



## A HOME AS UNIQUE AS YOU

Each home features a modern, open-concept layout that invites natural light and encourages gatherings, complemented by spacious interiors, elegant finishes, energy-efficient appliances, and built-in smart home technologies. You'll find six floor plans designed to cater to your preferences. Customize your home with upgraded finishes, guest suites, expansive kitchens, and more, ensuring every detail reflects your unique style and comfort.

## INCLUDED FEATURES

### EXTERIOR FEATURES

- All steel reinforced concrete block construction
- Impact glass windows aluminum clad in bronze
- Pavers on driveway, front path, and rear terrace
- Screens on all operable windows
- Modern steel flush panel wood grain garage door
- Front and rear weatherproof GFI electrical outlets
- Professionally landscaped and sodded homesite
- Automatic multi-zone sprinkler system
- Two conveniently located outside hose bibs
- Decorative shutters, stone or tile (per plan)

### KITCHEN FEATURES

- 36" stainless-steel counter depth refrigerator
- 36" electric cooktop
- Built in wall oven with microwave
- Contemporary paneled canopy hood
- Multi-cycle dishwasher
- ½ HP continuous feed garbage disposal
- Kohler® 32" single-bowl undermount sink with accessories
- Upgrade soft close cabinetry in several color choices
- 3/4" quartz countertop with mitered edge
- Full quartz backsplash
- Single lever Kohler® faucet with pull down spray feature

### INTERIOR FEATURES

- Volume 12' ceilings in single-story models
- Volume 10' - 11'4" ceilings on the first floor and 9'2" to 9'5" ceilings on the second floor in two-story models (per plan)
- Light textured finish walls & ceilings throughout
- Square cornerbead drywall (excluding all returns, per plan)
- Elegant decorator door hardware throughout
- Square painted post and rail, black balusters on stairs
- Decorative 2 ¼" wood door casings
- Oversized 5 ¼" wood baseboards
- Designer 24" x 24" porcelain tile flooring in all common areas
- State-of-the-art air conditioning system
- Electric water heater
- Wood closet shelving
- Smoke and carbon monoxide detectors (per plan)
- Built-in fire protection system with home sprinklers
- RG6 shielded coaxial television cable in all bedrooms, family rooms, and den/loft (where applicable) home run to a central distribution panel
- Pre-wired for ceiling fans in all bedrooms (per plan)
- Full-sized washer and dryer
- Sink in laundry room
- Gypcrete flooring on second floor
- Overhead recessed lighting in kitchen, terraces, halls, closets and baths (per plan)
- Smart thermostat with remote control function
- Built-in fire protection system with home sprinklers

### BATH FEATURES

- Upgrade soft close cabinetry in all bathrooms
- Quartz vanity tops with 4" backsplash
- Designer 12" x 24" porcelain tile on floors and shower walls in primary bath
- Designer 12" x 24" tile on shower walls and floors with 2" x 2" mosaic tile on shower floor in secondary baths (per plan)
- Kohler® faucets
- Elongated water closets
- Vessel sinks in primary bathroom
- Rectangular undermount sinks in all secondary bathrooms
- Exhaust fans (per plan)
- Frameless mirrors over each sink
- Frameless clear glass shower enclosure in primary bath





SANTA BARBARA



MODERN FARMHOUSE



COASTAL

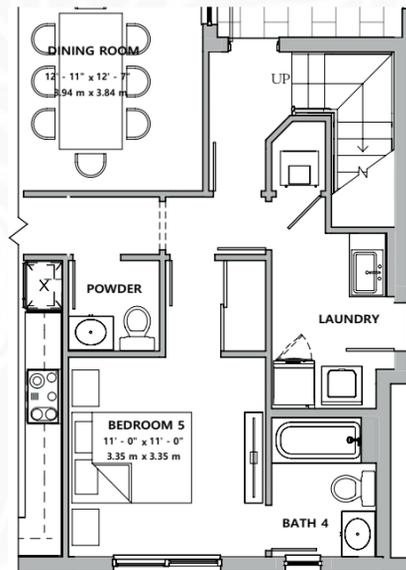
# MAJESTIC

Majestic is a one-level estate with 5 bedrooms, 4.5 bathrooms, dining room, living room, family room, kitchen with large island, owner's suite with two walk-in closets, covered terrace, and a 2-car garage.

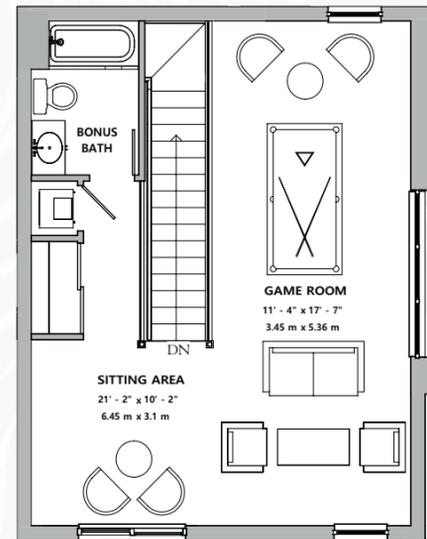
5-6 BEDROOMS • 4.5-6.5 BATHROOMS • 2-CAR GARAGE  
3,719 AC SQ FT • 4,583 TOTAL SQ FT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.

