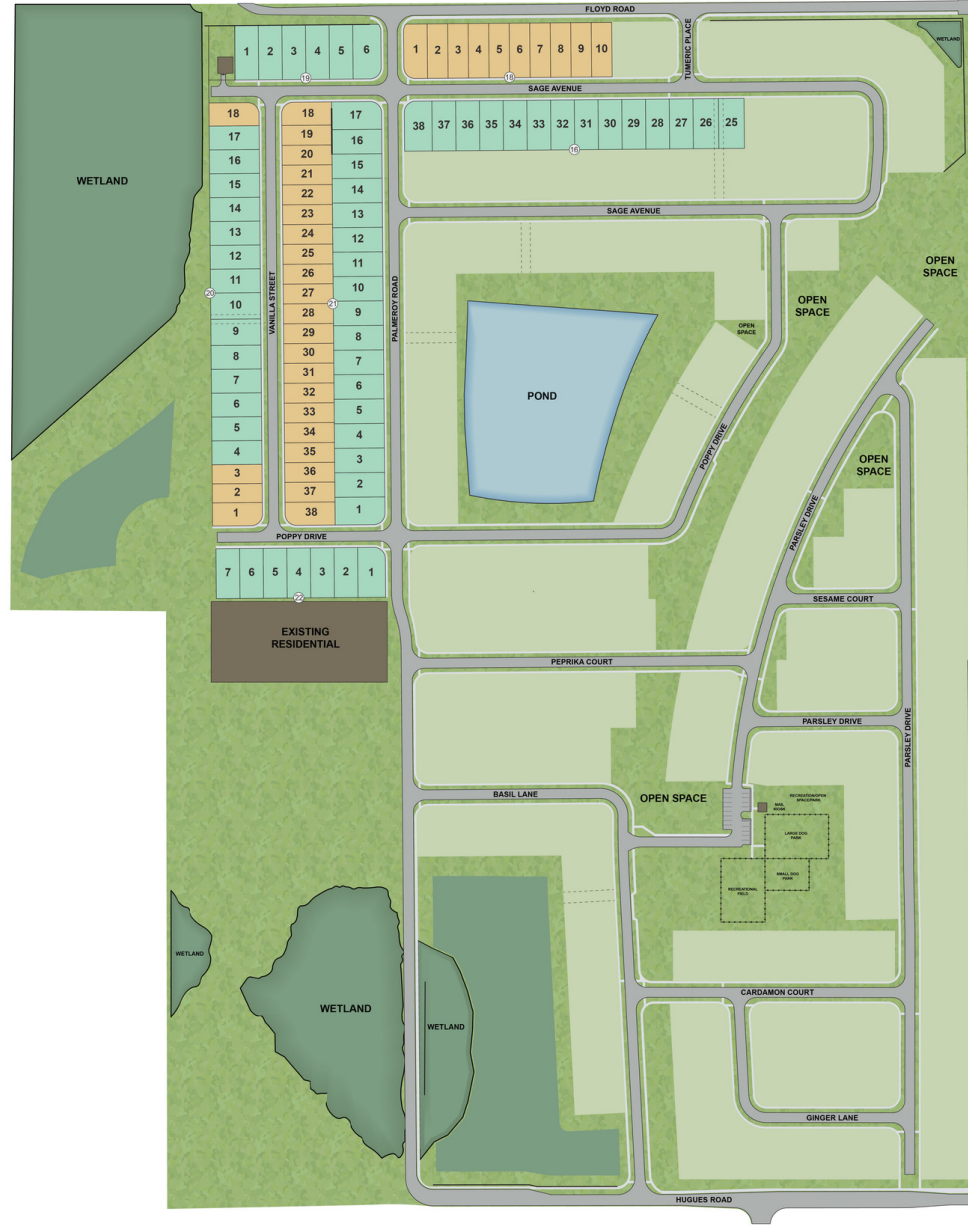




40' Wide Homesite 50' Wide Homesite

## Scenic Terrace 42s North

### INTERIOR FEATURES

- Vaulted single story ceilings (per plan): Creates a bright, open feel that makes your living spaces feel larger and more inviting.
- Shaw LVP flooring on first floor living and wet areas: Durable, easy to clean, and stylish—perfect for busy households and pets.
- Schlage satin nickel 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

- Quartz 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.
- Ceramic designer tile shower and tub walls: 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.

