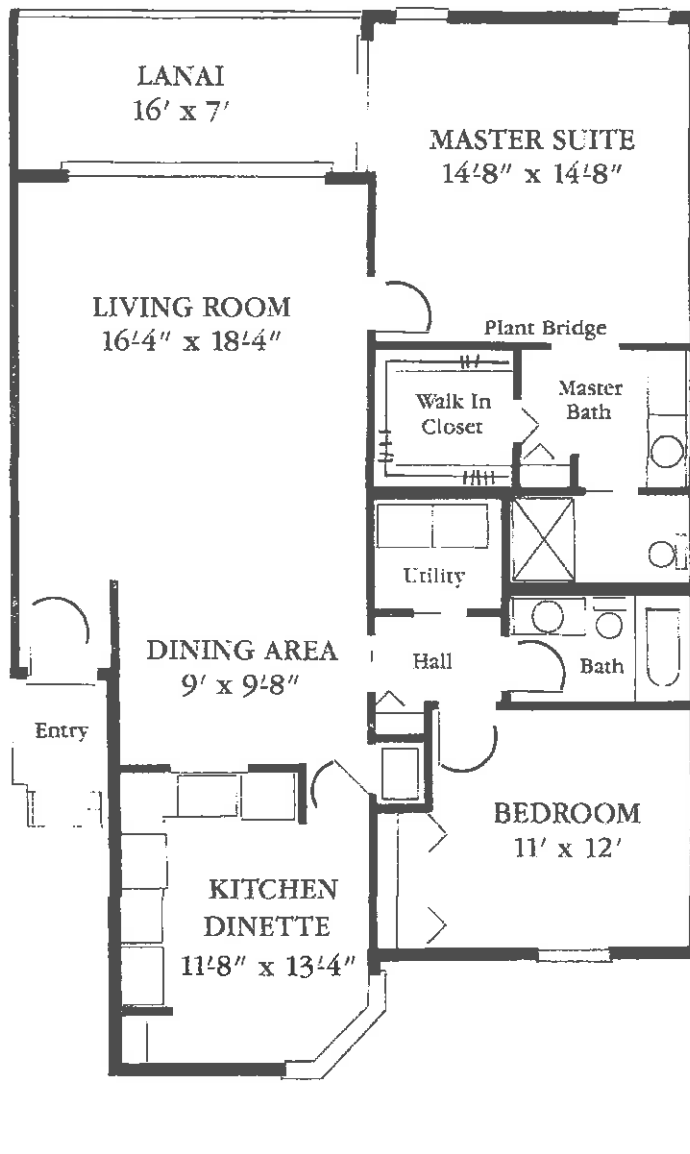


Serendipity
AT PELICAN BAY

Floor Plan 2 Bedroom



MASTER BATHS

- Ceramic tile showers
- Full vanity mirrors
- Quality faucets and accessories
- Elongated water closets
- Linen closet
- Cultured marble vanity tops

FLOOR COVERINGS

- Carpet not included
- Tile only in completed 2nd bath. Tile also in shower/commode area of Master Bath.

ELECTRICAL FIXTURES

- Living, bedrooms wired for ceiling fans
- Pre-wired for cable TV and phone
- Two smoke detectors

ENERGY SAVING FEATURES

- Ventilated roof and soffits
- Insulated metal front door
- R-19 attic insulation
- Batt insulation with moisture barrier on exterior masonry walls (R-3)
- Efficient air conditioning and heating
- Quick recovery, 40 gallon hot water heater.

EXTERIOR DESIGN FEATURES

- Masonry exteriors with stucco finish
- Carport with each unit
- Protected stairways
- Aluminum frame windows with tinted glass
- Concrete tile roofing

INTERIOR FEATURES

- Marble window sill
- Gypsum drywall walls with lightly textured ceilings
- Vaulted ceilings second floor
- Insulated metal-clad front doors
- Concrete floor construction

KITCHEN APPOINTMENTS

- Custom European-style cabinetry
- Stainless double-bowl sink
- Coved lighting
- Appliances by G.E., include washer/dryer

LIVING AREA	1300
LANAI	112
TOTAL AREA	1412

Plus carport & full storage closet

Dimensions and room sizes are approximate.

MARGARET HUTCHISON
239-272-7000 Direct
mhutchison@johnrwood.com
www.beachbreezes.com