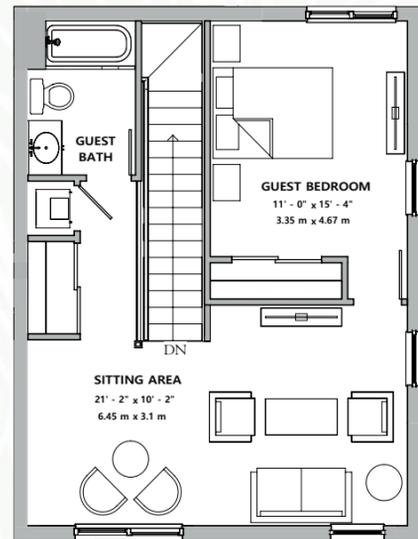




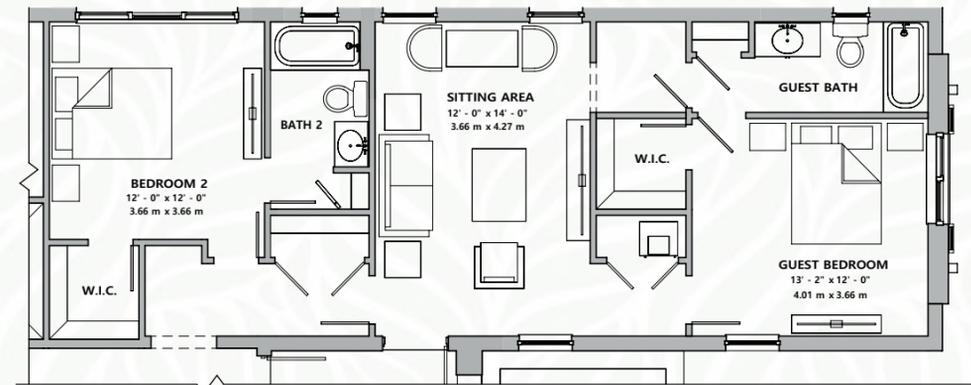
BEDROOM 5 W/ SELECTION OF SECOND FLOOR BONUS ROOM



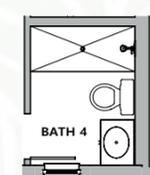
SECOND FLOOR BONUS ROOM W/ GAME ROOM OPTION



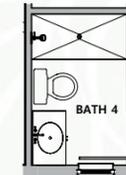
SECOND FLOOR BONUS ROOM W/ BONUS BEDROOM OPTION



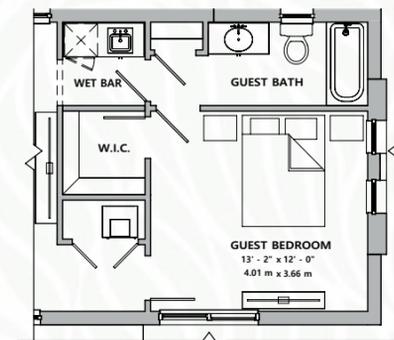
GUEST BEDROOM I/O BEDROOM 3



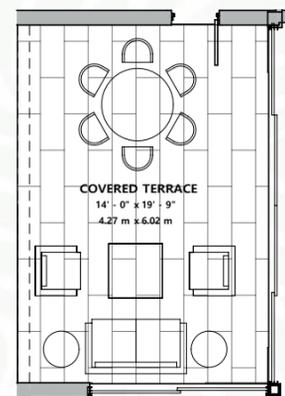
SHOWER I/O TUB AT BATH 4 (BONUS)



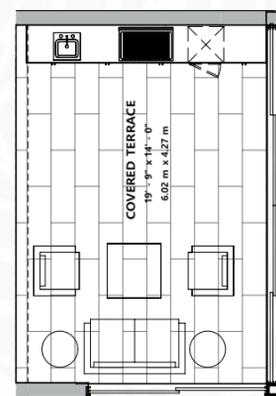
SHOWER I/O TUB AT BATH 4 (STD)



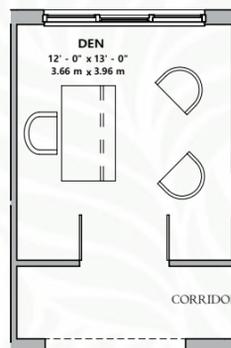
WET BAR AT GUEST BEDROOM



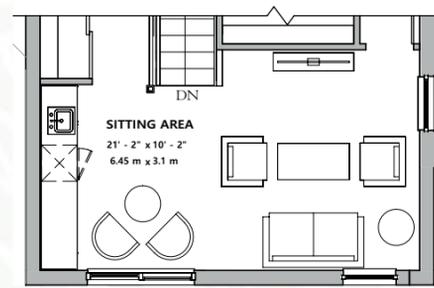
FRENCH DOOR AT PRIMARY BEDROOM



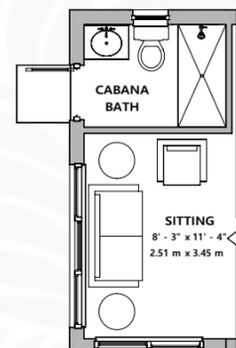
SUMMER KITCHEN AT COVERED TERRACE



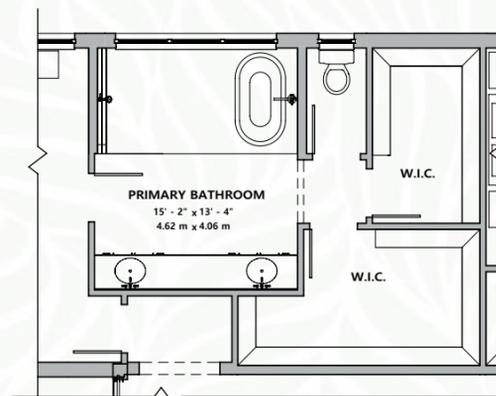
DEN I/O BEDROOM 2



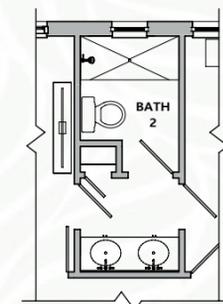
SECOND FLOOR BONUS W/WET BAR AT SITTING AREA



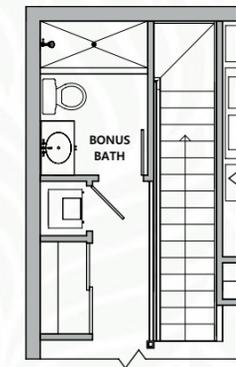
CABANA BATH



TUB AT PRIMARY BATH



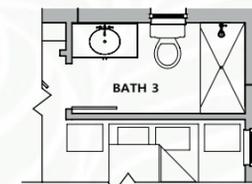
SHOWER I/O TUB @ BATH 2 W/ SELECTION OF STANDARD



SHOWER I/O TUB AT BONUS ROOM



SHOWER I/O TUB @ BATH 2 W/ SELECTION OF GUEST BEDROOM



SHOWER I/O TUB AT BATH 3



# MAJESTIC OPTIONS

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MODERN FARMHOUSE



COASTAL



SANTA BARBARA



# OASIS

As functional as it is impressive, the Oasis features 6 to 8 bedrooms and 6.5 bathrooms spread over two levels, including, an eat-in kitchen with large island and pantry, dining room, living room, family room, loft, owner's suite with sitting room, two walk-in closets, covered terrace, and a 2-car garage.

