

A Z U R A
Life, inspired.

PALLADIO MODEL



FEATURES

COMMUNITY FEATURES

- * Only 92 private luxuriously appointed residences in prestigious Boca Raton
- * Resort style clubhouse in Spanish Colonial Revival style including club room, library with fireplace and bar, private business facilities and board room with video-conferencing availability
- * Full concierge services
- * Separate fitness center with state-of-the art cardiovascular and strength training equipment, spa treatment rooms, private training room, men's and ladies' locker rooms
- * Resort-style heated pool, putting green and children's park
- * Exquisite private entry designed by renowned landscape architect, Krent Wieland, with reflecting pools, grottos, fountains, colorful bougainvillea and privacy walls
- * Located close to Town Center Mall, restaurants, entertainment and beaches

EXTERIOR FEATURES

- * Hurricane resistant impact glass on all exterior doors (except front door) and windows
- * Paver driveway and pool deck (per plan)
- * Gutters around perimeter of home
- * Decorative coach lights and front yard post light
- * Swimming Pool (per plan) featuring exposed aggregate finish, bullnose brick coping, brick paver deck and aluminum fencing
- * Landscaping package professionally designed
- * Garden hose bibs
- * Complete exterior landscape maintenance including exterior pest control
- * Spanish tile roofs
- * Termite treated foundation
- * Decorative mailbox

INTERIOR RESIDENCE FEATURES

- * Marble floors in main first floor living area
- * Staircases with iron railings and stained wood handrail
- * High-speed internet available
- * Oversized decorative wood trim moldings and baseboards
- * Natural gas piping to range, water heater, dryer
- * Elegant oil rubbed bronze hardware for interior and exterior doors
- * Dramatic ceiling designs (per plan)
- * Central vacuum system with tool kit
- * Spacious air conditioned walk-in closets
- * Large laundry room featuring built-in cabinetry, laundry tub, and KitchenAid® large capacity washer and dryer
- * All bedrooms, library, loft, stairs and upstairs hallways are luxuriously carpeted

GOURMET KITCHEN FEATURES

- * Custom raised panel wood cabinetry designed with crown molding
- * Kohler undermount sink with Kohler pull-out spray faucet and Kohler soap dispenser
- * Granite counter tops with 1 1/2" oversized edge
- * Appliances include:
 - KitchenAid® built-in refrigerator
 - KitchenAid® built-in natural gas cooktop
 - KitchenAid® double wall oven
 - KitchenAid® dishwasher with stainless steel interior
 - KitchenAid® built-in microwave oven

MASTER BEDROOM SUITE

- * Spacious bedroom with sitting area
- * Separate walk-in closets (per plan)
- * Coffered or tray ceiling (per plan)

LUXURIOUS MASTER BATHS

- * 18" x 18" Marble floors, shower walls
- * 36" high custom raised panel wood
- * Marble slab vanity counter tops with
- * Marble shower seat and shampoo
- * Kohler plumbing fixtures
- * Kohler whirlpool tub
- * Kohler one-piece water closets
- * Recessed high hat lighting

ELEGANT POWDER ROOM

- * 36" high custom raised panel wood
- * Marble slab vanity countertop with
- * Kohler widespread faucets
- * Kohler one-piece water closet
- * Recessed high hat lighting

SECONDARY BATH FEATURES

- * Beautiful ceramic tile flooring and
- * 36" high custom raised panel wood
- * Kohler wide-spread faucets
- * Kohler water closets
- * Full width vanity mirrors
- * Recessed high hat lighting

SECURITY FEATURES

- * Fully monitored alarm system with
- * Smoke detectors
- * Deadbolts on all exterior doors
- * Automatic garage door openers with

ELECTRICAL FEATURES

- * Recessed high hat lighting
- * Structured wiring system featuring voltage wiring for multi-line telephone transmission in library, family room
- * GFI outlets in garage, kitchen and
- * Decora light switches and outlets
- * 200-300 AMP electrical service center

ENERGY SAVING FEATURES

- * Multi-zone high efficiency air conditioning digital readout thermostat
- * 75 gallon natural gas hot water heater
- * Full insulation including R-30 over
- * Paddle fan outlets in family room
- * Weather-stripping on all exterior

