALE, FLORIDA





95

TO 95

TO 95

TO 95

NW 9TH AVENUE

NE 13TH ST

NE 38TH ST

E OAKLAND PARK BLVD

NE 26TH ST

WILTON DRIVE

NE 4TH AVENUE

DIXIE HIGHWAY

5 Points Plaza
Publix

WILTON DRIVE AREA

WILTON MANORS

Fort Lauderdale High School

Sunrise Middle School

LAKE RIDGE

Publix

W SUNRISE BLVD

E SUNRISE BLVD

FLAGLER HEIGHTS

Whole Fresh Enchilada

Parker Playhouse

Holiday Park

Art Serve

St Demetrios Greek Orthodox Church

Christian Wan's
Shuck and Dive

Winn-Dixie

Jimmy Evert Tennis Center

NE 6TH ST

Fat Village

Mellow Mushroom

Rhythm & Vine

THE FRESH MARKET

Publix

VICTORIA PARK

All Saints Episcopal Church

St. Anthony's

Foxy Browns

Virginia Shuman Young Elementary

DOWNTOWN FORT LAUDERDALE

S POWERLINE RD

ST ANDREWS AVENUE

NE 3RD AVENUE

FEDERAL HIGHWAY

First Baptist

BROWARD BLVD

Broward Center
Museum of Science & Discovery

Ft Lauderdale Museum of Art

First United Methodist Church

Yolo

Grille 401

Las Olas Blvd Shops

Grand Forno Bakery

American Social

Rocco's Tacos

Colee Hammock

Las Olas Shops and Dining

Hoffmans

Louie Bossi's

Floridian

First Presbyterian Church

Timpano

Lobster Bar

Valentino's

One Door East

Bethany Christian

Colee Hammock Park

New River

To Airport and Port

RIO VISTA



NORTH BEACH RESTAURANT DISTRICT

- Coral Ridge CC
- Coral Ridge Mall
- AMC Dine-in Theatres
- Publix
- Rainbow Palace
- Target

CORAL RIDGE

- St. Mark's Episcopal
- Culture Room
- Cafe Seville

North Dining/ Shopping District

- J. Alexander's
- California Pizza Kitchen
- Joe's Crab Shack
- Sublime Restaurant & Bar
- J. Mark's
- Casa D'Angelo
- Cafe Vico
- Red Cow

- Whole Foods
- Anthony's Coal Fired Pizza
- George English Park

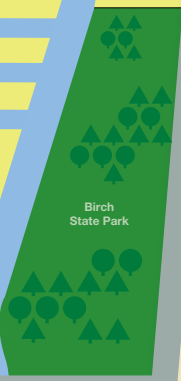
- Ceviche by the Sea
- Beg for More
- Bokampers

- Nisi
- Shooters
- Chart House



BAYVIEW DRIVE

Coral Ridge Yacht Club



Dog Beach

E SUNRISE BLVD

Village Victoria Park

- The Classic Gateway Theatre and Shoppes
- Canyon Restaurant
- Il Mulino
- Mod Wine Lounge
- Serafina

- Galleria Mall
- Neiman Marcus
- The Apple Store
- Macy's
- Williams Sonoma
- P. F. Chang's
- Season's 52
- The Capital Grille
- Truluck's

SUNRISE INTRACOASTAL

Atlantic Intracoastal Waterway



Ft. Lauderdale Beach

SUNRISE KEY

HENDRICKS and VENICE ISLES

NURMI ISLES

SEVEN ISLES

LAS OLAS ISLES

Chima Brazilian Steakhouse

Coconuts

LAS OLAS BLVD

IDLEWYLD



Marriott Harbor Beach Resort & Spa

Lago Mar Resort and Club

ATLANTIC OCEAN

SITE AND LANDSCAPE PLAN

This New Urban Communities development consists of 30 cluster homes designed in a mixture of Santa Barbara- and Bermuda-inspired architectural styles that embrace the eclectic character of Victoria Park. The following are key features of The Village at Victoria Park:

- Mixture of architectural styles (2 styles, 5 models, 3 color packages)
- Rear-loaded garages
- Paver alleys with curb and gutter
- Gated community
- On street parking on public streets adjacent to property.
- Large Oak Trees preserved on the site (some in place, some relocated)
- Sidewalks on all public streets connect the property to the neighborhood
- Cluster amenities (grill, fire pit, vertical gardens, pavilions, mail center)
- Internal pedestrian circulation with central courtyard



- Bermuda Dutch Style
- Santa Barbara Style

The Village at Victoria Park is being developed and sold by New Urban/BBX Development, LLC, a Florida limited liability company. The Site Plan is for illustrative and conceptual purposes only and is subject to change without notice. Building locations, roadways, amenities, dimensions and landscaping may change as construction progresses. Therefore, the Site Plan is subject to change without notice. The Site Plan is not necessarily to scale and is not a representation of final construction. Landscape depicted is not to scale and may vary as to type, maturity, location and number.