**6-8 BEDROOMS • 6.5 BATHROOMS • 2-CAR GARAGE**  
**5,950 AC SQ FT • 7,082 TOTAL SQ FT**

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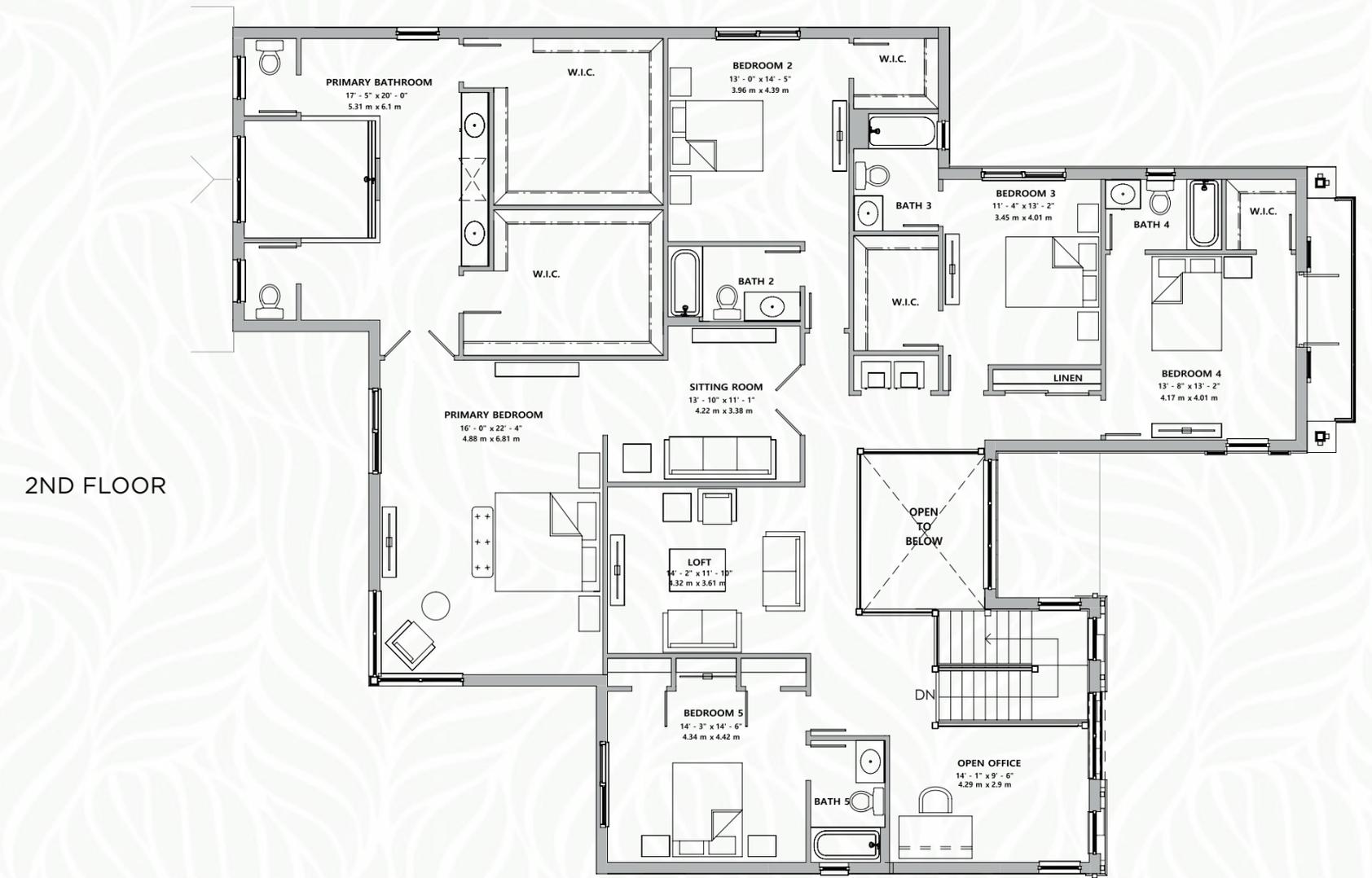
OASIS