## Scenic Terrace 42s North

### EXTERIOR FEATURES

- Architecturally modern elevations: Creates fresh curb appeal with thoughtfully designed exteriors.
- Schlage satin nickel 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 and sliding glass door (per plan): 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

SFR1

# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.



**Magenta A**



**Magenta B**



**Magenta C**

# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

WHY NOT START FRESH?



Area Schedule

|                |         |
|----------------|---------|
| Main Floor A/C | 1615 SF |
| Garage         | 403 SF  |
| Lanai          | 127 SF  |
| Entry          | 75 SF   |
| Total Area     | 2220 SF |

# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.



**Turquesa A**



**Turquesa C**



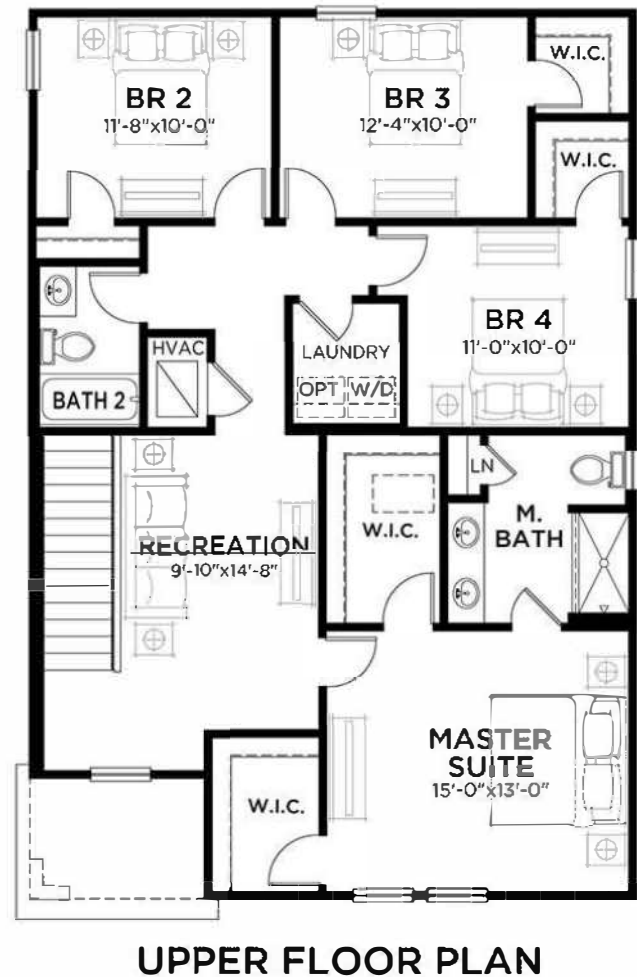
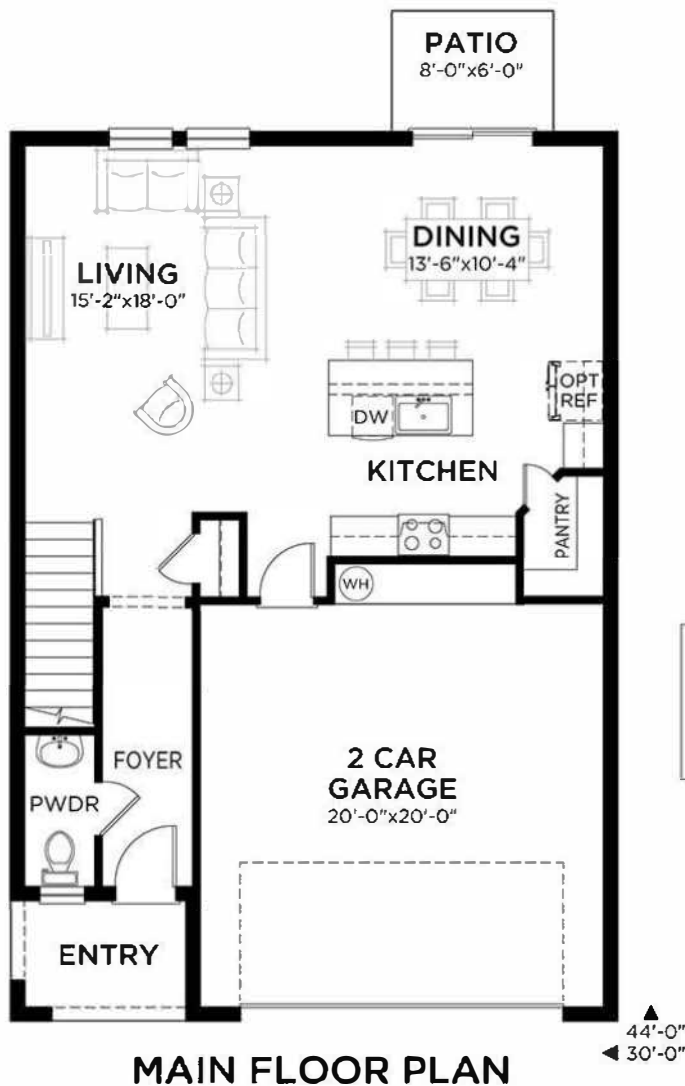
**Turquesa D**

# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.



WHY NOT START FRESH?



## Area Schedule

|                 |         |
|-----------------|---------|
| Main Floor A/C  | 819 SF  |
| Upper Floor A/C | 1219 SF |
| Total A/C       | 2038 SF |
| 2 Car Garage    | 449 SF  |
| Entry           | 52 SF   |
| Total Area      | 2539 SF |

# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.



**Azure A**



**Azure B**



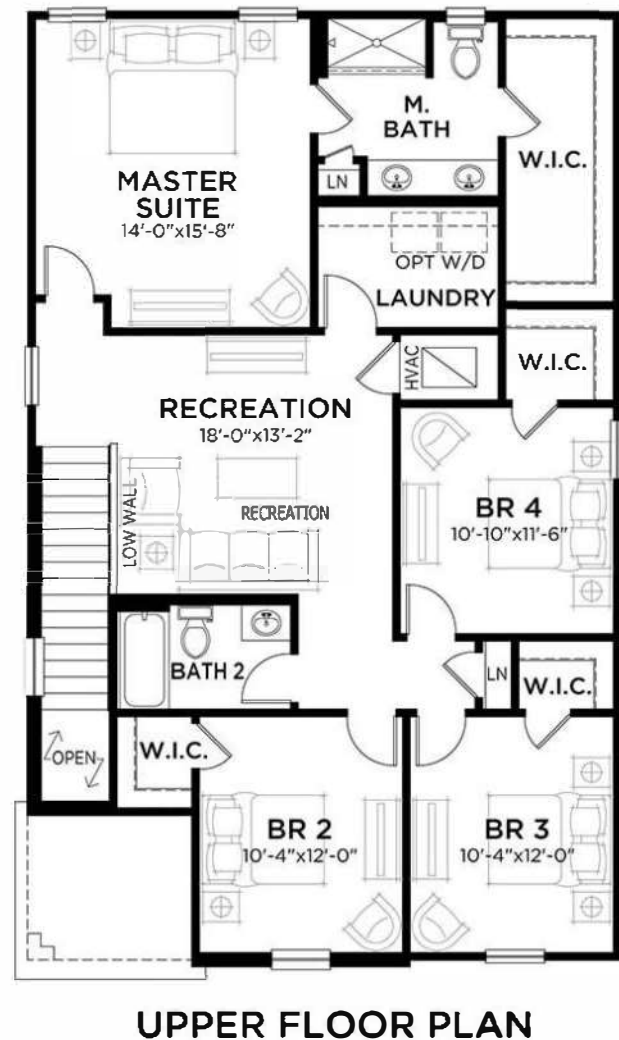
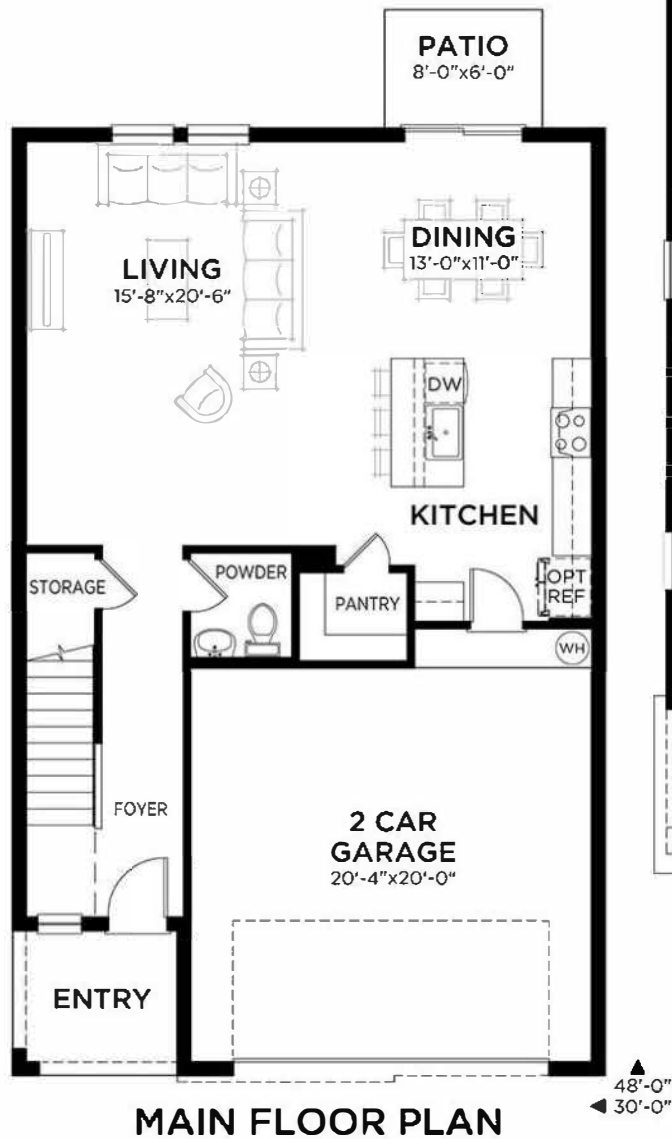
**Azure C**

# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.



WHY NOT START FRESH?



## Area Schedule

|                 |         |
|-----------------|---------|
| Main Floor A/C  | 921 SF  |
| Upper Floor A/C | 1305 SF |
| Total A/C       | 2226 SF |
| 2 Car Garage    | 458 SF  |
| Entry           | 61 SF   |
| Total Area      | 2745 SF |

# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.



**Indigo B**



**Indigo C**



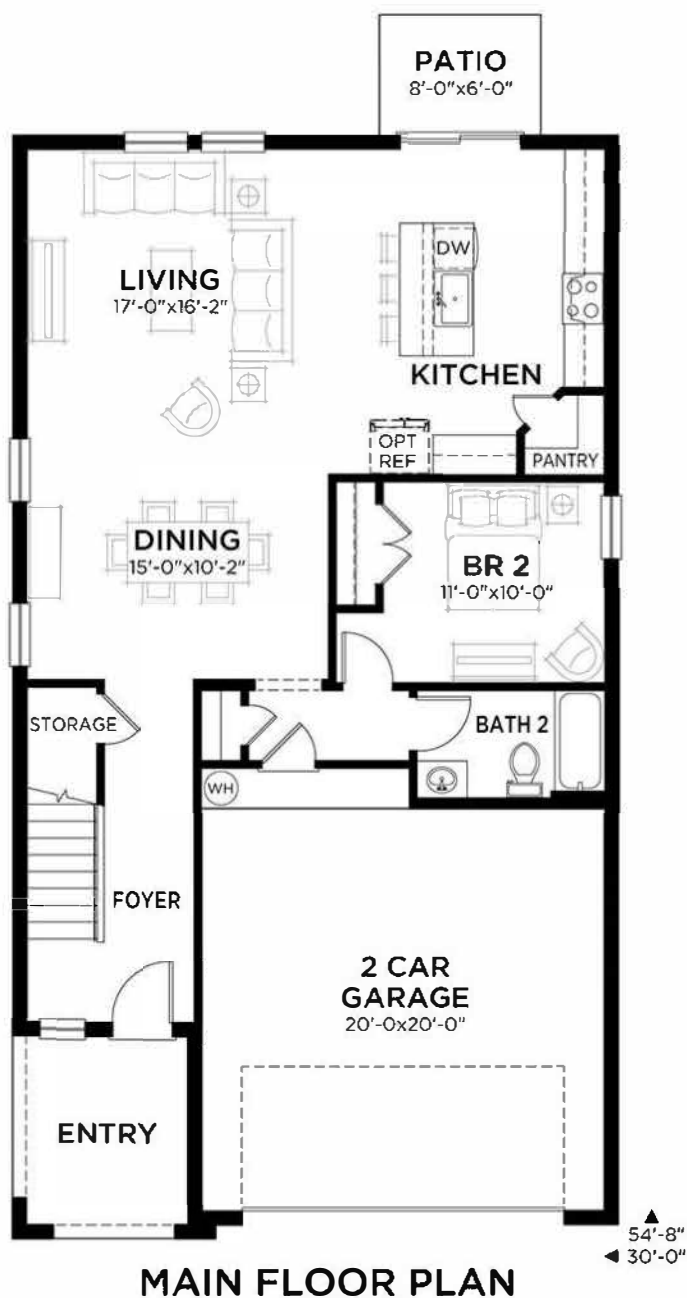
**Indigo D**

# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.