COMMUNITY FEATURES

- Gated and fenced community
- Natural gas
- Victoria Park location, close to the beach and downtown and within walking distance of dining, shopping and entertainment
- Professionally-designed landscaping
- Underground utilities, municipal water and sewer service



INTERIOR FEATURES:

- Porcelain tile on main floor
- Plush wall-to-wall carpeting in upstairs halls and bedrooms
- 10' ceilings
- Smooth finish walls and ceilings
- Wood staircases
- Hi-hat lighting in kitchen and hallways
- Raised-panel 8' interior doors with casing
- Oversized wood base molding
- Kwikset signature design series door hardware
- Finished, painted, hurricane-rated, two-car garage with two remotes
- Washer and dryer
- Smoke detectors



EXTERIOR FEATURES:

- Impact glass
- Concrete block construction with Hambro engineered structural steel and poured concrete floor system
- Balconies (per plan)
- Private courtyards
- Concrete s-tile or flat-tile roof (per plan)
- Smooth stucco finish
- Professionally-coordinated exterior color schemes
- Cedar fascia
- Coach lights (per plan)
- Exterior hose bibs (per plan)
- Exterior GFI outlets (per plan)
- Gutters



OPTIONAL FEATURES:

- Outdoor kitchen
- Pools/Spas
- Fire pits



GOURMET KITCHEN:

- Designer cabinetry with 42" upper cabinets
- Moen® or Kohler® designer faucets and fixtures
- Designer stainless steel (Energy Star®) appliance package including counter depth refrigerator with ice and water, range with gas cooktop, vented range hood, dishwasher and microwave
- 1/2 hp garbage disposal
- Recessed lighting (per plan)
- Granite or solid surface countertops



LUXURIOUS BATHS:

- Moen® or Kohler® designer faucets and fixtures
- Granite or solid surface countertops with undermount sinks in master and all secondary baths
- Frameless glass shower door in master bath
- Porcelain tile floors
- Full-width oversized mirrors
- Bathtub and separate porcelain tile shower with glass enclosure (per plan)



ELECTRICAL FEATURES:

- Category-5 Ethernet pre-wire per plan
- All bedrooms pre-wired for fans
- Designer switches
- Alarm system included, monitoring fees in HOA dues
- Minimum 200 amp electrical service
- Pre-wired for cable TV in all bedrooms and great room
- High-speed Internet access capabilities through local phone service



MONEY SAVING ENERGY FEATURES:

- Gas tankless water heater
- High-efficiency air conditioning system
- Impacted rated glass, steel-insulated front door with deadbolt
- A/C vents in walk-in closets
- R-30 batten ceiling insulation



WARRANTY PROTECTION:

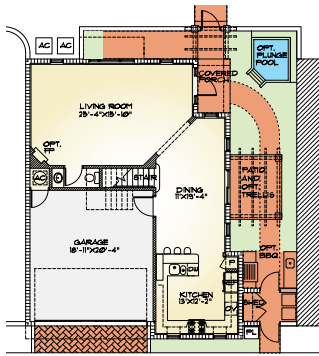
- Protection Plan with 1 year homebuyer warranty

BERMUDA
DEVONSHIRE (A1)

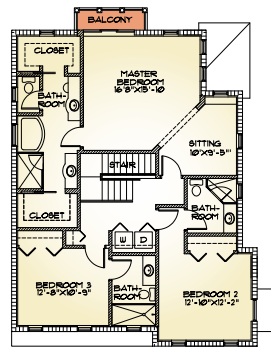
SANTA BARBARA
ANTIOCH (A1)



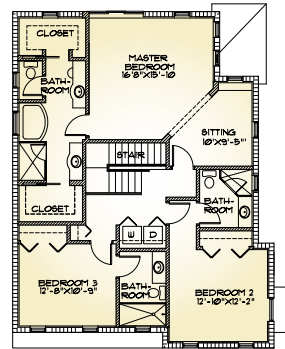
FLOOR PLAN 3 bedrooms, 3½ baths, 2 car garage