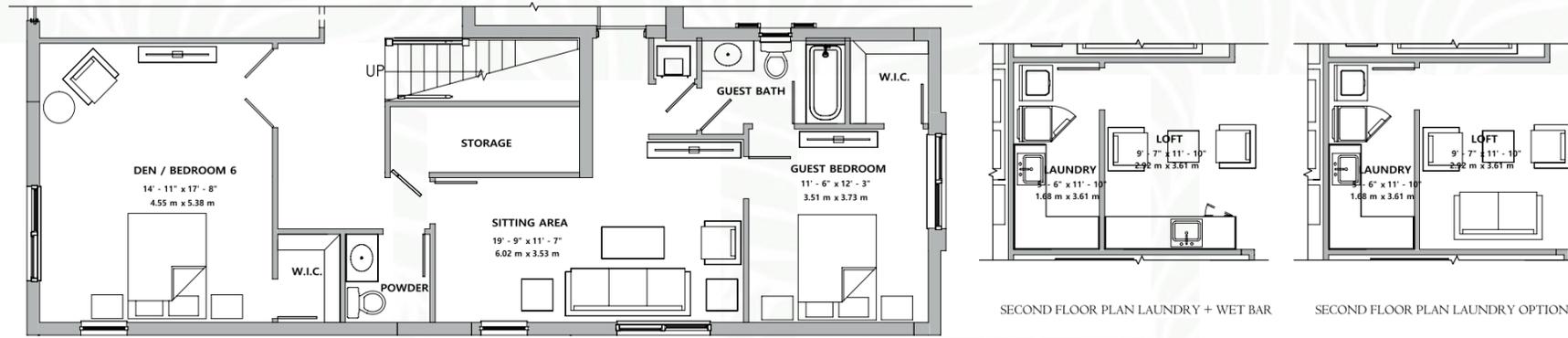


PREVIOUS BUILD: BATHROOM

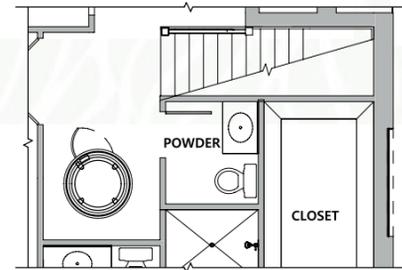


PREVIOUS BUILD: KITCHEN





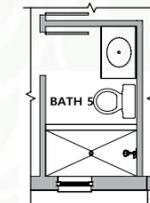
GUEST BEDROOM OPTION



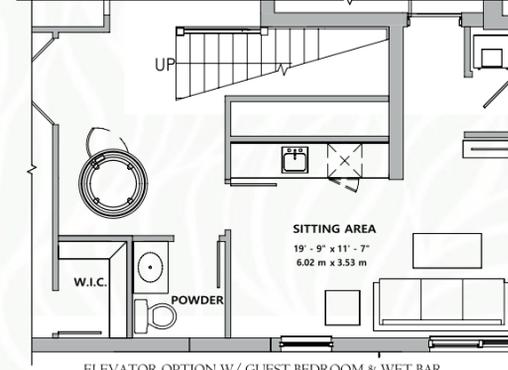
ELEVATOR OPTION STANDARD



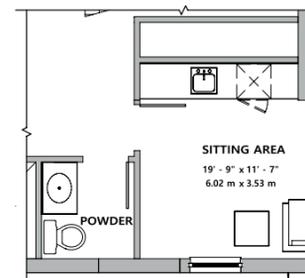
SHOWER ILO TUB AT GUEST BEDROOM OPTION



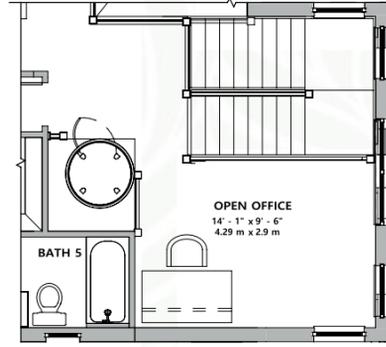
SHOWER ILO TUB AT BATH 5



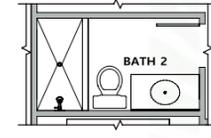
ELEVATOR OPTION W/ GUEST BEDROOM & WET BAR