WHY NOT START FRESH?



## Area Schedule

|                 |         |
|-----------------|---------|
| Main Floor A/C  | 1085 SF |
| Upper Floor A/C | 1386 SF |
| Total A/C       | 2471 SF |
| 2 Car Garage    | 454 SF  |
| Entry           | 88 SF   |
| Total Area      | 3013 SF |

## Scenic Terrace 52s North

### INTERIOR FEATURES

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## Scenic Terrace 52s North

### EXTERIOR FEATURES

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SFR1

# Valeria

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



**Valeria A**



**Valeria B**



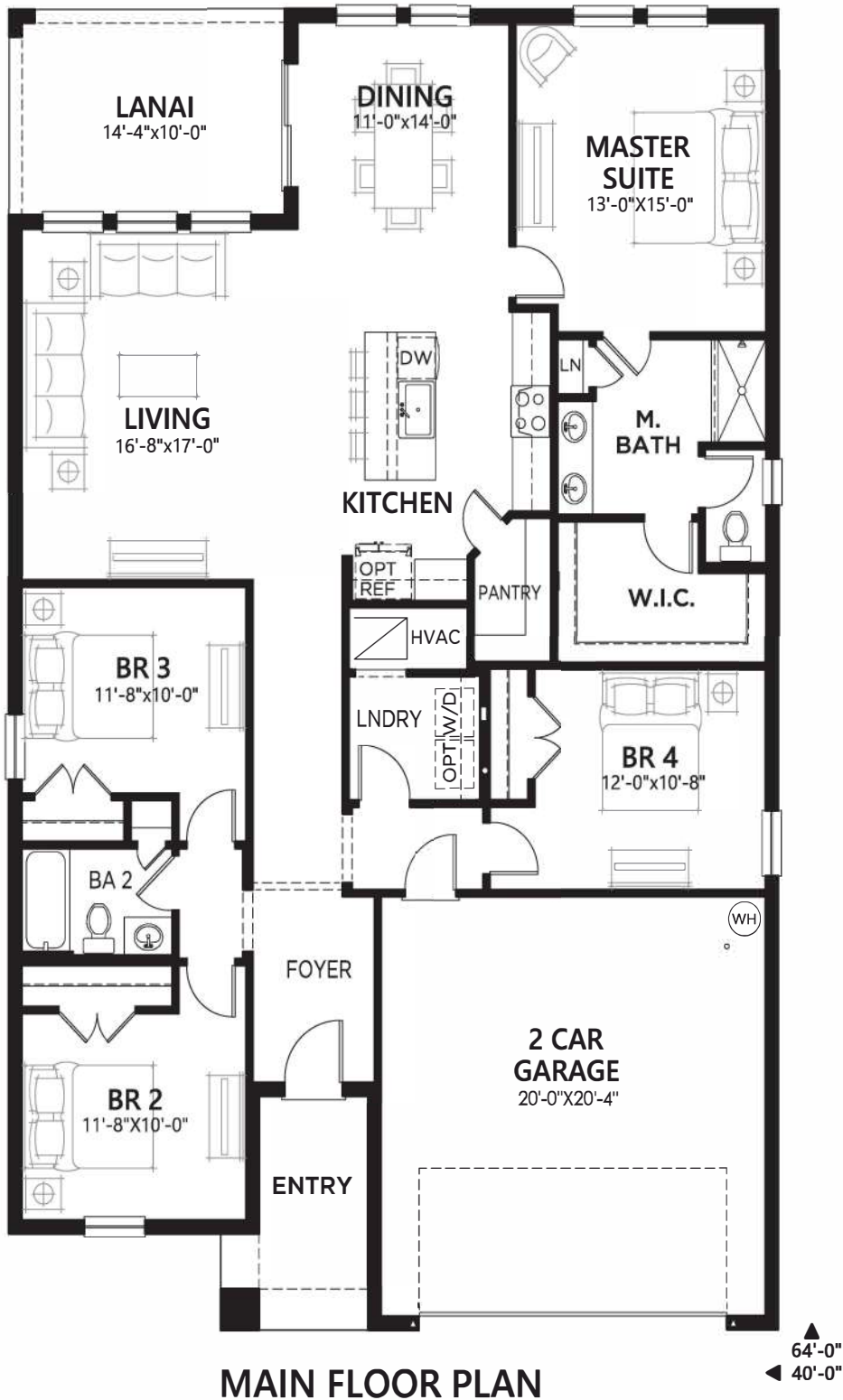
**Valeria C**

# Valeria

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



WHY NOT START FRESH?