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN
BERMUDA DEVONSHIRE (A1)



2 SECOND FLOOR PLAN
SANTA BARBARA ANTIOCH (A1)

DETAILS

REG GROSS SF: 2,678

*1st FLOOR A/C	918 SF
2nd FLOOR A/C	1,332 SF
TOTAL A/C:	2,250 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	414 SF
BALCONY:	16 SF
COVERED ENTRY:	42 SF
COURTYARD/PATIO:	556 SF

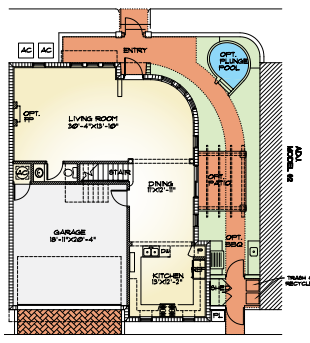
TOTAL INDOOR + OUTDOOR: 3,280 SF

BERMUDA
HAMILTON (A2)

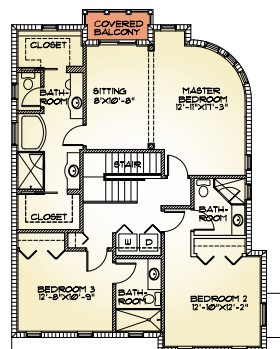
SANTA BARBARA
DANA (A2)



FLOOR PLAN 3 bedrooms, 3½ baths, 2 car garage



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

REG GROSS SF: 2,678

*1st FLOOR A/C	907 SF
2nd FLOOR A/C	1,314 SF
TOTAL A/C:	2,221 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	414 SF
BALCONY:	34 SF
COVERED ENTRY:	9 SF
COURTYARD/PATIO:	600 SF

TOTAL INDOOR + OUTDOOR: 3,278 SF

BERMUDA
PEMBROKE (B)

SANTA BARBARA
MONTECITO (B)



DETAILS

REG GROSS SF: 2,678

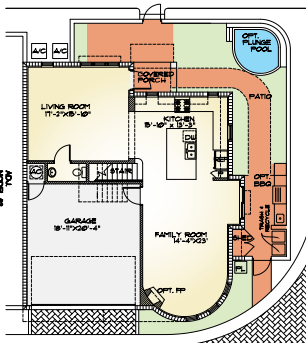
*1st FLOOR A/C	980 SF
2nd FLOOR A/C	1,447 SF
TOTAL A/C:	2,427 SF

* DOES NOT INCLUDE GARAGE

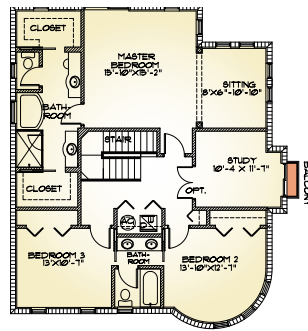
GARAGE:	411 SF
BALCONY:	11 SF
COVERED ENTRY:	36 SF
COURTYARD/PATIO:	606 SF

TOTAL INDOOR + OUTDOOR: 3,491 SF

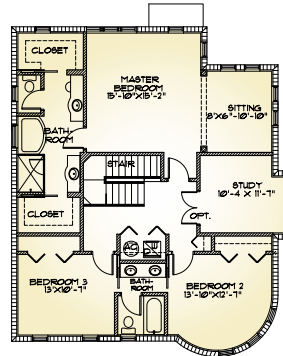
FLOOR PLAN 3 bedrooms + study, 2½ baths, 2 car garage



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN
BERMUDA PEMBROKE (B)



2 SECOND FLOOR PLAN
SANTA BARBARA MONTECITO (B)

BERMUDA
SOMERSET (C)

SANTA BARBARA
PRESIDIO (C)



DETAILS

REG GROSS SF: 2,678

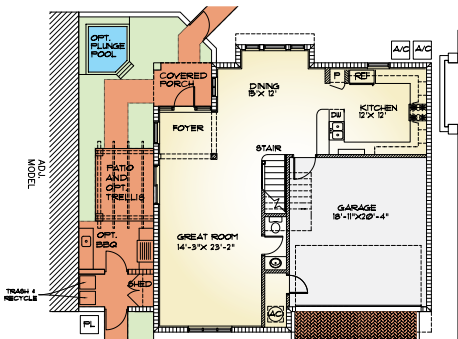
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TOTAL A/C:	2,221 SF

