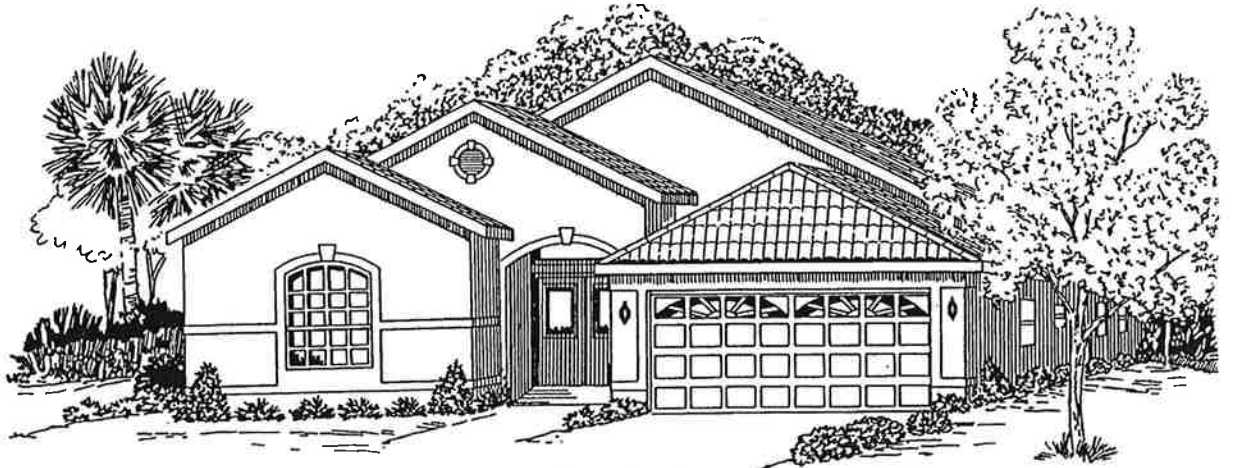


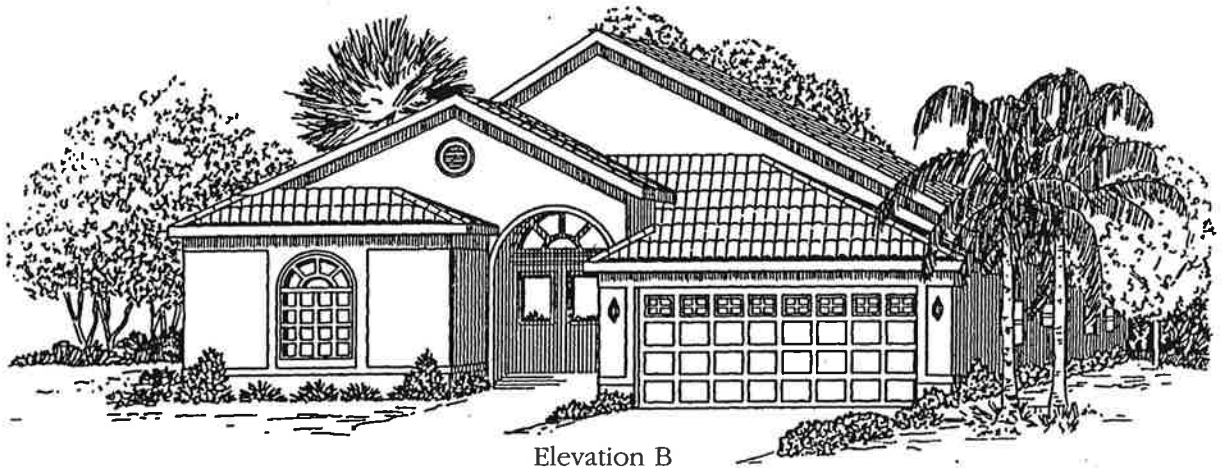


WOODLANDS AT RIVENDELL

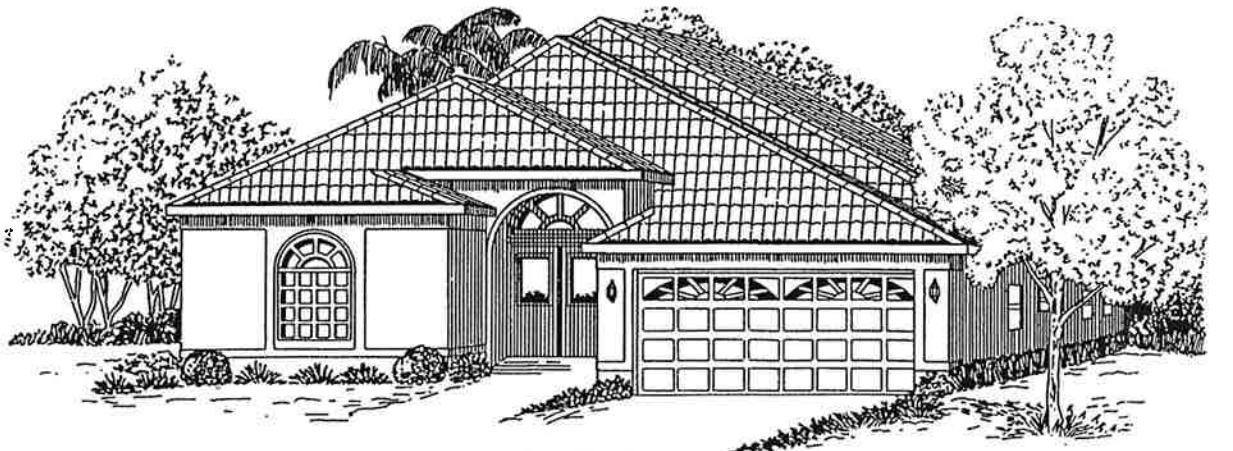
THE Biscayne



