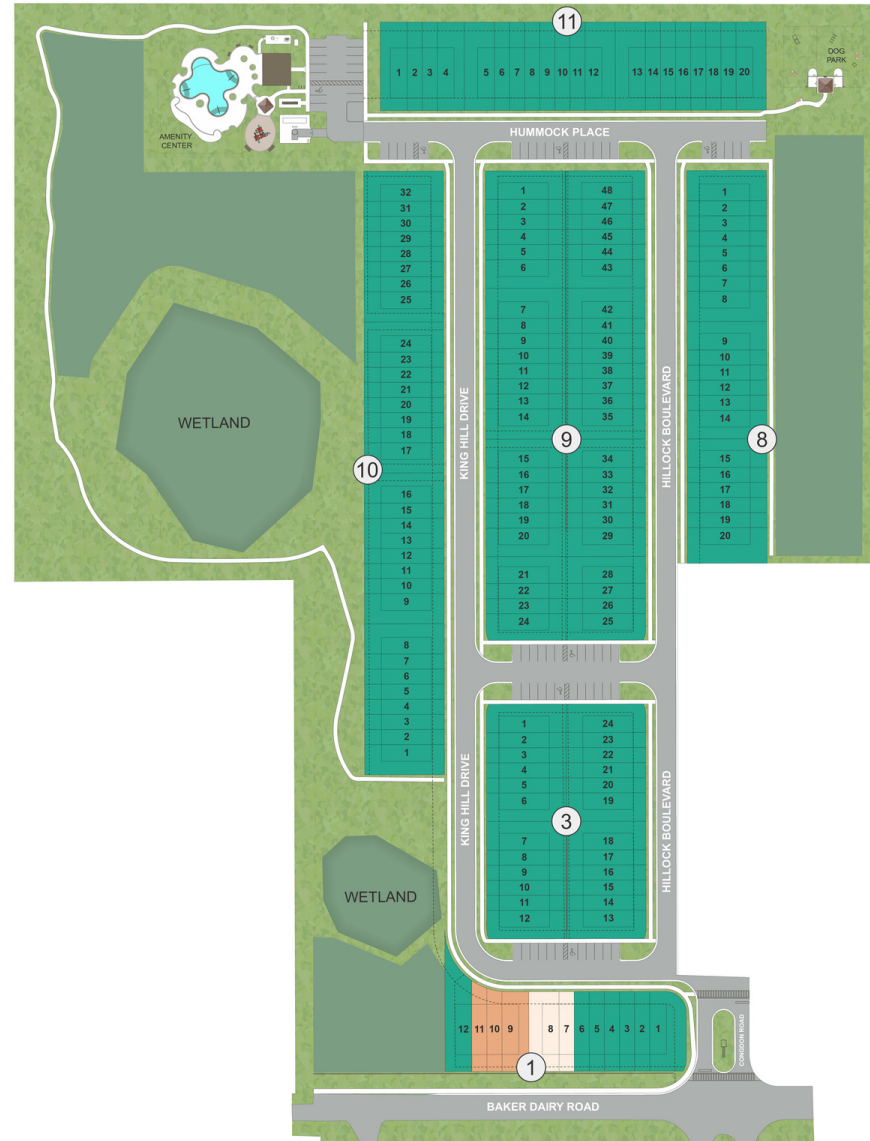




Townhomes
 Model Home
 Model Parking

Grove at Crosswind Townhomes:

Tulum, Cartegena, Barcelona

INTERIOR FEATURES

- Shaw LVP flooring on first floor living and wet areas: Durable, easy to clean, and stylish—perfect for busy households and pets.
- Satin nickel Schlage 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

- Granite stone 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.
- Timeless tiled shower and tub walls and solid surface floor: 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.