FEATURES

MASTER BEDROOM SUITE

- * Spacious bedroom with sitting area
- * Separate walk-in-closets (per plan) with wood shelving
- * Coffered or tray ceiling (per plan)

LUXURIOUS MASTER BATHS

- * 18"x18" Marble floors, shower walls and tub deck
- * 36" high custom raised panel wood vanity cabinets
- * Marble slab vanity counter tops with Kohler undermount sink
- * Marble shower seat and shampoo recess
- * Kohler plumbing fixtures
- * Kohler whirlpool tub
- * Kohler one-piece water closets
- * Recessed high hat lighting

ELEGANT POWDER ROOM

- * 36" high custom raised panel wood vanity cabinet
- * Marble slab vanity countertop with Kohler undermount sink
- * Kohler widespread faucets
- * Kohler one-piece water closet
- * Recessed high hat lighting

SECONDARY BATH FEATURES

- * Beautiful ceramic tile flooring and walls in wet areas
- * 36" high custom raised panel wood vanity cabinetry
- * Kohler wide-spread faucets
- * Kohler water closets
- * Full width vanity mirrors
- * Recessed high hat lighting

SECURITY FEATURES

- * Fully monitored alarm system with 2 alarm keypads
- * Smoke detectors
- * Deadbolts on all exterior doors
- * Automatic garage door openers with remote transmitters

ELECTRICAL FEATURES

- * Recessed high hat lighting
- * Structured wiring system featuring high speed category 5 and RG6 low voltage wiring for multi-line telephone, internet, television and data transmission in library, family room and all bedrooms
- * GFI outlets in garage, kitchen and bathrooms
- * Decora light switches and outlets
- * 200-300 AMP electrical service (per plan)