## Area Schedule

|                   |                |
|-------------------|----------------|
| Main Floor A/C    | 1850 SF        |
| Garage            | 442 SF         |
| Lanai             | 143 SF         |
| Entry             | 74 SF          |
| <b>Total Area</b> | <b>2509 SF</b> |



# Esperanza

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



## Esperanza A



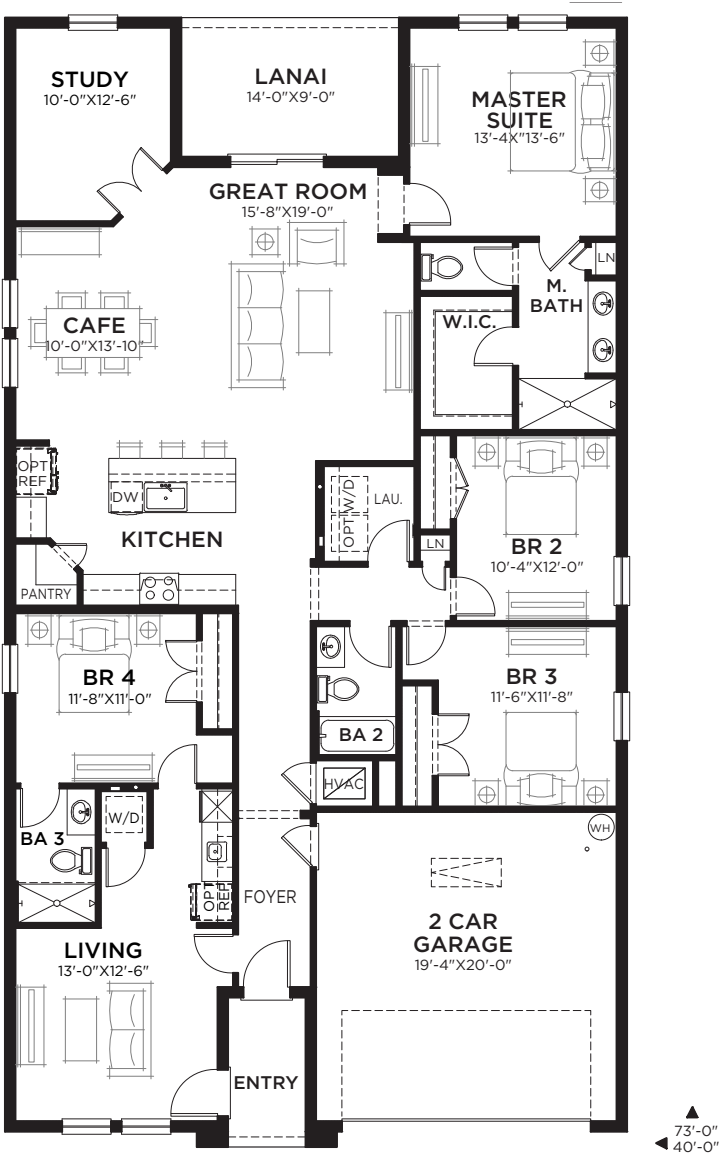
## Esperanza B



## Esperanza C

# Esperanza

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



MAIN FLOOR PLAN

Area Schedule

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



# Catalina

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



**Catalina A**



**Catalina B**



**Catalina D**

# Catalina

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



WHY NOT START FRESH?



| 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   |
| Total Area      | 3384 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. © 2021 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#1331762



# Lucia

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



WHY NOT START FRESH?



**Lucia A**



**Lucia B**



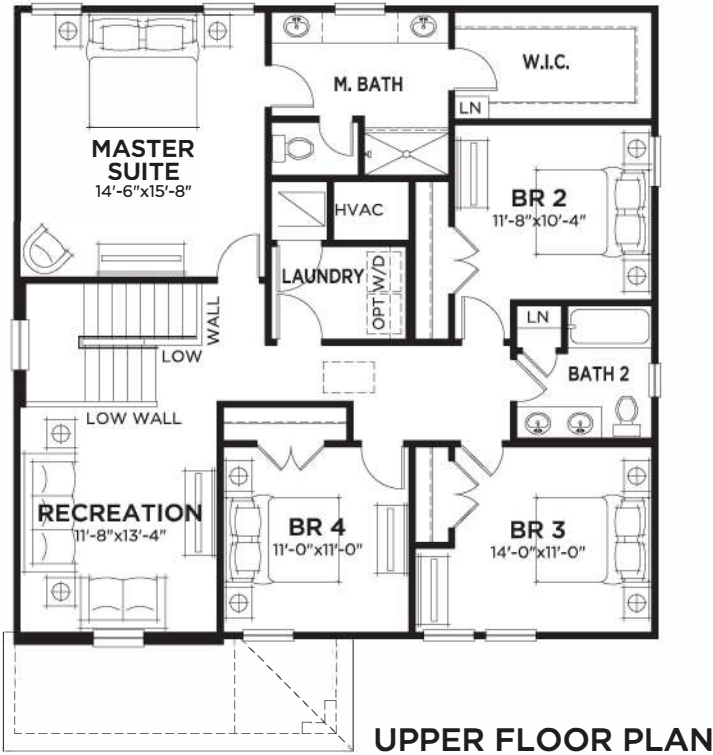
**Lucia C**

# Lucía

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



WHY NOT START FRESH?



| Area Schedule   |         |
|-----------------|---------|
| 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   |
| Total Area      | 2881 SF |



# Alma

3 bed • 2 bath • 2 car | 1,630 sq. ft.

WHY NOT START FRESH?



**Alma A**



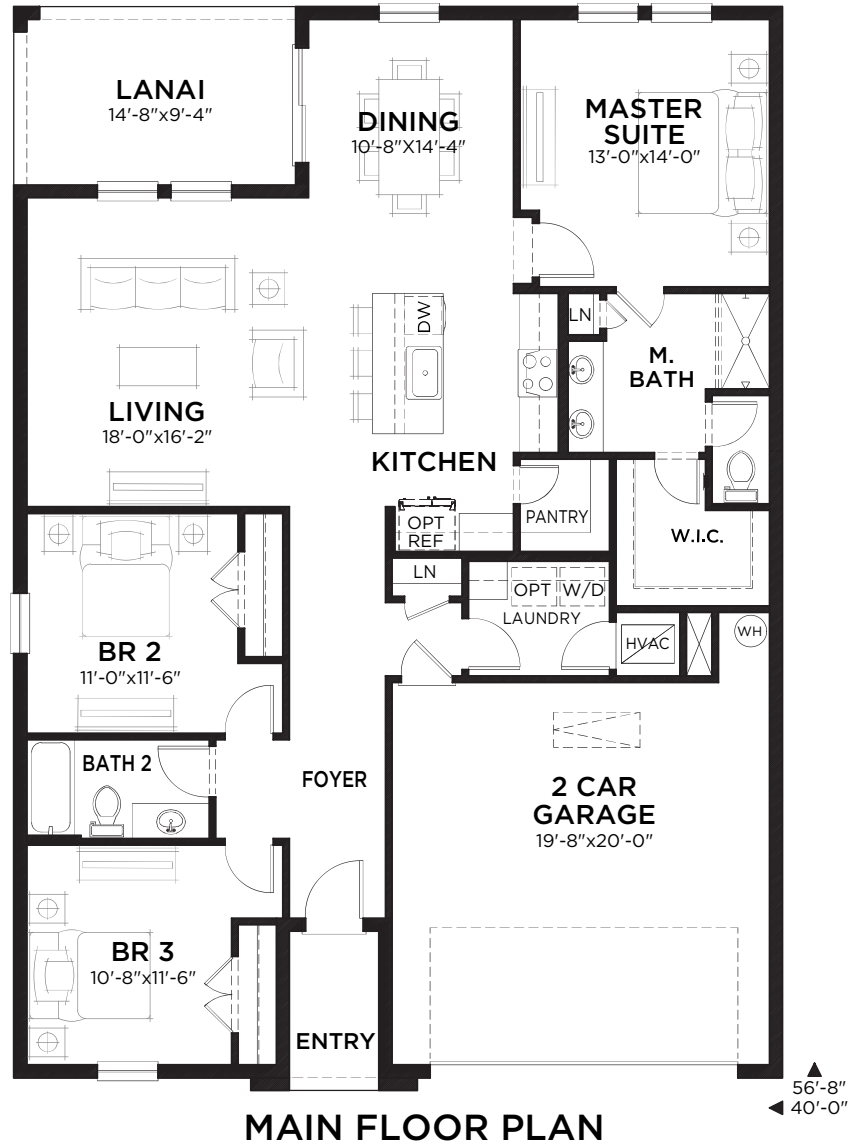
**Alma B**



**Alma C**

# Alma

3 bed • 2 bath • 2 car | 1,630 sq. ft.



|                |         |
|----------------|---------|
| Main Floor A/C | 1630 SF |
| Total A/C      | 1630 SF |
| 2 Car Garage   | 438 SF  |
| Entry          | 42 SF   |
| Lanai          | 137 SF  |
| Total Area     | 2247 SF |

# Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.



**Valencia A**

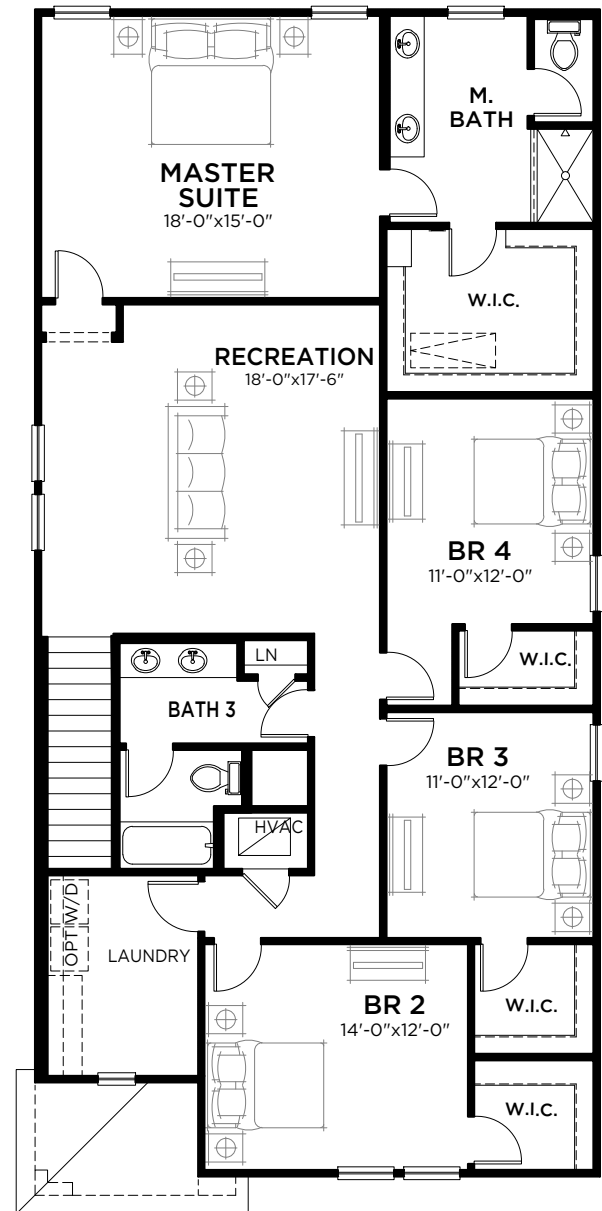


**Valencia B**



**Valencia C**

5 bed • 3 bath • 2 car | 3,011 sq. ft.



**2 CAR GARAGE**  
20'-0" x 20'-0"

**ENTRY**

**FOYER**

**BATH 2**

**BR 5**  
11'-0" x 11'-8"

**KITCHEN**

**DINING**  
12'-0" x 11'-6"

**LIVING**  
16'-8" x 18'-0"

**LANAI**  
16'-8" x 8'-0"

**STOR.**

**PANTRY**

**OPT REF**

**DW**

**LN**

**WH**

63'-0"

|                 |         |
|-----------------|---------|
| Main Floor A/C  | 1246 SF |
| Upper Floor A/C | 1765 SF |
| Total A/C       | 3011 SF |
| 2 Car Garage    | 438 SF  |
| Lanai           | 133 SF  |
| Entry           | 54 SF   |
| Total Area      | 3636 SF |