Grove at Crosswind Townhomes:

Tulum, Cartegena, Barcelona

EXTERIOR FEATURES

- Architecturally modern elevations: Creates fresh curb appeal with thoughtfully designed exteriors.
- Schlage Satin nickel exterior 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: 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

TH1

Grove at Crosswind Townhomes:

Laguna, Palma

INTERIOR FEATURES

- Shaw LVP flooring on first floor living and wet areas: Durable, easy to clean, and stylish—perfect for busy households and pets.
- Chrome Schlage 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.
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KITCHEN FEATURES

- Solid Granite countertops: Beautiful, durable natural stone surfaces.
- Spacious island with seating (per plan): A central gathering spot for meals, entertaining, and everyday multitasking.
- Shaker Style cabinets with hardware and 30" upper cabinets: Timeless cabinet design with durable finishes and practical storage.
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- Moen single handle with pullout spray faucet: Convenient, flexible faucet design for easy cleaning and filling.
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- 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.
- Solid Surface Acrylic shower and tub walls and floor: 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.

Grove at Crosswind Townhomes:

Laguna, Palma

EXTERIOR FEATURES

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BASE

Palma

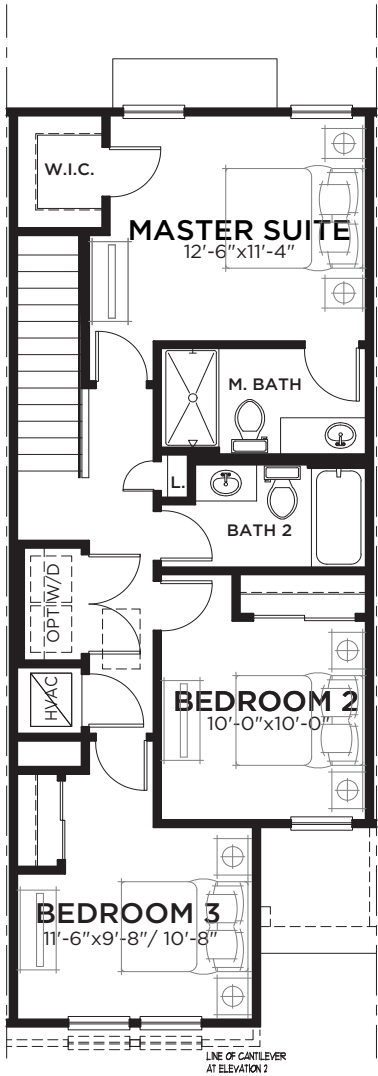
3 bed • 2.5 bath • 1 car | 1,255 sq. ft.



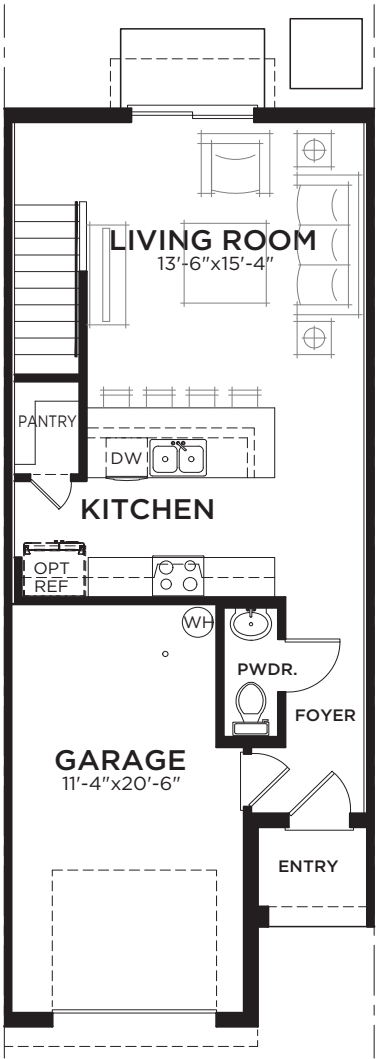
Palma

Palma

3 bed • 2.5 bath • 1 car | 1,255 sq. ft.