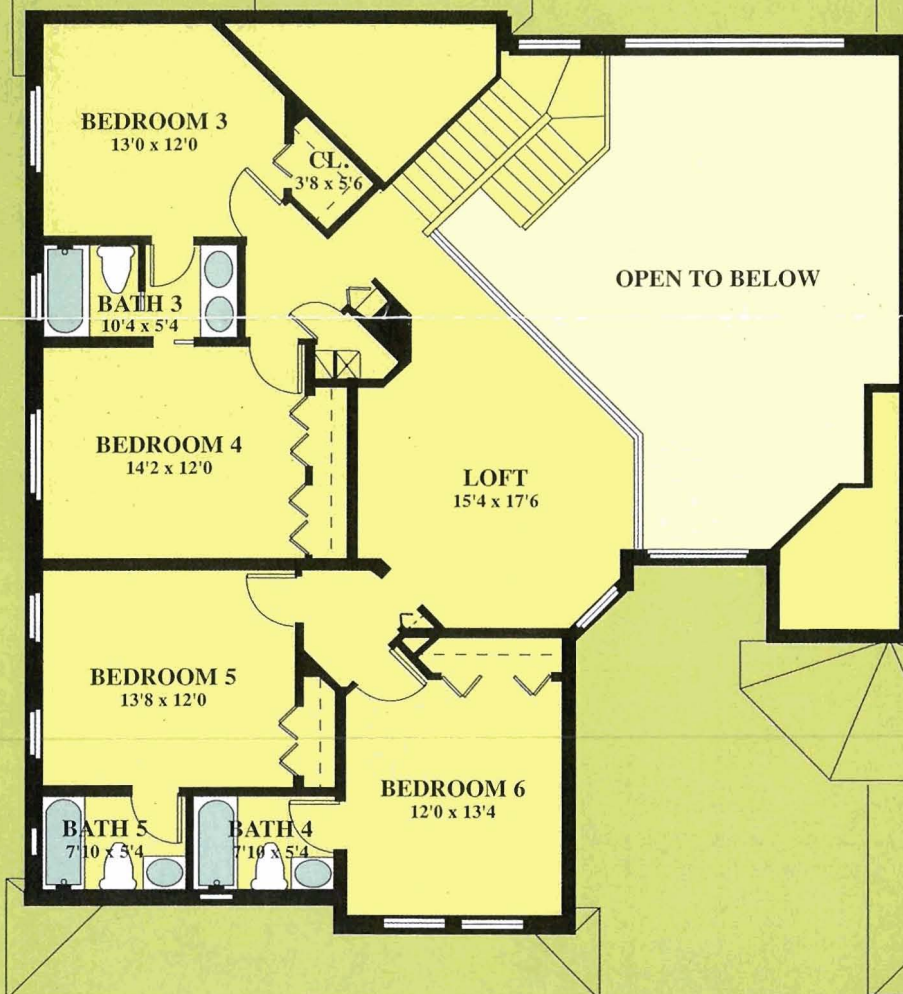
ENERGY SAVING FEATURES

- * Multi-zone high efficiency air conditioning – minimum 13.0 SEER with digital readout thermostat
- * 75 gallon natural gas hot water heater with re-circulating system
- * Full insulation including R-30 over all living areas
- * Paddle fan outlets in family room, library, loggia and all bedrooms
- * Weather-stripping on all exterior doors

PALLADIO FIRST FLOOR



PALLADIO SECOND FLOOR



First Floor
Second Floor
Total Living

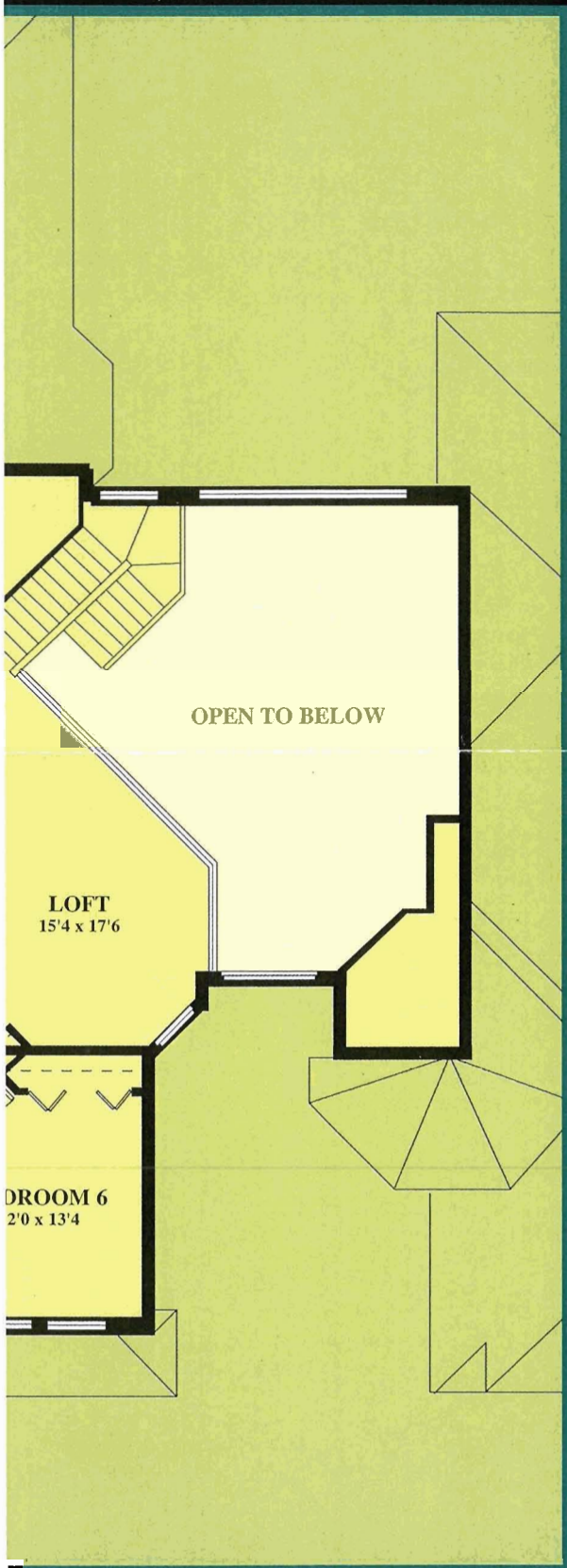
Garages
Covered Area

Total Sq. Ft.

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SECOND FLOOR



PALLADIO

First Floor	2,959 Sq. Ft.
Second Floor	1,296 Sq. Ft.
Total Living A/C	4,255 Sq. Ft.
Garages	589 Sq. Ft.
Covered Areas	317 Sq. Ft.
Total Sq. Ft.	5,161 Sq. Ft.

OPTIONAL CABANA BATH

