

*Fiddler's Creek*

MARSH COVE



*Offered by*



*Harbourside Custom Homes*









Artist's Concept



Harbourside Custom Homes

MESSINA

3 Bedrooms, 3.5 Baths, 3 Car Garage

Living ..... 2,672 sq.ft.  
 Entry ..... 127 sq.ft.  
 Covered Lanai ..... 464 sq.ft.  
 Garage ..... 732 sq.ft.

Total Square Feet ..... 3,995 sq.ft.

Fiddler's Creek®

VILLA ADRIANA II



ELEVATION A

Artist's Concept



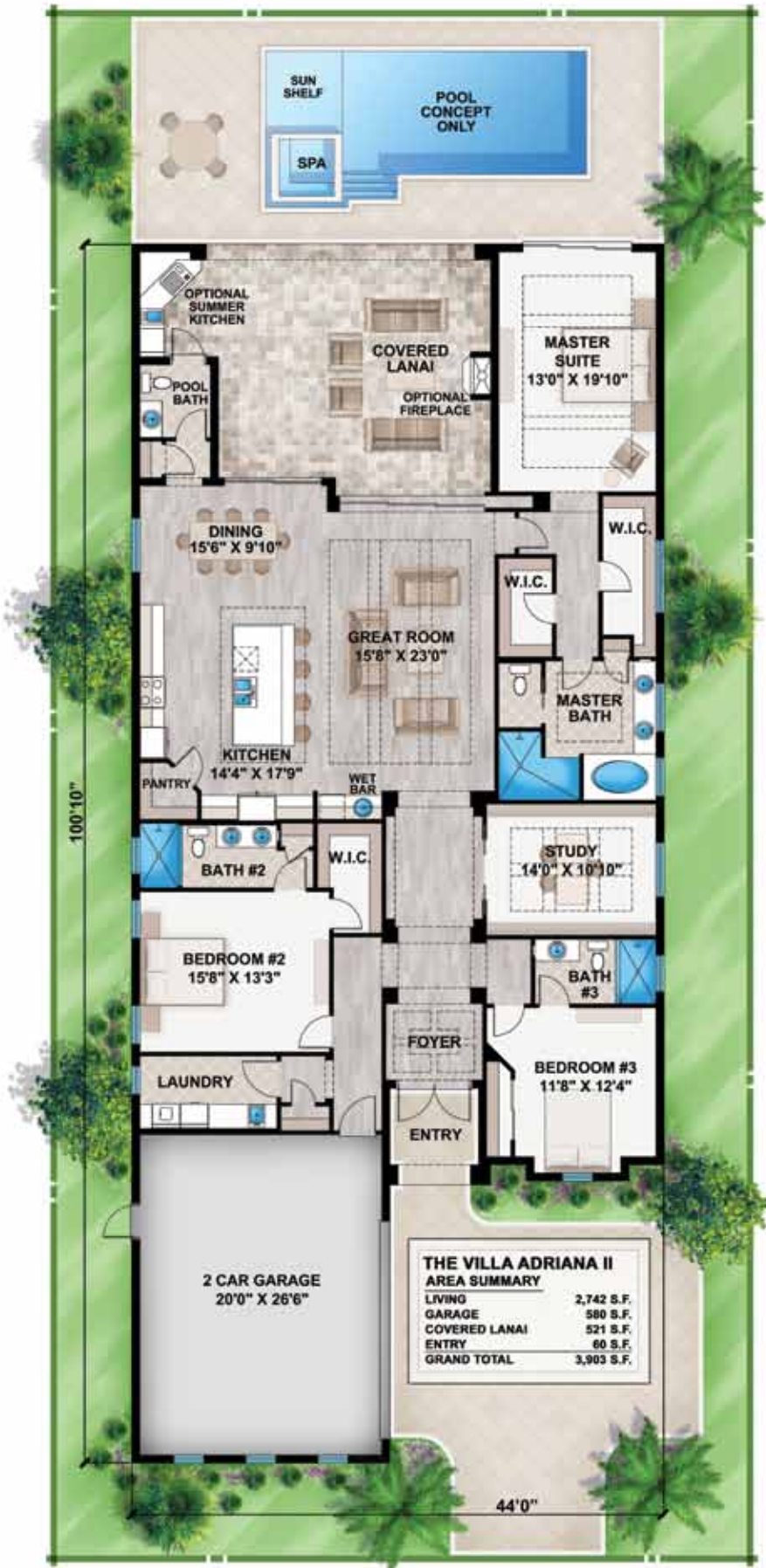
ELEVATION B

Artist's Concept



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Harbourside Custom Homes

## VILLA ADRIANA II

3 Bedrooms, 3.5 Baths, 2 Car Garage

Living ..... 2,742 sq.ft.  
 Entry ..... 60 sq.ft.  
 Covered Lanai ..... 521 sq.ft.  
 Garage ..... 580 sq.ft.

Total Square Feet ..... 3,903 sq.ft.

*Fiddler's Creek*

VILLA ROMA



*Harbourside Custom Homes*

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## VILLA ROMA

4 Bedrooms, 3.5 Baths, 2 Car Garage

Living ..... 3,016 sq.ft.

Entry ..... 68 sq.ft.

Covered Lanai ..... 420 sq.ft.

Garage ..... 540 sq.ft.

Total Square Feet ..... 4,044 sq.ft.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Dimensions shown are approximate. Developer maintains a continuous design program and therefore reserves the right to modify these plans.

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## MODEL FEATURES

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- Granite countertops in kitchen, baths and laundry room
- Stainless steel kitchen appliance package
- Custom cabinetry with raised-panel solid wood doors
- 42" upper cabinets in kitchen
- Walk-in pantry with built-in shelving
- Porcelain tile in great room, dining room, kitchen, nook, foyer, baths, utility room and study
- Crown moulding in tray ceiling treatments
- Designer light fixture & ceiling fan package
- Dramatic master bath with dual vanities, private water closet, soaking tub and separate walk-in shower
- Kohler plumbing fixtures
- Manabloc water distribution plumbing system
- Ventilated wood shelving in bedroom closets
- Solid 8' interior doors
- Schlage door hardware
- Vintage Ironworks decorative iron front door with impact glass inserts
- High profile color-thru roof tile
- Driveway, walkway, and lanai pavers in decorative colors
- Complete landscape package to meet Fiddler's Creek requirements
- Exterior walls painted with Sherwin-Williams Loxon XP
- Sentricon termite treatment
- Stem wall construction provides additional structural support and requires less fill
- Textured garage floor
- Insulated impact double pane glass windows with wood sills
- Electric roll down hurricane screen on rear lanai to protect home and outdoor living space or impact glass per plan
- Energy saving R-38 attic insulation
- Certified low chemical emission carpets
- 16 seer Carrier high efficiency air conditioner
- Energy efficient tankless natural gas water heater
- Structured wiring ensures strongest possible connection to phones and electronic devices
- Security system with two keypads
- TechShield 5/8" radiant barrier plywood
- 2-10 Home Buyers Warranty® New Construction Warranty



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