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	527 SF
Upper Floor A/C	728 SF
Total A/C	1255 SF
Garage	244 SF
Entry	28 SF
Total Area	1527 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. © 2025 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#1331762



Laguna

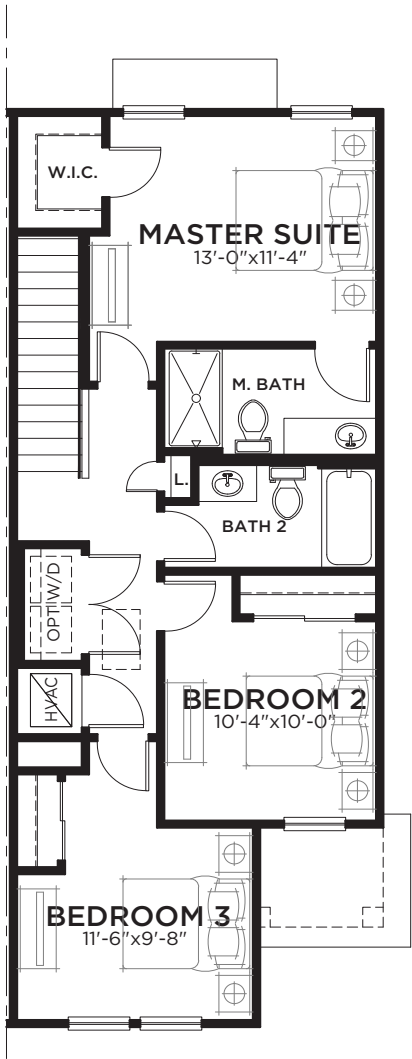
3 bed • 2.5 bath • 1 car | 1,279 sq. ft.



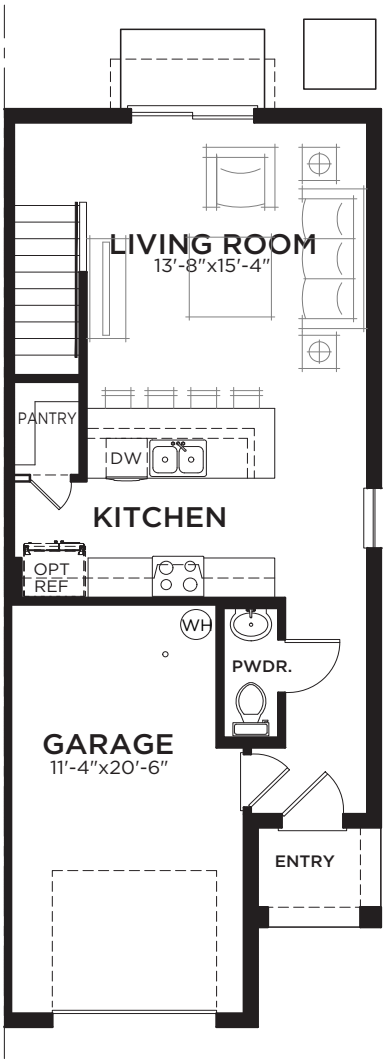
Laguna

Laguna

3 bed • 2.5 bath • 1 car | 1,279 sq. ft.



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	539 SF
Upper Floor A/C	740 SF
Total A/C	1279 SF
Garage	244 SF
Entry	30 SF
Total Area	1553 SF



Barcelona

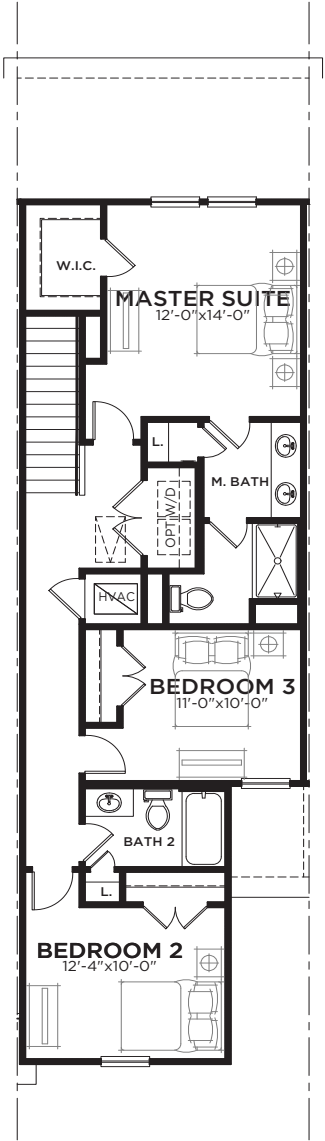
3 bed • 2.5 bath • 1 car | 1,535 sq. ft.