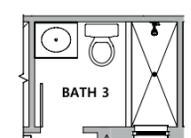
WET BAR AT GUEST BEDROOM OPTION



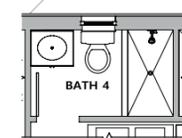
SECOND FLOOR PLAN ELEVATOR OPTION STANDARD



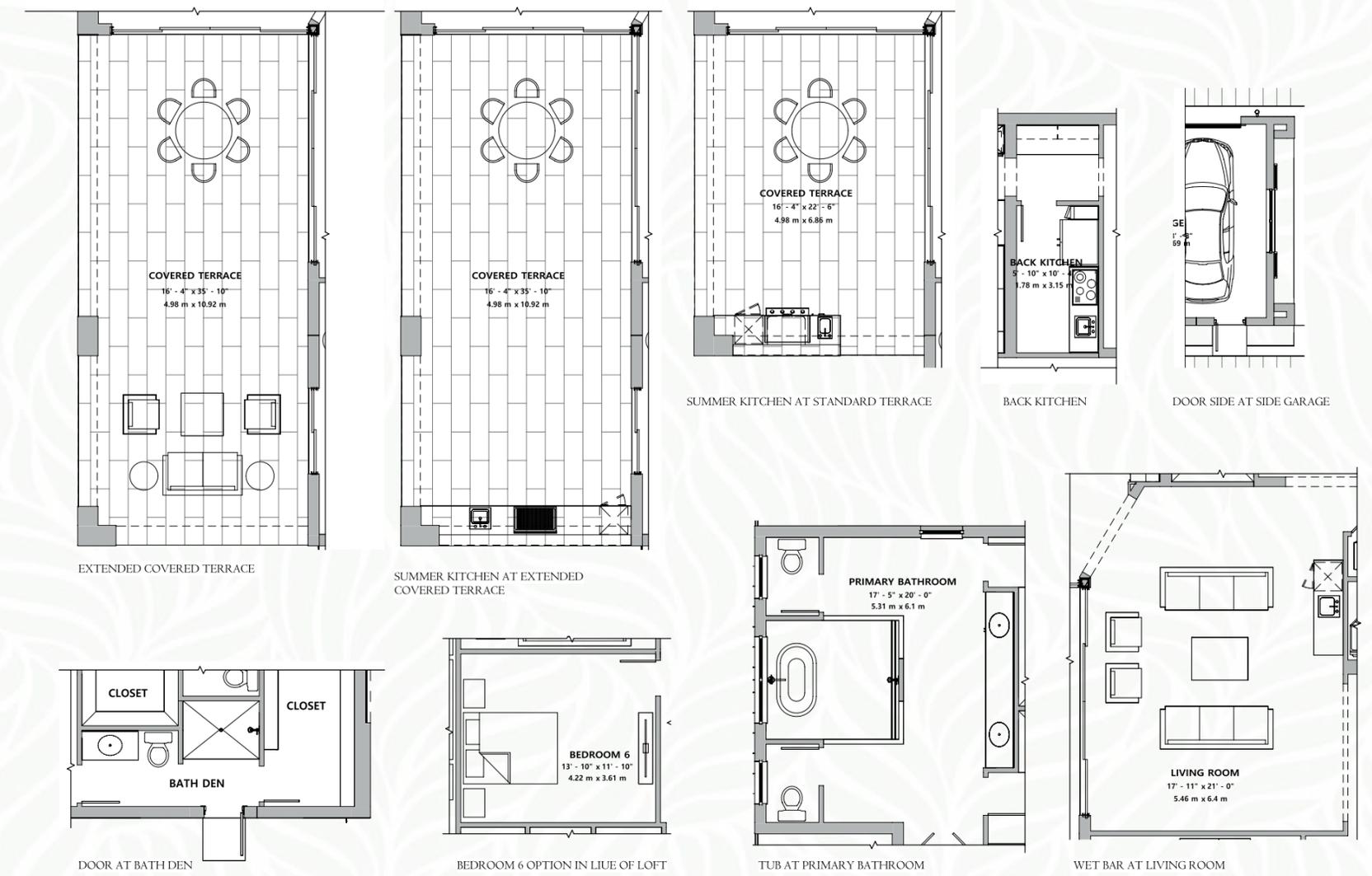
SHOWER ILO TUB AT BATH 2



SHOWER ILO TUB AT BATH 3



SHOWER ILO TUB AT BATH 4



OASIS OPTIONS

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COASTAL



MODERN FARMHOUSE



SANTA BARBARA



# SARATOGA

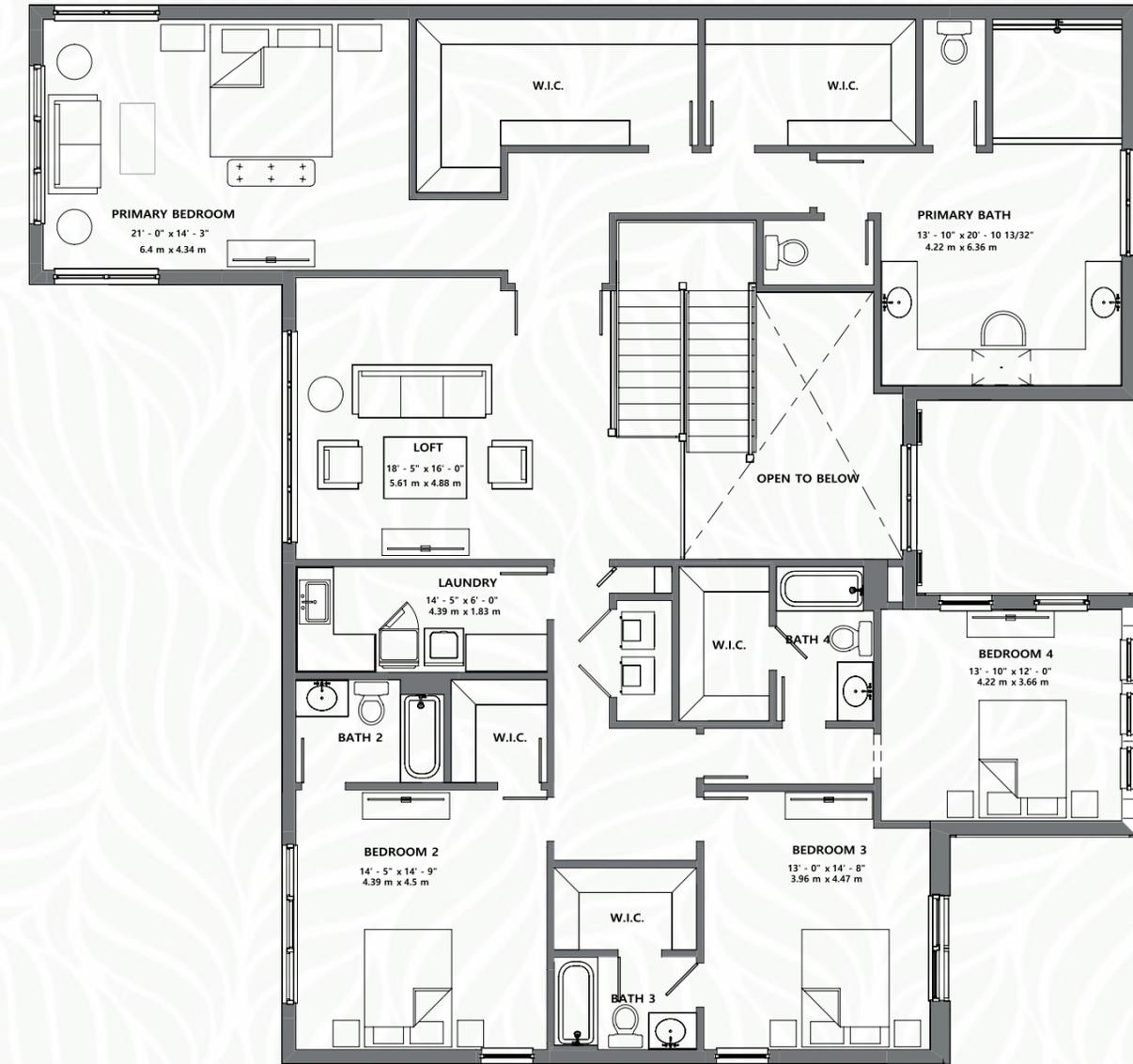
Saratoga, features 6 bedrooms and 6 bathrooms spread over two levels, perfect for entertaining. Within the home's main level are a great room, dining room, kitchen with large pantry, game room, gym, bedroom, and office or den. Second level features a loft, primary bedroom with two walk-in closets, plus secondary bedrooms each with a walk-in closet and en-suite bathroom. Other features include a covered terrace, and a 3-car garage.

**6 BEDROOMS • 6 BATHROOMS • 3 TO 4-CAR GARAGE**  
**5,662 AC SQ FT • 6,841 TOTAL SQ FT**

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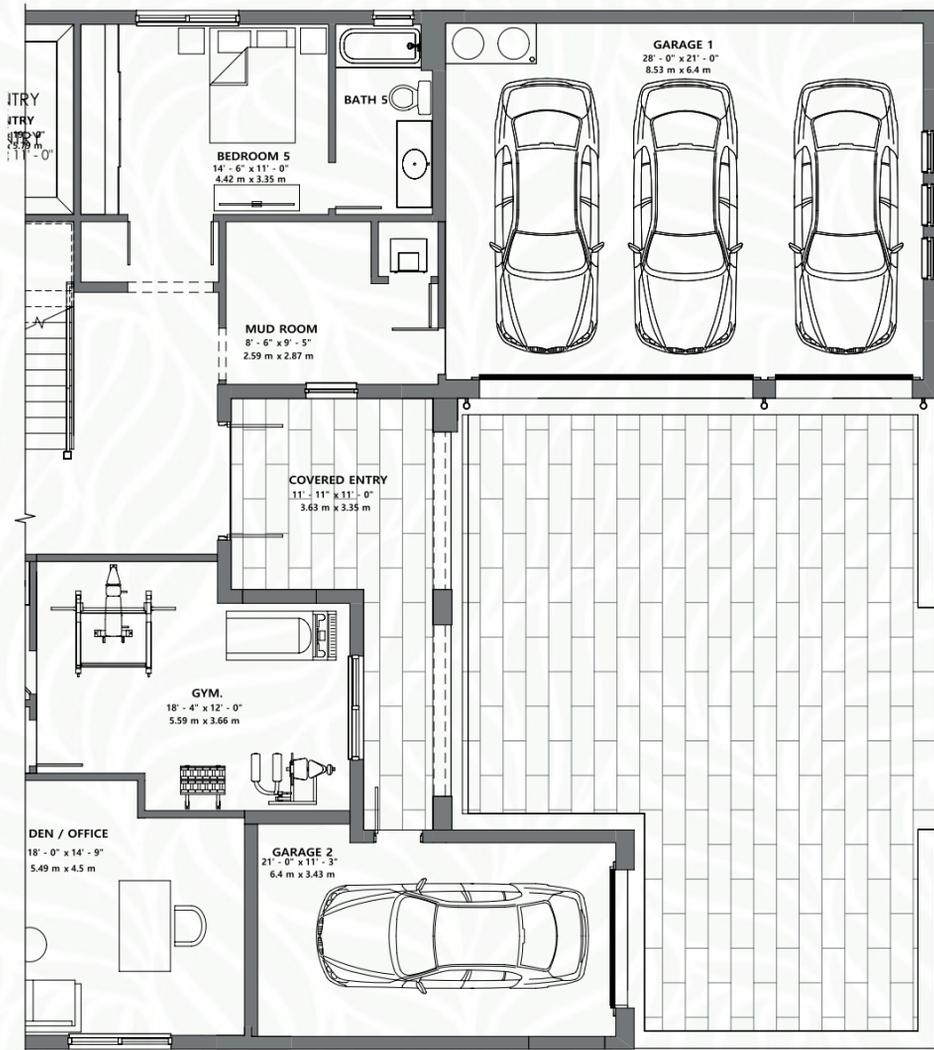


2ND FLOOR

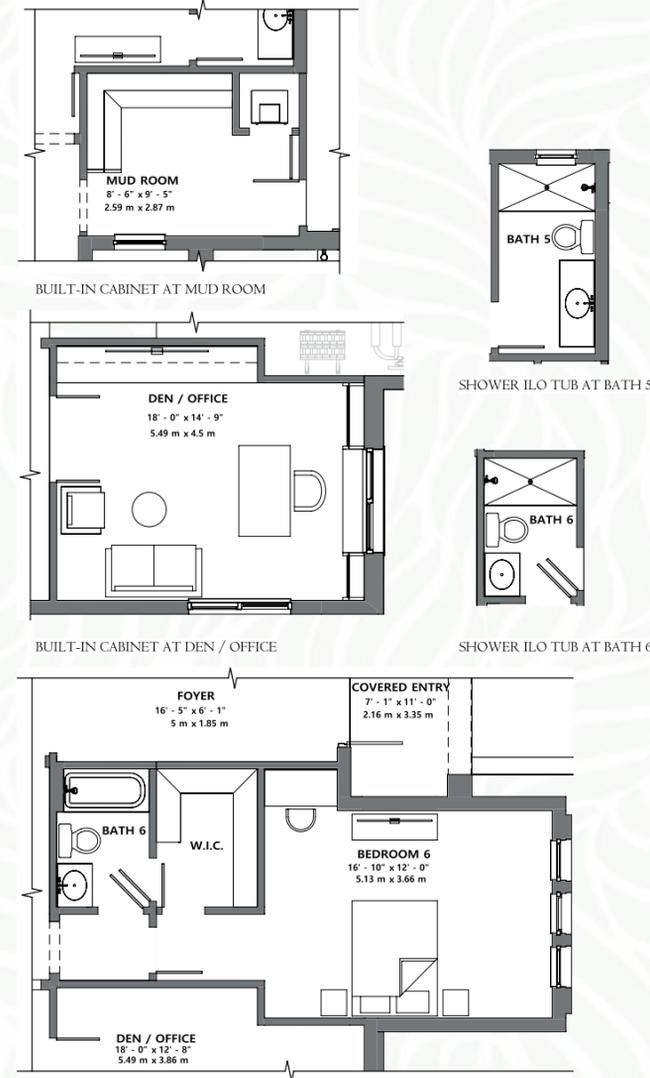


SARATOGA

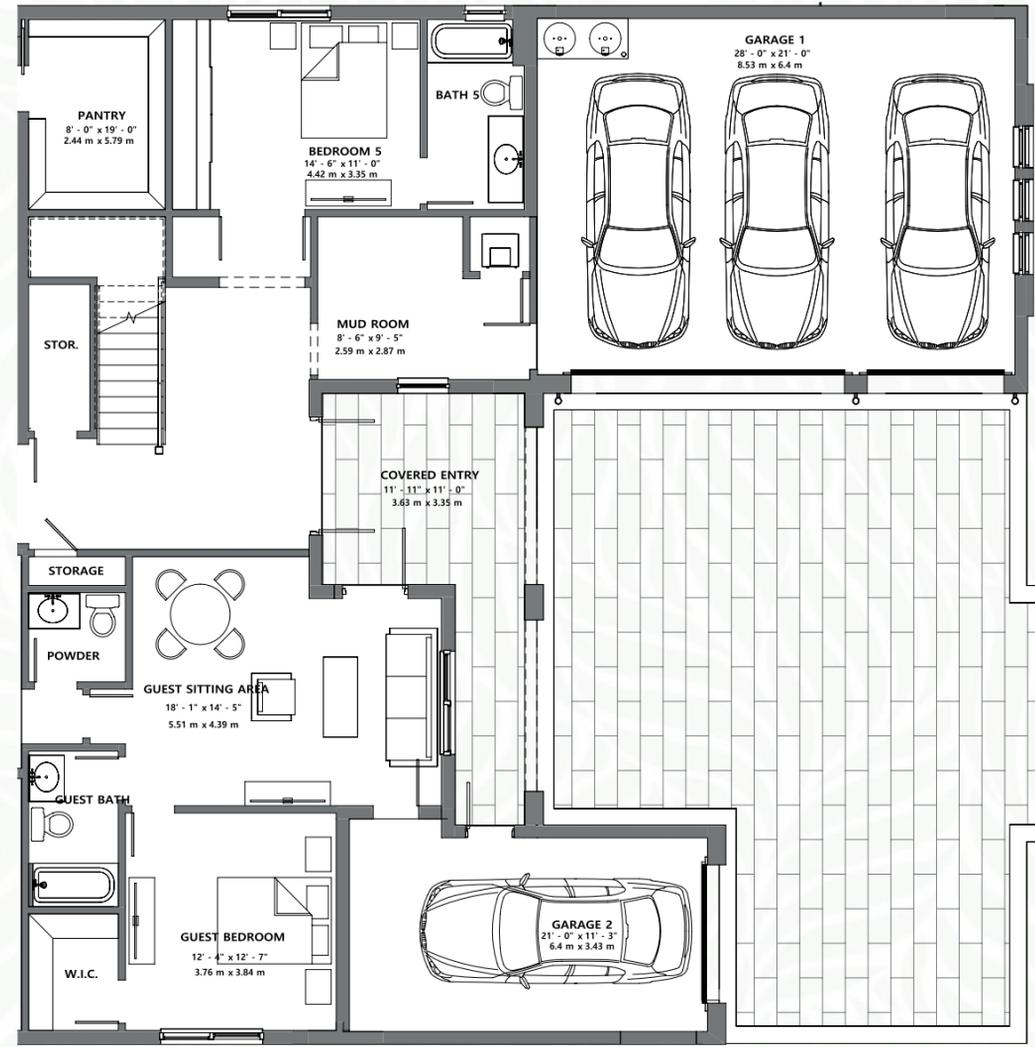
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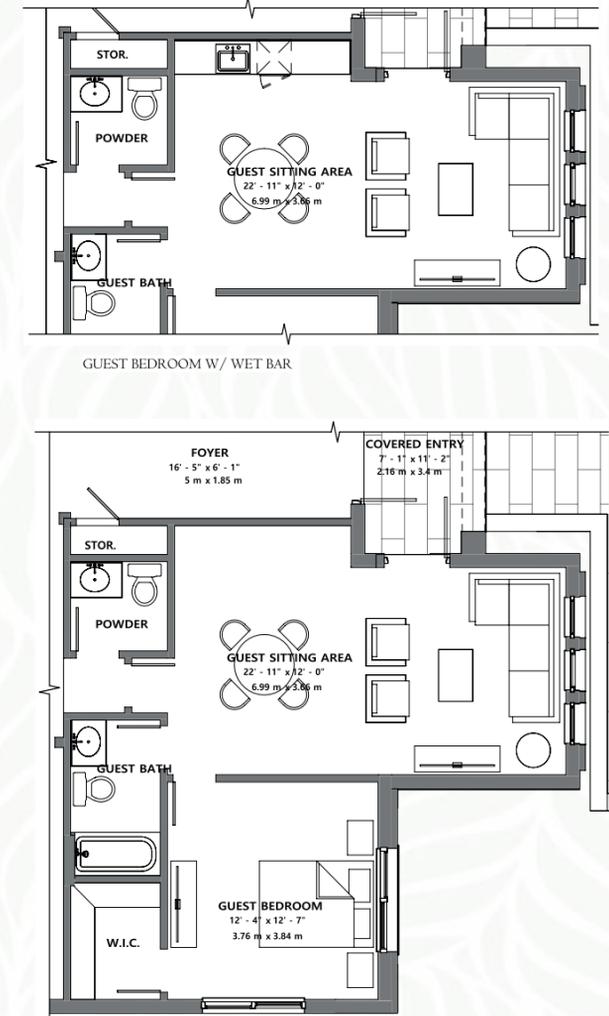
FIRST FLOOR W/4 CAR GARAGE