Elevation A



Elevation B



Elevation C



(941) 918-2070

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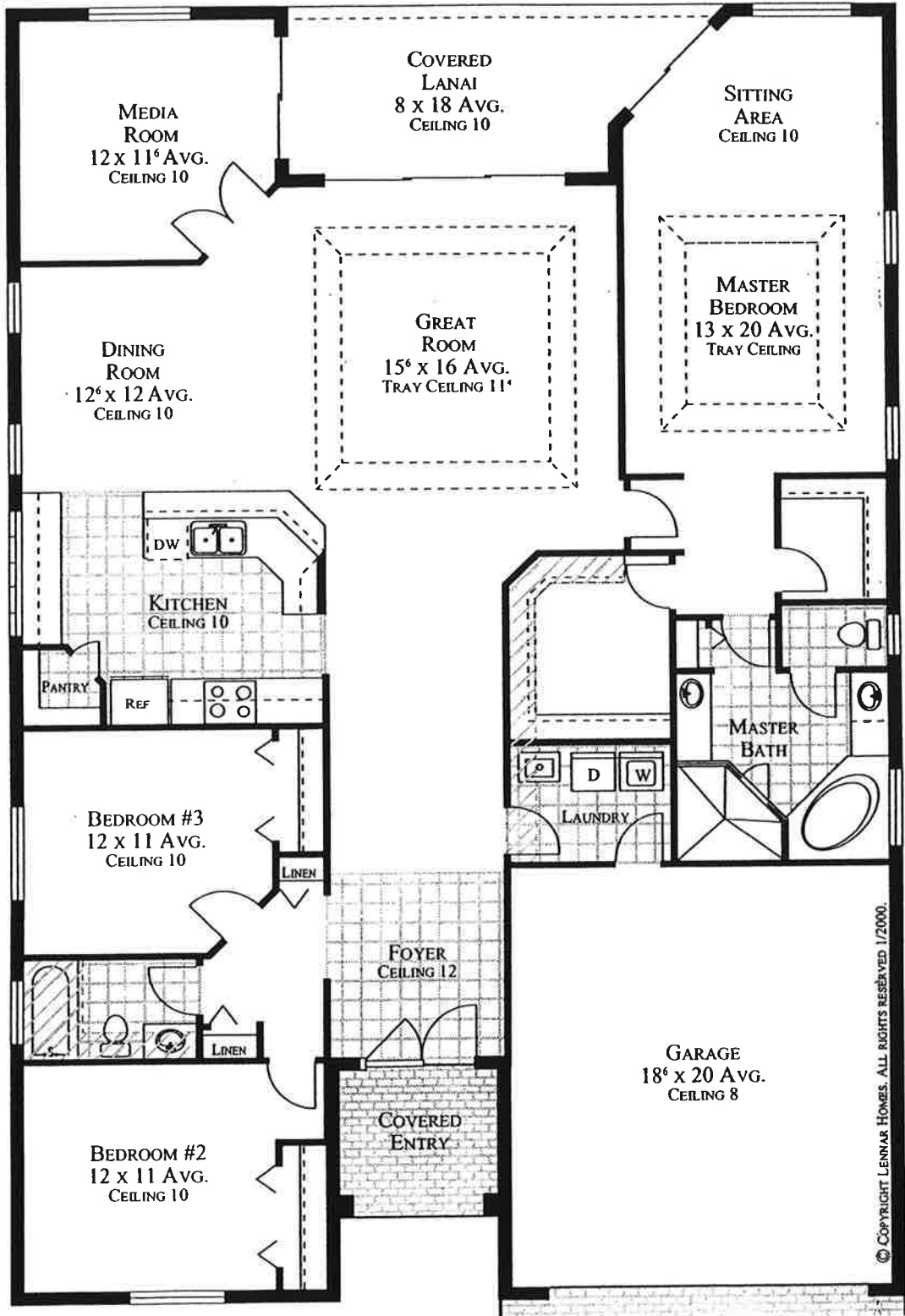