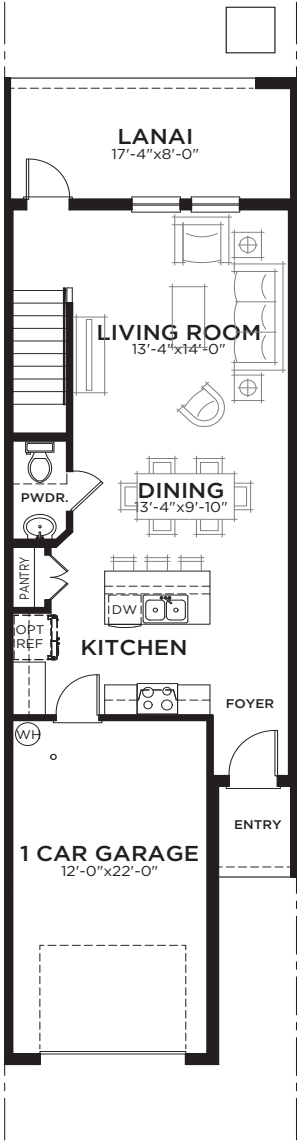
Barcelona

Barcelona

3 bed • 2.5 bath • 1 car | 1,534 sq. ft.



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	642 SF
Upper Floor A/C	892 SF
Total A/C	1534 SF
Garage	296 SF
Lanai	144 SF
Entry	29 SF
Total Area	2003 SF

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Cartagena

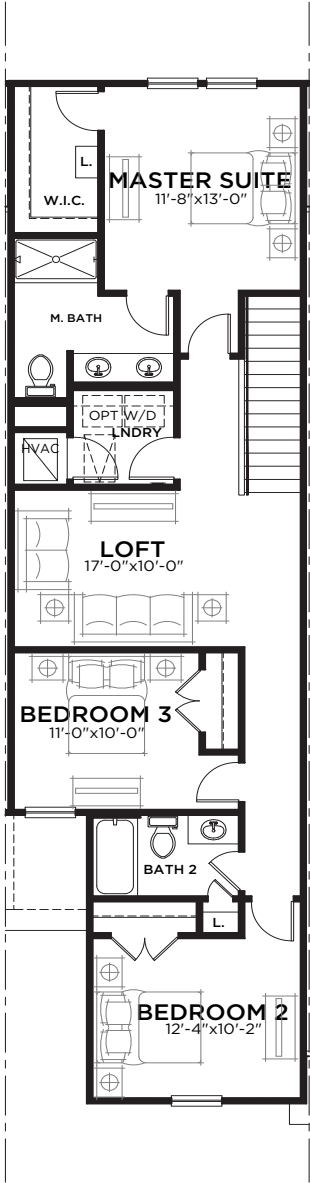
3 bed • 2.5 bath • 1 car | 1,720 sq. ft.



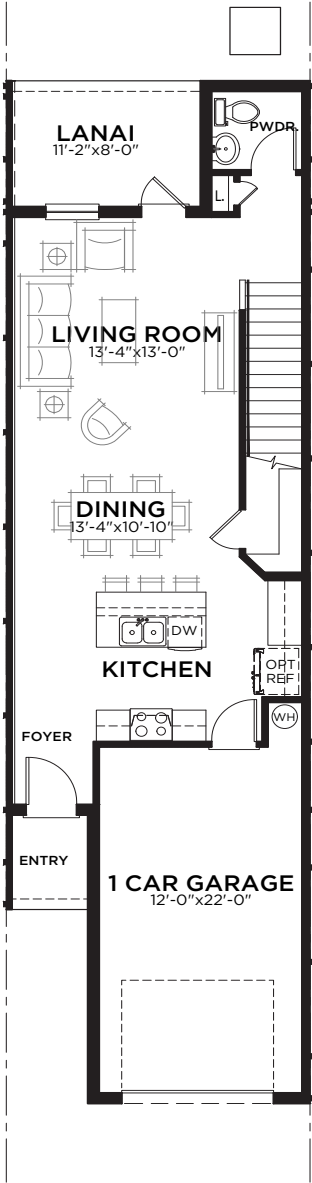
Cartagena

Cartagena

3 bed • 2.5 bath • 1 car | 1,720 sq. ft.