* DOES NOT INCLUDE GARAGE

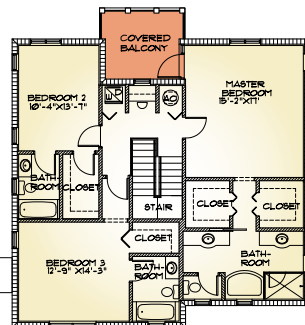
GARAGE:	414 SF
BALCONY:	34 SF
COVERED ENTRY:	9 SF
COURTYARD/PATIO:	600 SF

TOTAL INDOOR + OUTDOOR: 3,278 SF

FLOOR PLAN 3 bedrooms, 3½ baths, 2 car garage



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



AN URBAN OASIS TO CALL HOME

The Village at Victoria Park offers home buyers the opportunity to experience a charming village feel in the center of an historic urban landscape near downtown Fort Lauderdale, Florida. This latest development from New Urban Communities and BBX Real Estate Capital is situated close to everything so that you can walk, bike or drive a very short distance everywhere you want to go: downtown Fort Lauderdale, shopping and entertainment, grocery stores, restaurants and the beach. Because we believe that one size does not fit all, New Urban and BBX invite you to collaborate with us in customizing your luxury home and create your own in a timeless and thoughtful design that reflects your personal style, tastes and preferences. If you want to live, work and play in a beautiful home in a vibrant neighborhood and an intimate community, The Village at Victoria Park is the perfect urban oasis for you to call home.

New Urban  Communities

BBX Capital
REAL ESTATE

WWW.NEWURBANCOMMUNITIES.COM
(954) 524-8001



Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and to change or substitution at any time and without notice. New Urban/BBX Development, LLC expressly reserves the right to make modification, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement. Illustrations of elevations and plans are artist's depictions only. Plans are only for illustrative and conceptional purposes, are not to scale, and may be the reverse (mirror image) of those shown. The drawings and floor plans in this brochure should not be relied upon, express or implied, for the final detail, feature or dimensions of any home. All measurements, including, but not limited to, room dimensions, balconies, porches and ceiling and wall heights are approximate and may vary from those shown as a result of, among other things, (i) the elevation and home-site selected, and/or (ii) construction materials, construction practices, field conditions and flooring thickness. Square footages are approximate and are measured from the outside of exterior walls. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. The fixture shapes shown are graphical in nature and are not necessarily indicative of a particular style or model. In addition, some features shown in the model homes may not be included in the purchase price of the home as quoted. Please consult your sales representative and refer to the Purchase Agreement in order to determine which features, specifications and elevations are included in any home you may purchase.

SOLD



DETAILS

REG GROSS SF: 2,678

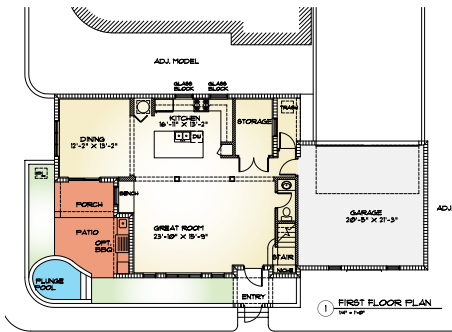
*1st FLOOR A/C	1,074 SF
2nd FLOOR A/C	1,615 SF
TOTAL A/C:	2,689 SF

* DOES NOT INCLUDE GARAGE

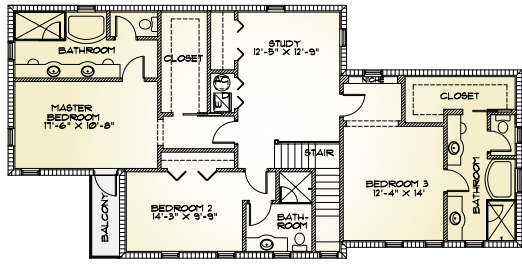
FLOOR PLAN 3 bedroom + den, 3 1/2 baths, 2 car garage

GARAGE:	511 SF
BALCONY:	67 SF
COVERED ENTRY:	37 SF
COURTYARD/PATIO:	428 SF

TOTAL INDOOR + OUTDOOR: 3,732 SF



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN