



40' Wide Homesite
 50' Wide Homesite
 Model Home
 Model Parking

Two Rivers: Phase II

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 undermounted 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.

Two Rivers: Phase II

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.
- Modern two panel fiberglass 6' 8" front door (per plan) and Sliding Glass doors for natural lighting and functionality.
- 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

- Insulated fiberglass front door, Dual pane, Low-E energy efficient windows and sliding glass door (per plan): Helps reduce overall 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.
- Engineered with structural tie-downs and enhanced reinforcement to meet Florida's rigorous hurricane and wind safety standards.
- 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.

Community Specific Features

- Garage Coach lights
- Paver Driveways, lead walk and front entry

SFR2

Esperanza

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



Esperanza A



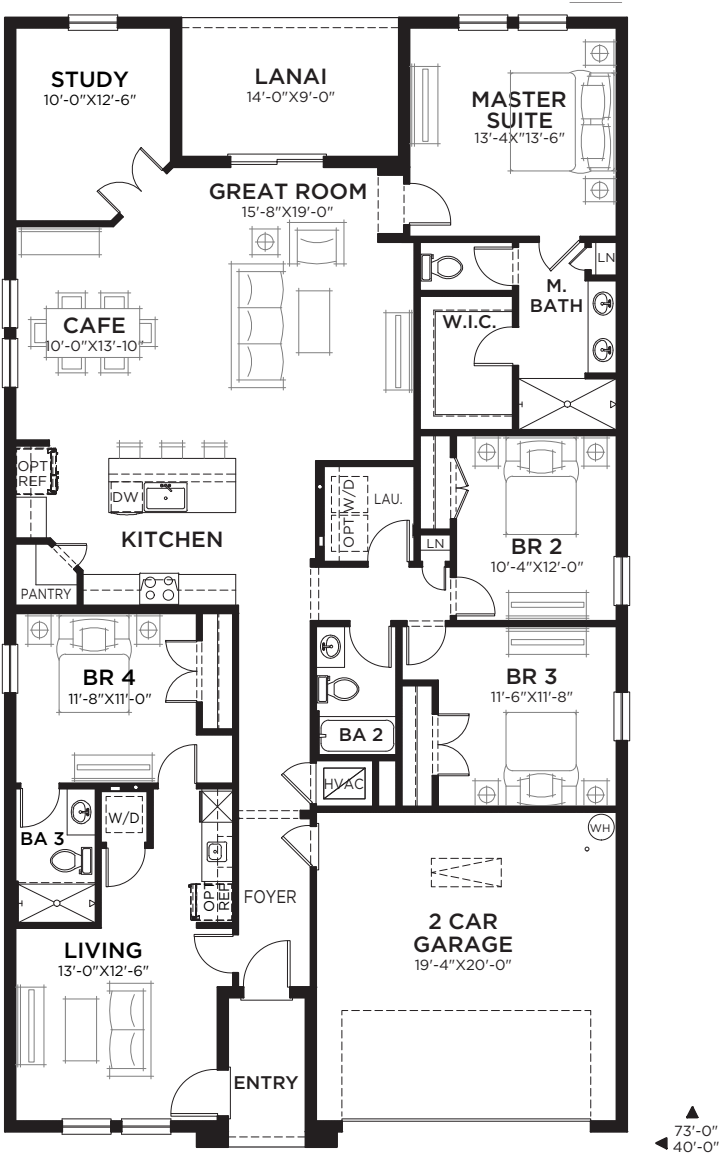
Esperanza B



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



Magenta

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



Magenta A



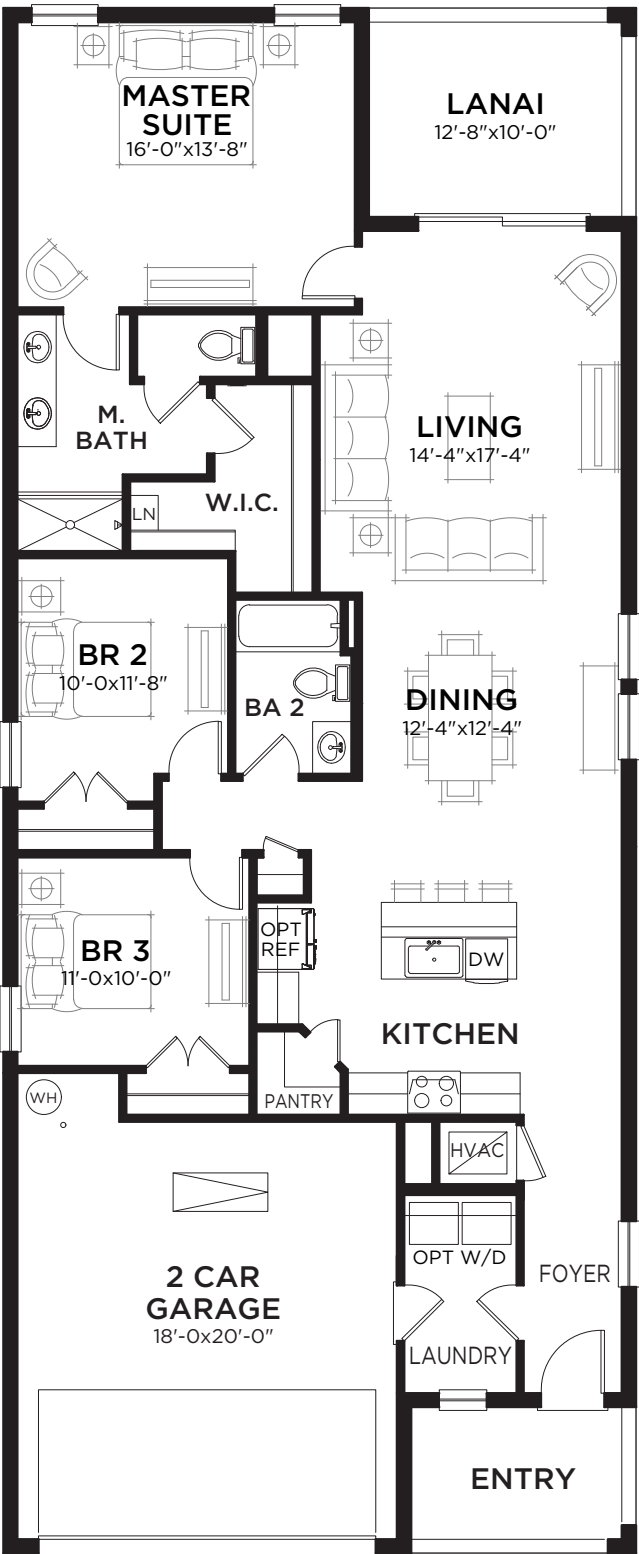
Magenta B



Magenta C

Magenta

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



MAIN FLOOR PLAN

74'-0"
30'-0"

Area Schedule

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

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Turquesa

4 bed • 2.5 bath • 2 car | 2,039 sq. ft.



Turquesa A



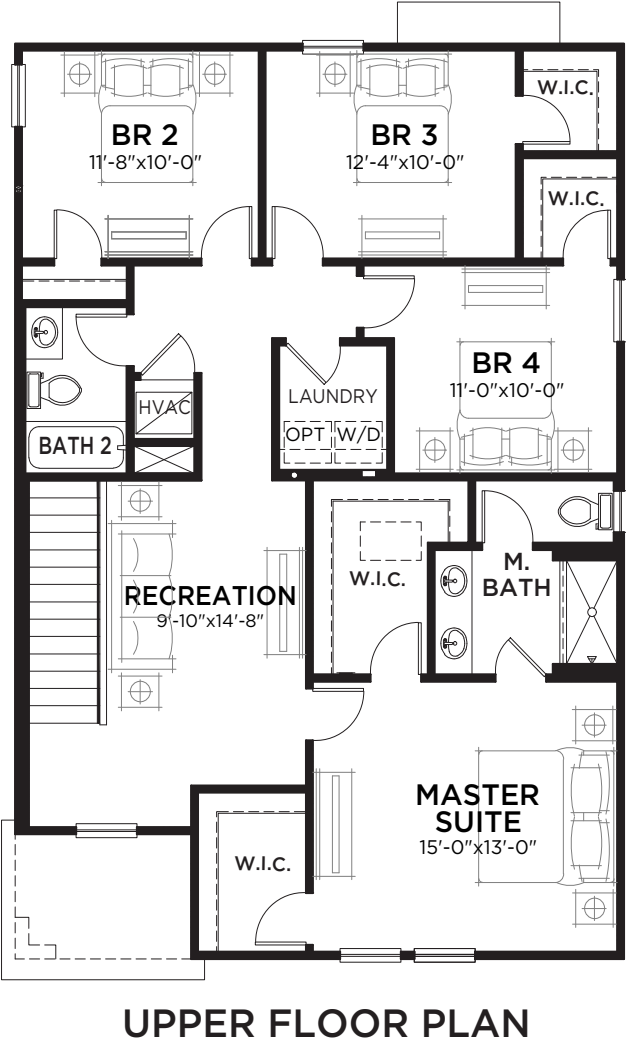
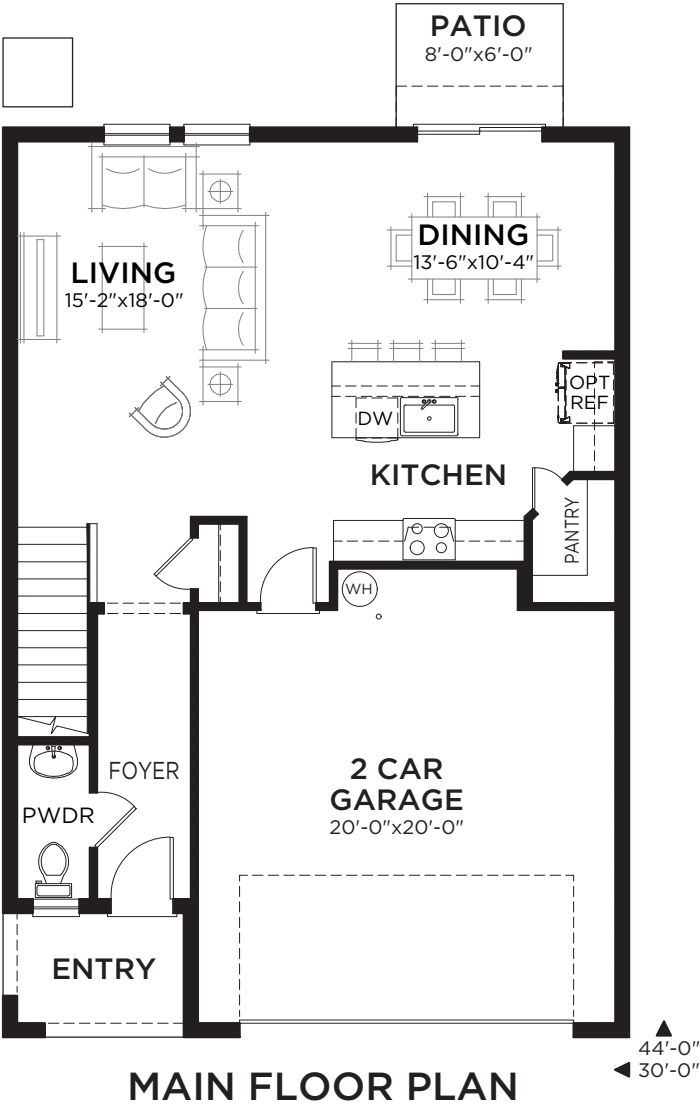
Turquesa D



Turquesa C

Turquesa

4 bed • 2.5 bath • 2 car | 2,039 sq. ft.



Area Schedule

Main Floor A/C	820 SF
Upper Floor A/C	1219 SF
Total A/C	2039 SF
2 Car Garage	448 SF
Entry	52 SF
Total Area	2539 SF



Azure

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



Azure A



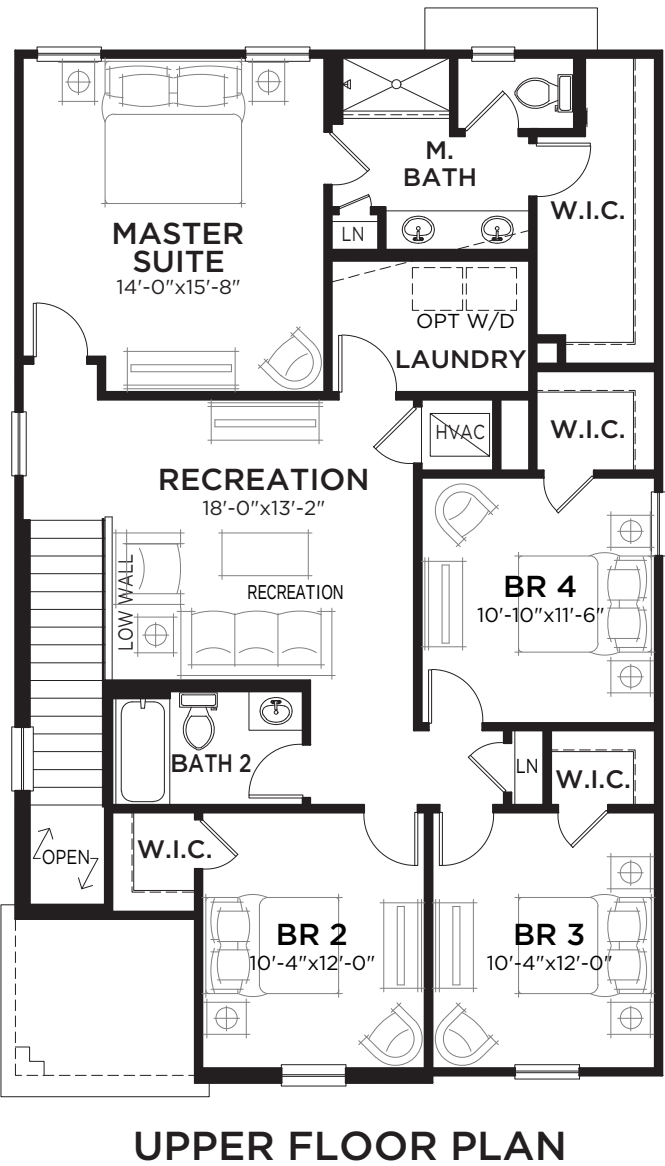
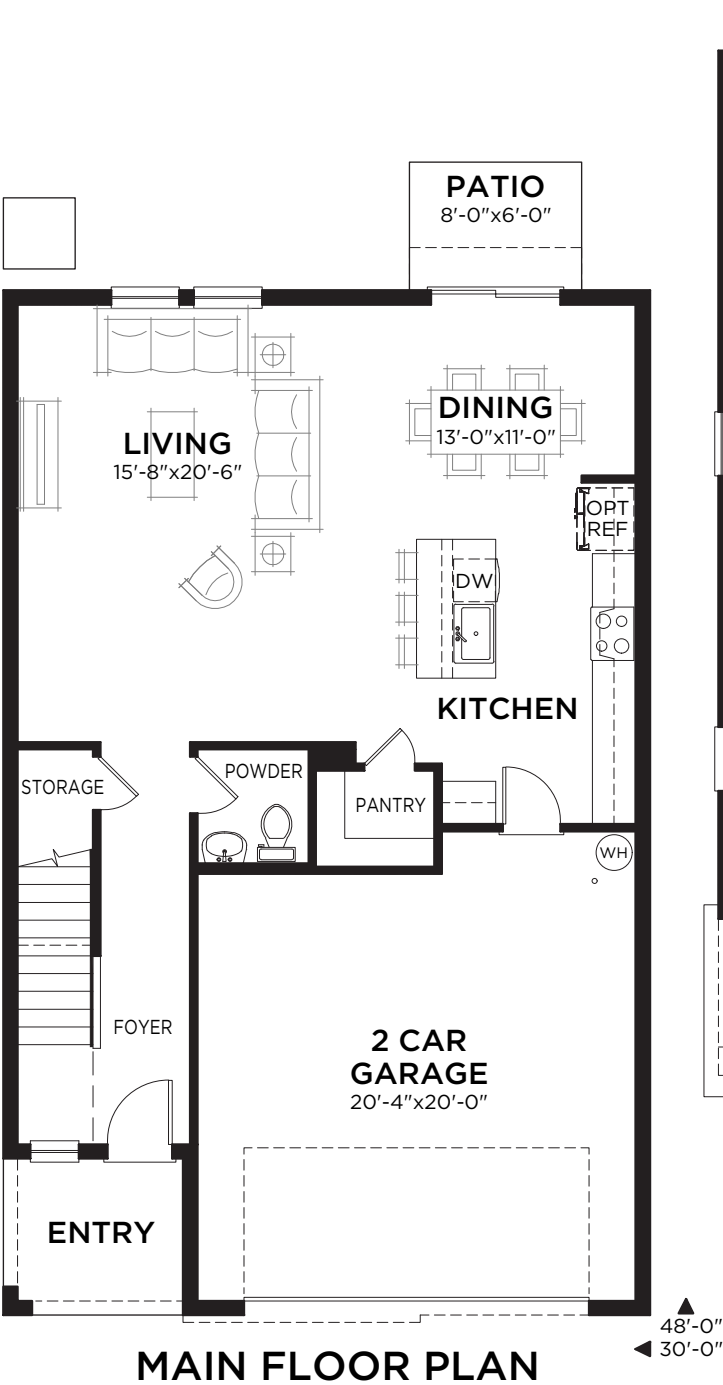
Azure B



Azure C

Azure

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



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

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Indigo

5 bed • 3 bath • 2 car | 2,470 sq. ft.



Indigo B



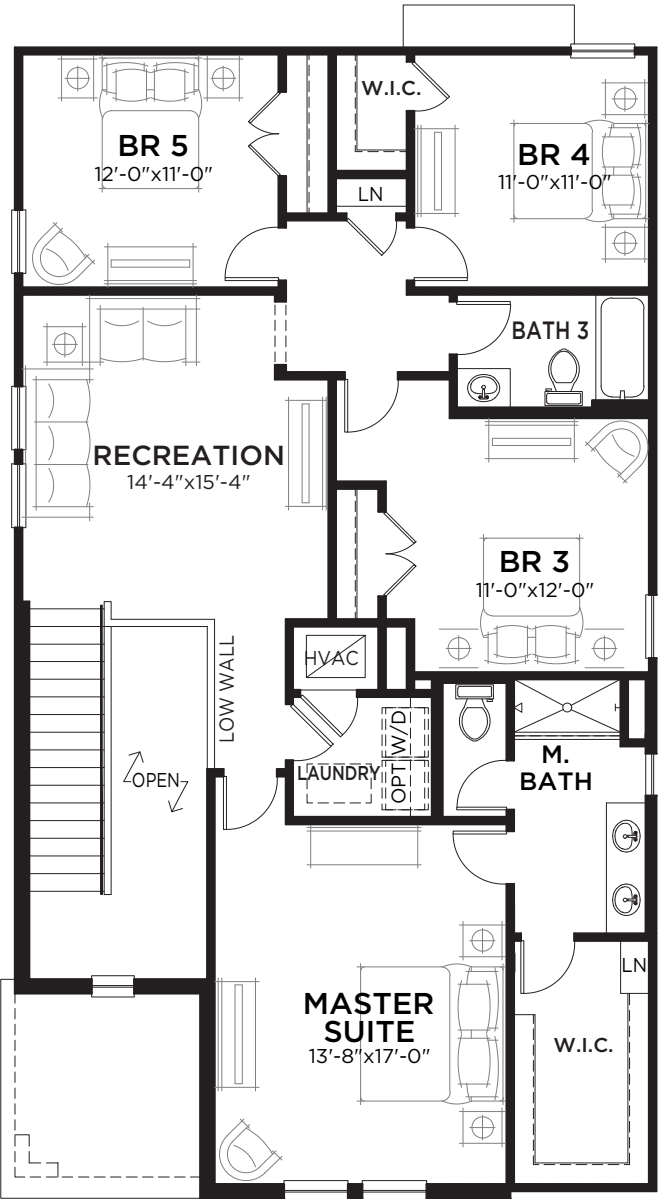
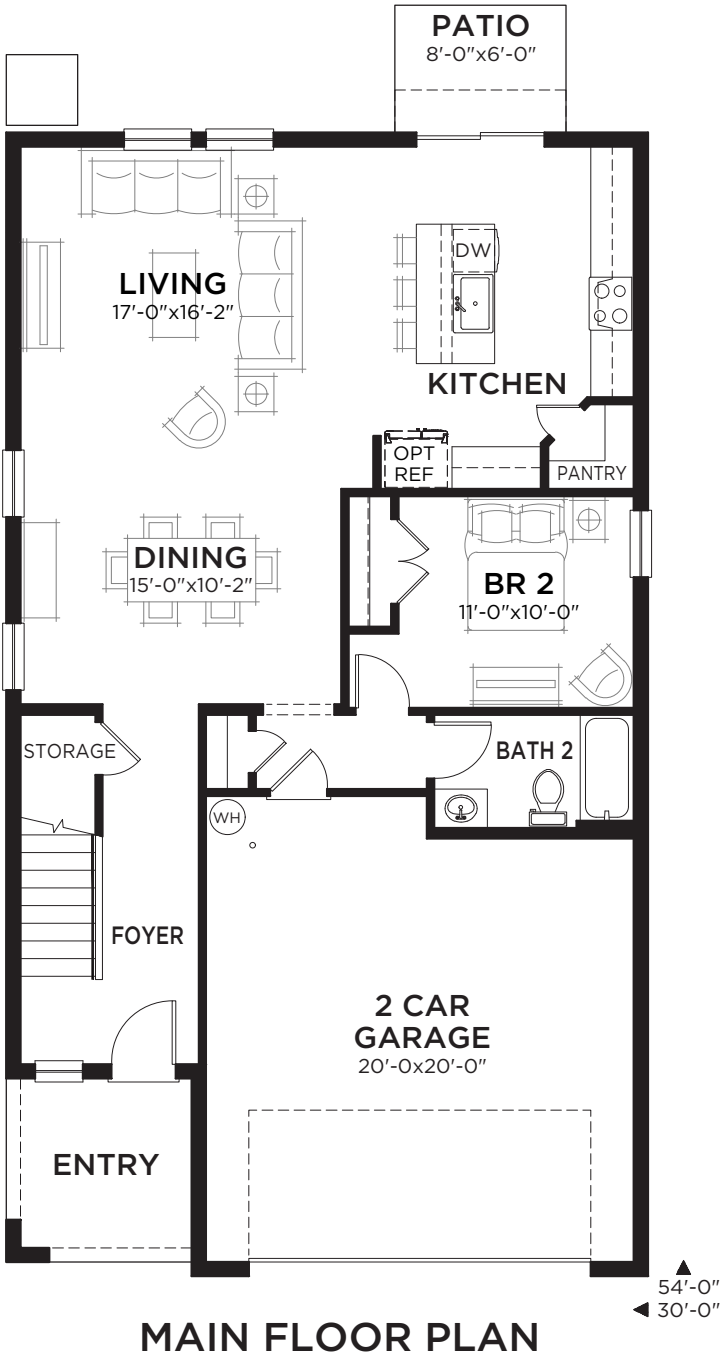
Indigo C



Indigo D

Indigo

5 bed • 3 bath • 2 car | 2,470 sq. ft.



Area Schedule

Main Floor A/C	1085 SF
Upper Floor A/C	1385 SF
Total A/C	2470 SF
2 Car Garage	454 SF
Entry	75 SF
Total Area	2999 SF



Valeria

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



Valeria A



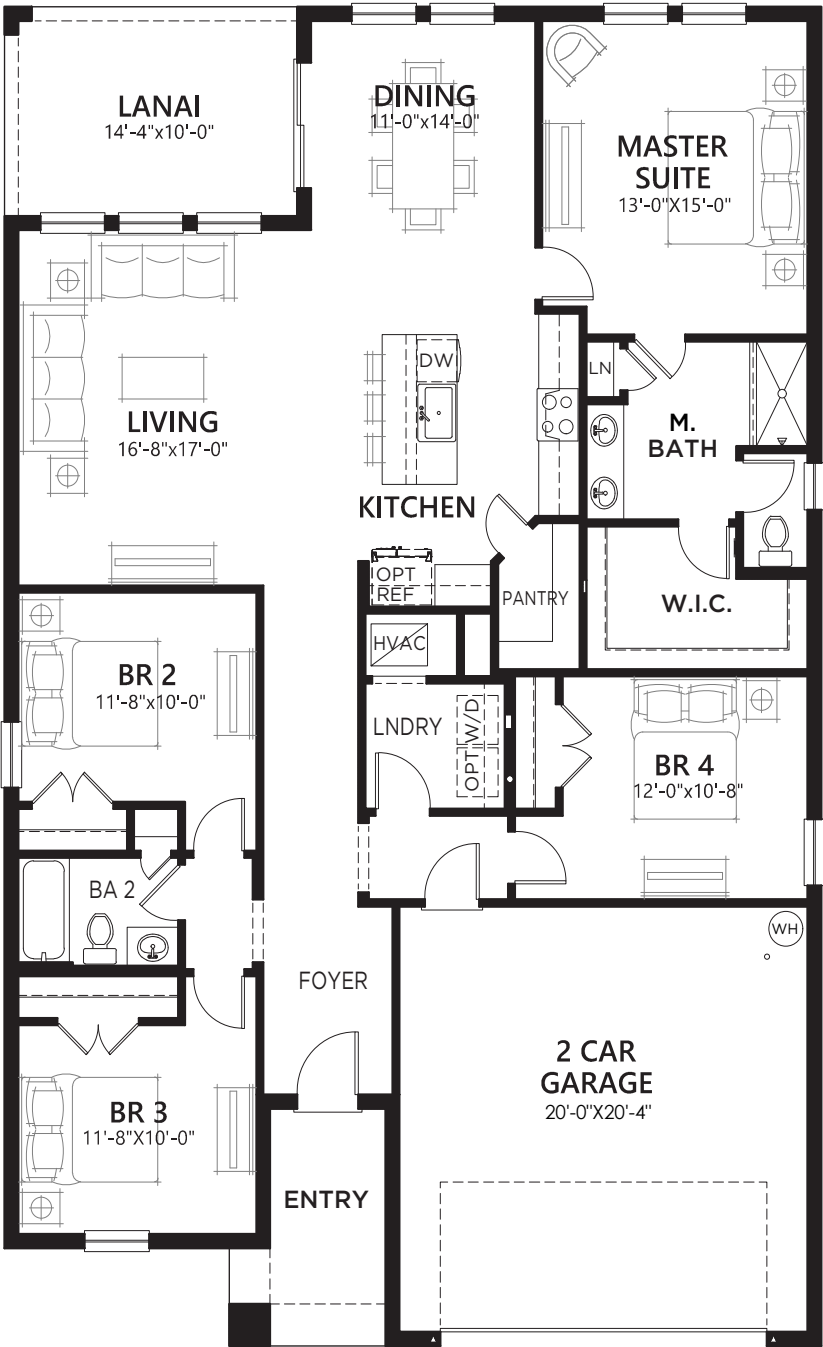
Valeria B



Valeria C

Valeria

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



MAIN FLOOR PLAN

64'-0"
40'-0"

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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Lucia

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



Lucia A



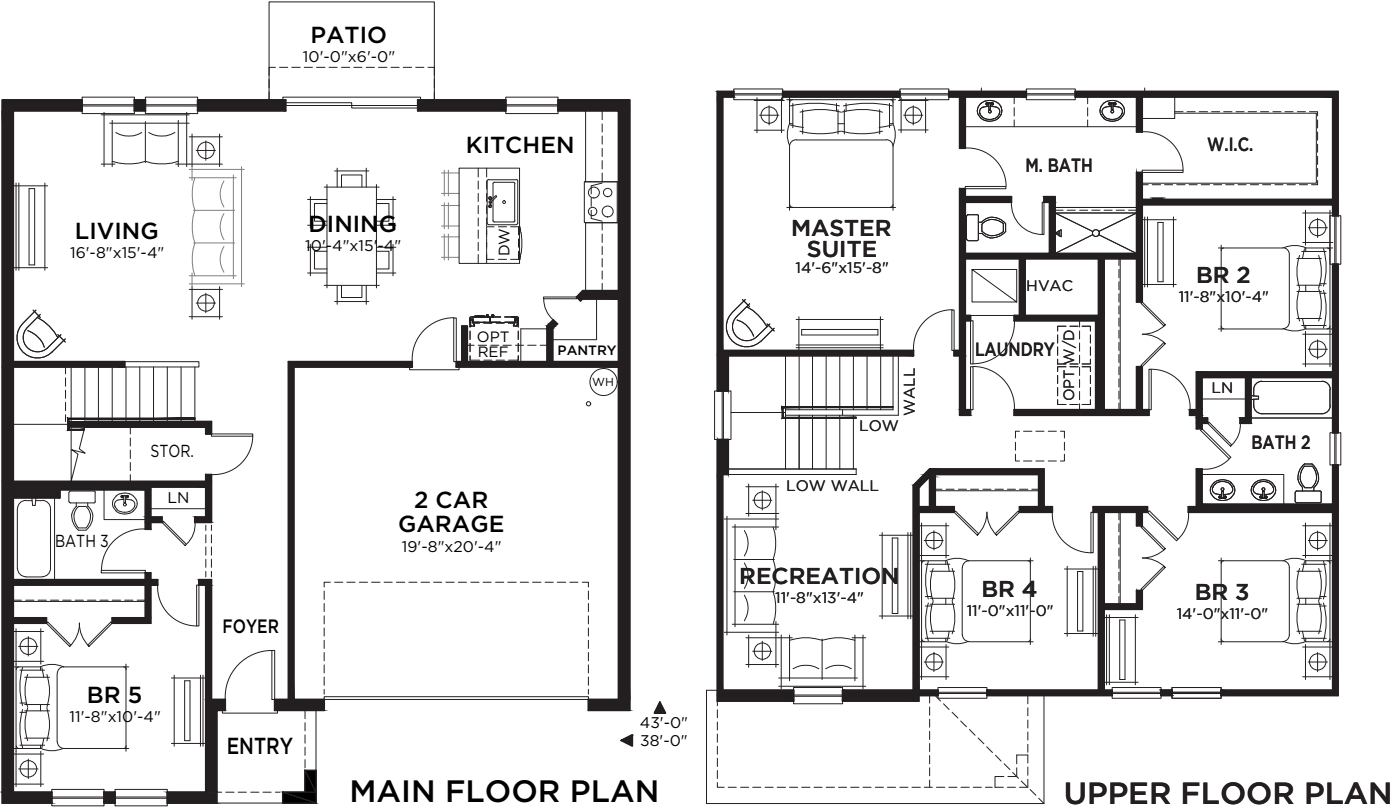
Lucia B



Lucia C

Lucia

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



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

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Catalina

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



Catalina A



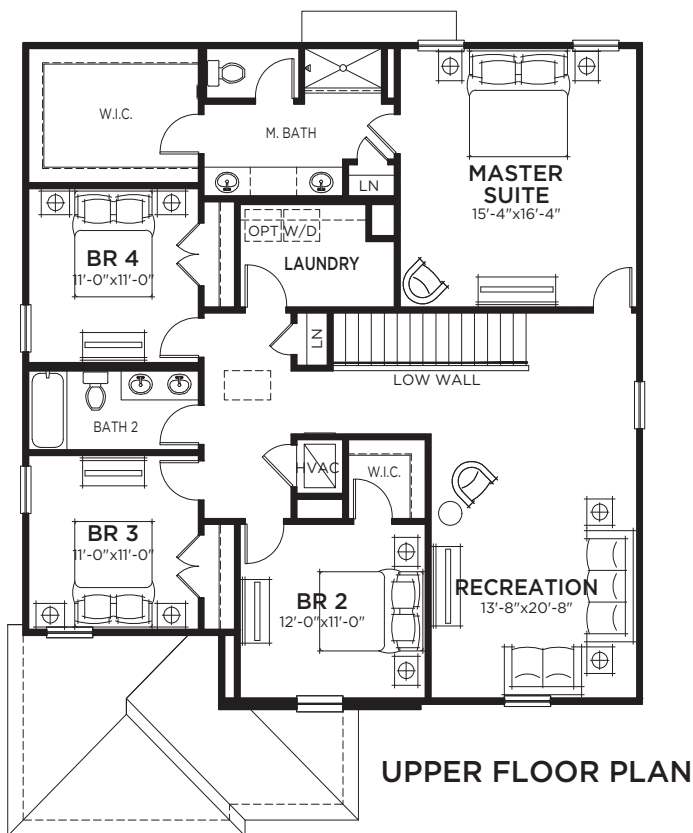
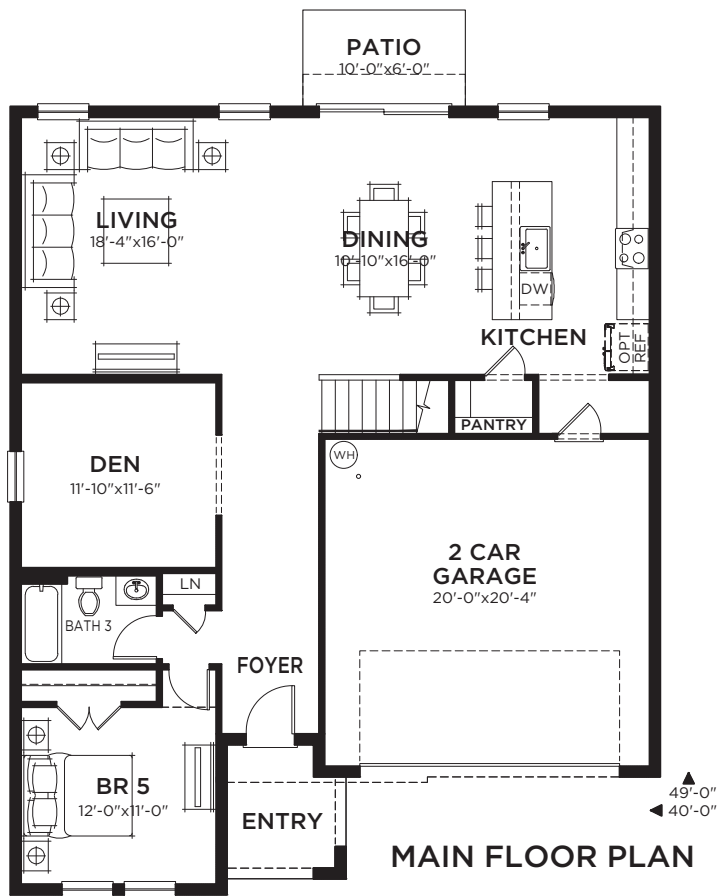
Catalina B



Catalina D

Catalina

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



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



Gabriela

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



Gabriela A



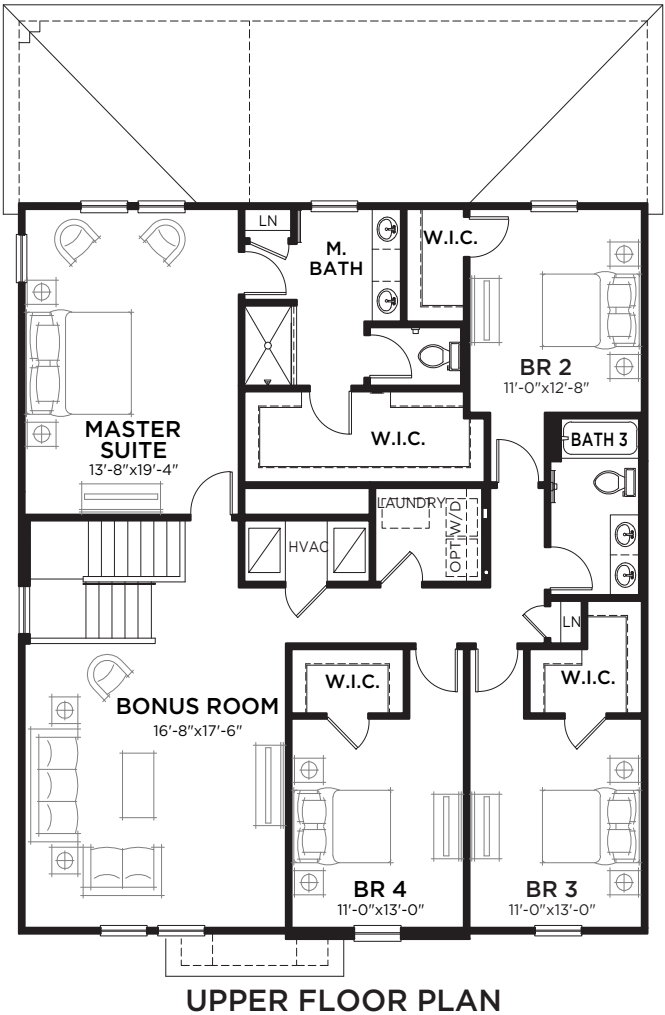
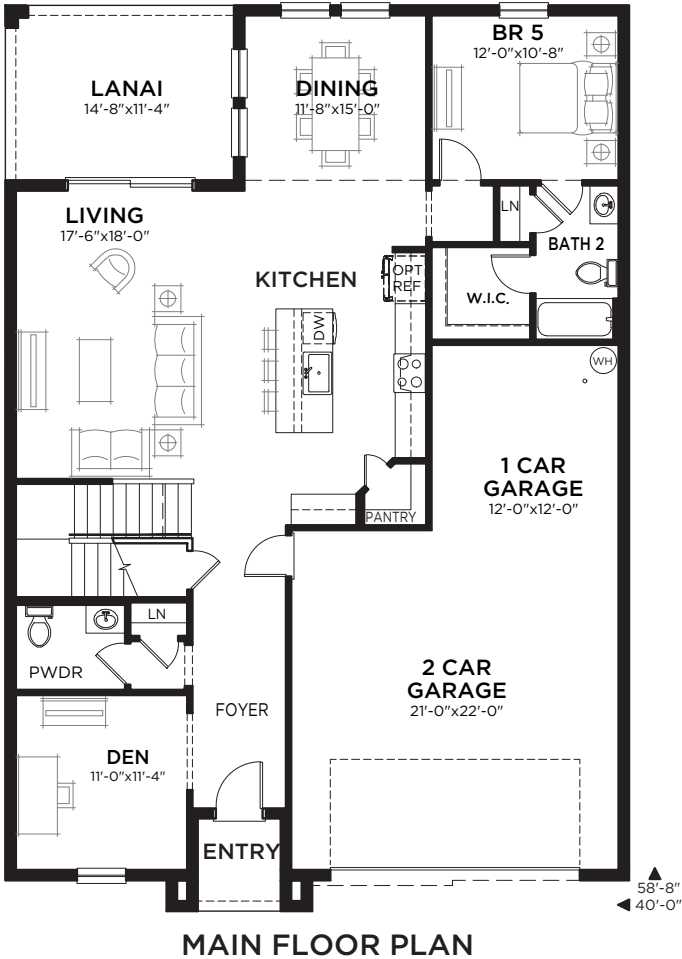
Gabriela B



Gabriela C

Gabriela

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



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
Total Area	4034 SF

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