

Mozart AT BELLA VIANA



The Mozart "F"

Borchini Realty
PLC



The Mozart "G"

(Artist Rendering - Landscaping for illustration purposes only.)

Mozart

2259 SQ. FT.



Covered porch size will vary by elevation.
Please see sales counselor for details.

Distinctive Features

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CLASSICAL SERIES – CHOPIN, BACH, CARNEGIE, BRAHMS, SAVOY, MOZART, BOLERO

DISTINCTIVE EXTERIOR FEATURES

- Choice of five architectural styles
- Mediterranean elevation with concrete tile roof
- Antique brass lever door handle and deadbolt lock set
- Paver driveway, front porch, and walkway
- Covered rear lanai
- Electric garage door opener with two remotes and keyless entry
- Two-car garage
- 6" gutters and splash guard front and rear of home
- Door chime with lighted push button
- 36" entry walkway with brick pavers
- Weatherproof outlets in pre-determined locations
- 6-panel fiberglass front door
- 2 hose bibs in pre-determined locations
- Decorative coach lights on each side of garage door
- 25 year architectural shingles with a 10 year fungus resistant guarantee

QUALITY CONSTRUCTION

- Concrete block construction
- Textured masonry coating with 4 year 100% acrylic finish
- One year termite protection
- Monolithic concrete slabs with vapor barrier
- R30 insulation in air conditioned space
- 40 gallon water heater
- Heat pump heating and cooling system
- Screens for all operable windows and sliding glass doors
- 9' ceiling height

PREFERRED INTERIOR FEATURES

- Ceramic tile flooring at foyer, kitchen, master and secondary baths, laundry room with four color choices
- Saxony carpet and 6 lb. pad
- Latex semi-gloss enamel paint on baseboards and door casings
- Pre-wired for two telephone outlets
- Pre-wired for two television outlets
- White decora rocker switches throughout home
- Smoke detectors
- Pre-wired for ceiling fans at bedrooms and great room/living room
- Six paneled colonist interior doors
- Knockdown ceiling finish
- Orange peel texture on walls
- Marble window sills
- Large walk-in closet in all master bedrooms
- Vinyl clad closet shelving

CONTEMPORARY KITCHEN FEATURES

- Two compartment white Quartz Composite sink
- Designer white faucet w/spray
- Oak cabinets with choice of three distinctive stain finishes
- 36" upper cabinets with fully concealed hinges
- Insinkerator 1/3 H.P. garbage disposal

- Free standing ceramic top range in choice of colors: white, black, biscuit
- Microwave 1.5 cu. ft., 1000 watt in choice of colors: white, black, biscuit
- 5-cycle dishwasher choice of colors: white, black, biscuit
- 21.6 cu. ft. side-by-side refrigerator with ice and water in door: white, black, biscuit
- Laminate countertops with beveled edge, many colors available

CLASSIC BATHROOMS

- 42" plate glass mirrors
- 6" x 6" white or bone ceramic tile shower and tub surrounds per plan
- Solid surface vanity tops with drop in sink bowls (per plan)
- Chrome/polished brass Designer fixtures at master and bath two
- Safety grab bars at master shower
- Clear or obscure glass polished brass shower enclosure
- Glamour lights over each vanity

EXCITING OPTIONS

- Upgraded appliances
- Washers and dryers (shown on floorplan only for placement)
- State-of-the-art audio, video and intercom systems
- Security and central vacuum systems
- Designer flooring and countertop materials
- Upgraded cabinetry and cabinet options
- Designer interior paint colors
- Rounded corners
- Increased window and doorway heights
- Laundry tubs (pre-determined locations)
- Fireplaces (pre-determined locations)
- Upgraded landscaping packages

LANDSCAPE

These single-family homes include landscaping. Sod in front, side, and rear with irrigation. Lawn care maintenance of all neighborhoods is included in the monthly fees.

Our model homes showcase design and decorating ideas. Visit our full-service Décor Center for detailed pricing and to view samples of all the quality features listed here that are included in your home at no additional charge. See your Décor Consultant for a list of exciting architectural options per plan, which allow you to personalize your home. All distinctive features are subject to change without prior notice.

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Occupancy restricted to at least one person 55 years of age or older, a limited number of residents may be younger and no one may permanently reside in the home under 18 years of age. Membership and additional fees for golf are required. Golf course facilities are privately owned and operated. Details available upon request. Prices & features subject to change without notice. Due to normal construction tolerances, square footage may vary from those shown on floor plans. Floor plan illustrations are artist's conceptions and are not intended to show specific detailing.

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