WOODLANDS
AT RIVENDELL

MANOR SERIES

- PLAN #2166**
- 3 BEDROOM
 - 2 BATH
 - GREAT ROOM
 - MEDIA ROOM
 - 2 CAR GARAGE

THE Biscayne II



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Everything's IncludedSM

THE WOODLANDS AT RIVENDELL

COMMUNITY FEATURES

- Underground utility service
- City water service
- Community lakes throughout
- Community pool



LUXURY INTERIOR FEATURES

- 16" x 16" ceramic tile foyer
- Antique brass lever type door handles
- Rounded corner dry wall details
- Decora white rocker switches
- Hand troweled & textured knockdown finish on ceilings
- *Corian*TM window sills, *color glacier white*
- Six-zone (6) security system
- Prewired for fan in all bedrooms & family room
- R-30 insulation in all living area ceilings
- Electric door chime
- Ventilated vinyl closet shelving with continuous glide hanging rod
- Humidistat
- Energy saving quick recovery hot water heater
- In-wall pest control
- High efficiency heat pump/air conditioning
- Screened lanai with *Flo-crete*TM finish one (1) screen door
- Epoxy finished garage floors
- Pre-wired for phones, faxes & computers
- Faux-wood window blind package



LUXURY EXTERIOR FEATURES

- Standard homesite
- Professionally engineered to meet or exceed local code requirements
- Superior concrete foundation with termite soil treatment
- Concrete block construction, low maintenance cementitious finish, 2 story models concrete block 1st floor only
- Engineered wood roof trusses
- Vented soffits with continuous roof venting
- 1/2" CDX sheathing plywood nailed to trusses
- White aluminum window frames & bronze screens
- Decorative coach lights
- Energy saving tinted windows & sliders
- Profile tile roof
- Paneled steel garage door
- Automatic garage door opener with remotes
- Automatic lawn sprinkler system
- Full caddled St. Augustine homesite



LUXURY EXTERIOR FEATURES *continued*

- Brick paver driveway & lead walk
- Master-planned professionally designed tropical landscaping
- Three (3) exterior hose bibs
- Garage key pad opener



LUXURY KITCHEN FEATURES

- *GE*TM 25 cubic foot, side-by-side refrigerator with ice & water in the door
- *GE*TM free standing convection range with self cleaning oven
- *GE*TM vented microwave oven
- *GE*TM multi-cycle dishwasher *Whisper Quiet*TM
- Waste disposal
- *Corian*TM solid-surface countertops & full height tile backsplash, *color glacier white*
- Double bowl white cast iron sink, under mount
- Filtered water at kitchen sink, piped to ice line
- Quality custom cabinetry throughout with 42" uppers & crown moulding, pull-out shelves & tilt sponge tray
- *Moen*TM "One Touch"TM faucet



LUXURY MASTER BATH FEATURES

- 16" x 16" ceramic tile floor
- Oversize ceramic tile in master shower with *Listello*TM tile inserts & glass enclosure
- Luxurious *Kobler*TM white jetted tub
- Oversized ceramic tile shower/tub walls
- *Moen*TM plumbing fixtures
- *Corian*TM vanity top, *color glacier white*
- *Corian*TM tub base, *color glacier white*
- Medicine cabinet to match cabinets
- Full length mirror closet doors (per plan)
- White elongated water closet



LUXURY SECONDARY BATHROOM FEATURES

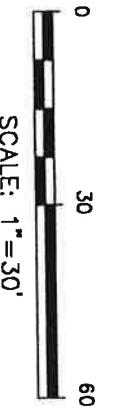
- *Corian*TM vanity top, *color glacier white*
- 16" x 16" ceramic tile floors
- White elongated water closet
- Medicine cabinet to match cabinets



LAUNDRY ROOM

- *GE*TM extra large capacity washer and dryer
- Upper cabinetry
- Utility tub in base cabinet
- 16" x 16" ceramic tile floor





SITE PLAN: 04/30/02
 FOUNDATION: 10/09/02
 FINAL: 03/16/03

