



Included Luxury Features



VILLAS BY THE SEA – LAUDERDALE-BY-THE-SEA, FLORIDA



INCLUDED LUXURY FEATURES

READY TO MOVE IN

All residences come completely finished with your choice of professionally designed color-coordinated packages including European Style cabinetry, granite countertops, 20" x 20" porcelain tile flooring throughout the living areas, and plush carpeting in the bedrooms.

IN YOUR KITCHEN

- European Style cabinetry
- 3/4" granite countertops with 1-1/2" built-up edge and full-height backsplash
- Bosch standard depth French door refrigerator in stainless steel
- Bosch cooktop
- Bosch stainless steel single built in oven
- Bosch convection microwave over cooktop in stainless steel
- Bosch dishwasher in stainless steel
- In-sink-erator sound control disposal
- Moen under-mount stainless steel sink
- Moen faucet in stainless steel finish with integrated pull-out sprayer
- Under-cabinet lighting
- Soft close cabinet doors and drawers
- Decorative cabinet crown molding and light valance
- Pull out wastebasket under sink
- Cabinet liner in sink base cabinet
- 2 decorative glass doors with matching interior on either side of microwave oven

IN YOUR BATHS

- 20" x 20" porcelain tile flooring, 13" x 13" wall tile, full height shower walls in all bathrooms
- European Style cabinetry
- Granite countertops with 4" backsplash
- Kohler under-mount sinks
- Moen 8" widespread faucets in brushed nickel finish
- Framed mirrors above vanities
- Designer wall mounted vanity light fixtures
- Recessed lighting in all baths
- Kohler jetted tub in master bath (per plan)
- Master bath shower featuring Moen handheld shower with slide bar and rain shower head
- Seamless glass enclosure in master bath
- Kohler 2-piece elongated raised height commodes in all baths
- Kohler pedestal sink in powder room (per plan)

BUILDING AMENITIES

- Fire protection sprinkler systems
- Resident parking tucked conveniently underneath the buildings
- Decorator appointed lobby with computerized access control
- Decorator appointed computer programmed limited access elevators
- 24-hour roving patrol
- Private beachfront sundeck (2nd floor of Ocean Front building only)
- Storage lockers

INSIDE YOUR RESIDENCE

- 9'7" - 9'8" Ceiling height in main living areas and bedrooms (per plan)
- 10'4" - 11'0" Ceiling height in main living areas & bedrooms on Penthouse level (per plan)
- Spacious balconies with aluminum railing
- Impact glass for hurricane protection on all windows, sliding glass doors and French doors
- 8' Tall sliding glass doors (per plan)
- 8' Tall entry door with satin nickel hardware
- Light orange peel on all ceilings and walls
- 20" x 20" porcelain tile through living areas (except bedrooms)
- Luxurious stain-resistant carpeting in bedrooms
- 8' Tall solid core interior doors and closet doors
- Satin nickel lever door hardware
- 5-1/2" baseboards
- Energy-efficient central air-conditioning and heating
- Central hot water
- High speed structured wiring network for phone, video and computer. Includes certified Cat-5 data lines and RG-6 quad shield coaxial cable
- Pre-wired for ceiling fans in all bedrooms
- Recessed lighting at halls, baths, kitchen and great room (per plan)
- Pre-wired lighting outlets at foyer, dining area and breakfast area/breakfast bar (per plan)
- Decora-style rocker light switches and outlets
- Alarm system with one keypad and one year free monitoring
- Abundant closet space with ventilated vinyl shelving
- Bosch front-loading washer and dryer
- European Style cabinetry in laundry room
- Built in laundry sink (per plan)

PRIVATE SEA CLUB

- Beautiful 2-story oceanfront clubhouse
- Cardio fitness room with state of the art equipment
- Oceanfront social club room for entertaining
- Oceanfront heated pool
- Whirlpool spa
- Furnished cabanas





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LAUDERDALE BY THE SEA, FLORIDA 33308
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