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	687 SF
Upper Floor A/C	1033 SF
Total A/C	1720 SF
Garage	303 SF
Lanai	92 SF
Entry	29 SF
Total Area	2144 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. © 2025 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#057247



Tulum

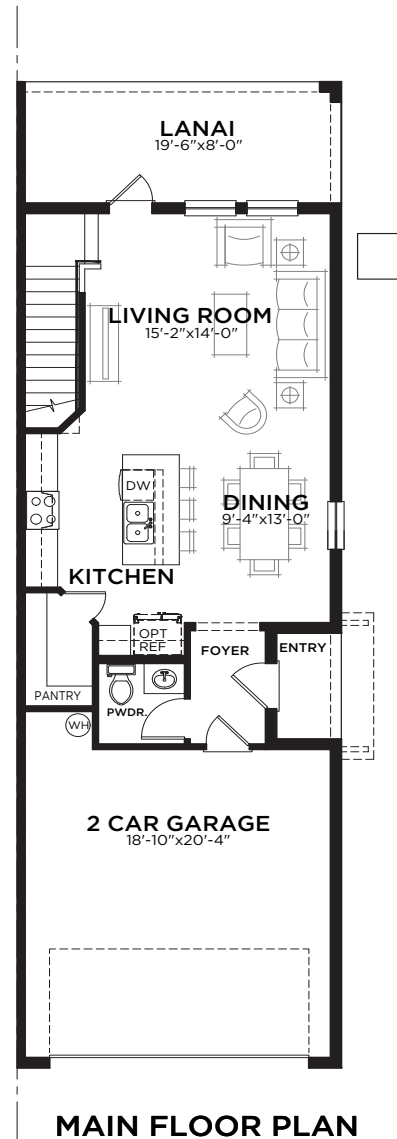
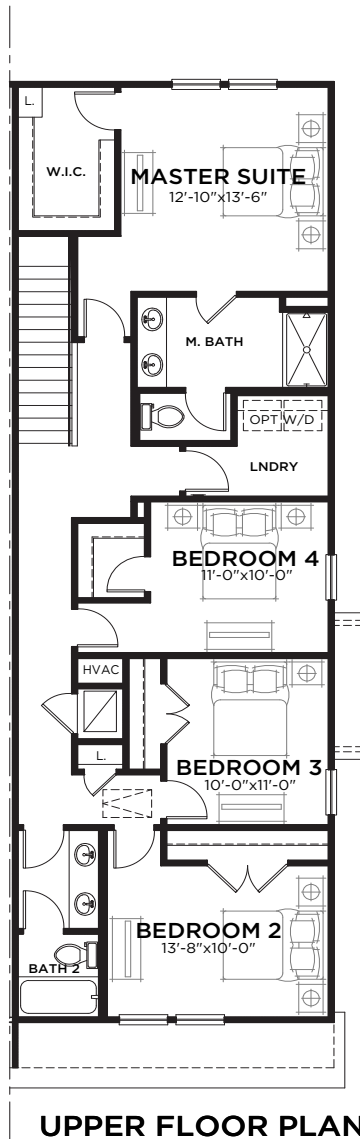
4 bed • 2.5 bath • 2 car | 1,866 sq. ft.



Tulum

Tulum

4 bed • 2.5 bath • 2 car | 1,866 sq. ft.



Area Schedule

Main Floor A/C	678 SF
Upper Floor A/C	1188 SF
Total A/C	1866 SF
Garage	434 SF
Lanai	160 SF
Entry	28 SF
Total Area	2488 SF