FIRST FLOOR 6TH BEDROOM



FIRST FLOOR GUEST BEDROOM W/ 4 CAR GARAGE

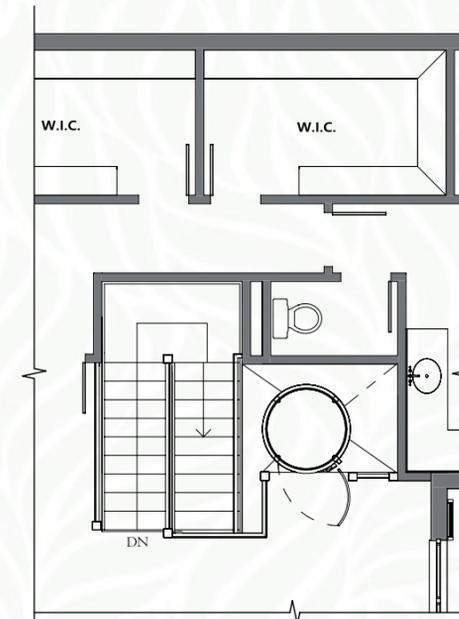
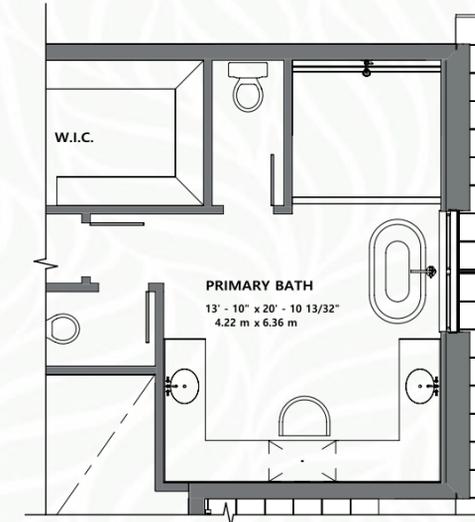
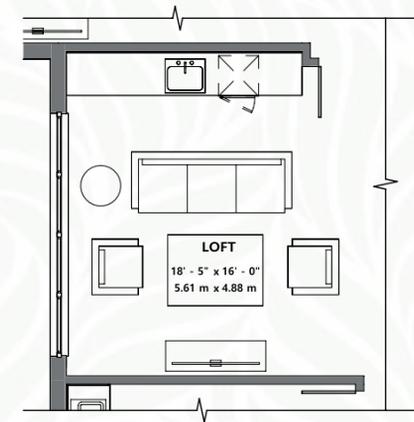
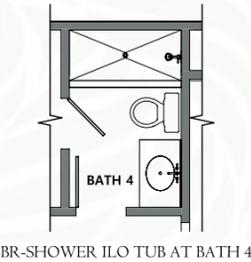
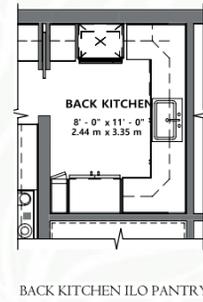
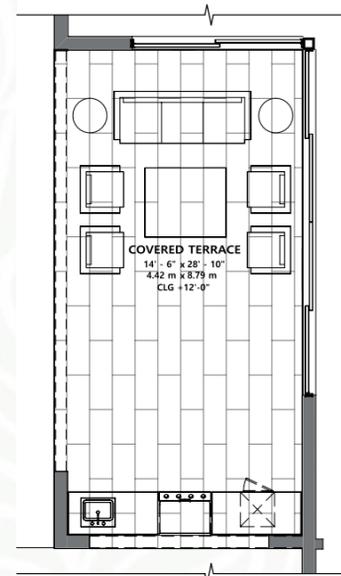
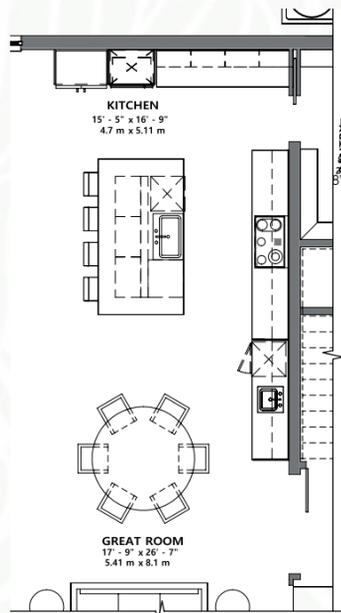
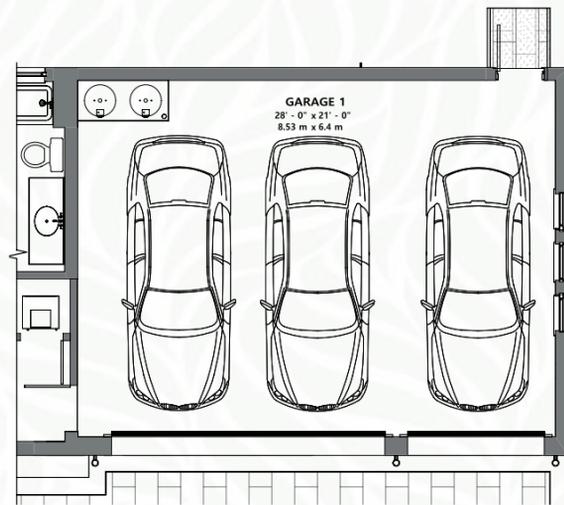
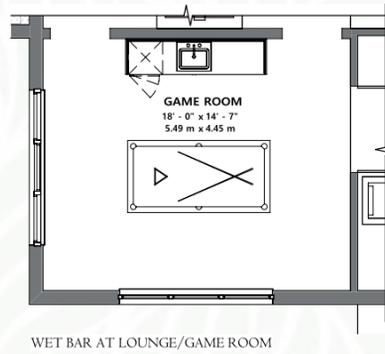
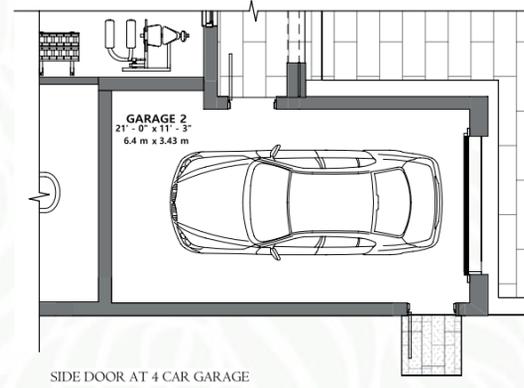
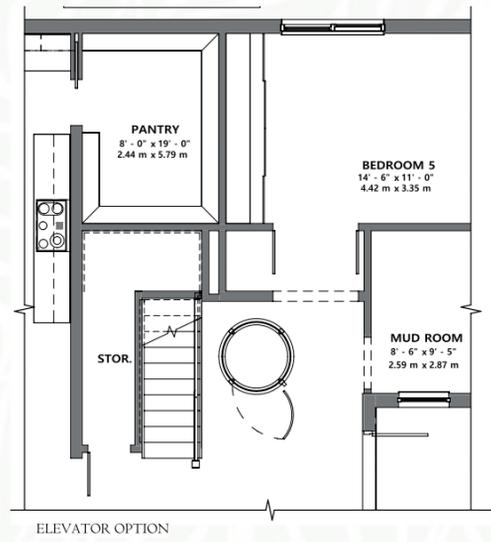


FIRST FLOOR GUEST BEDROOM W/ 3 CAR GARAGE



# SARATOGA OPTIONS

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**SARATOGA OPTIONS**

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SANTA BARBARA



MODERN FARMHOUSE



COASTAL



# JUBILEE

Jubilee is a one-story estate with 3 to 5 bedrooms, 3.5 bathrooms, open-concept great room and eat-in kitchen with large island, owner's suite with walk-in closet and primary bath with grand shower, covered terrace, and a 2-car garage.

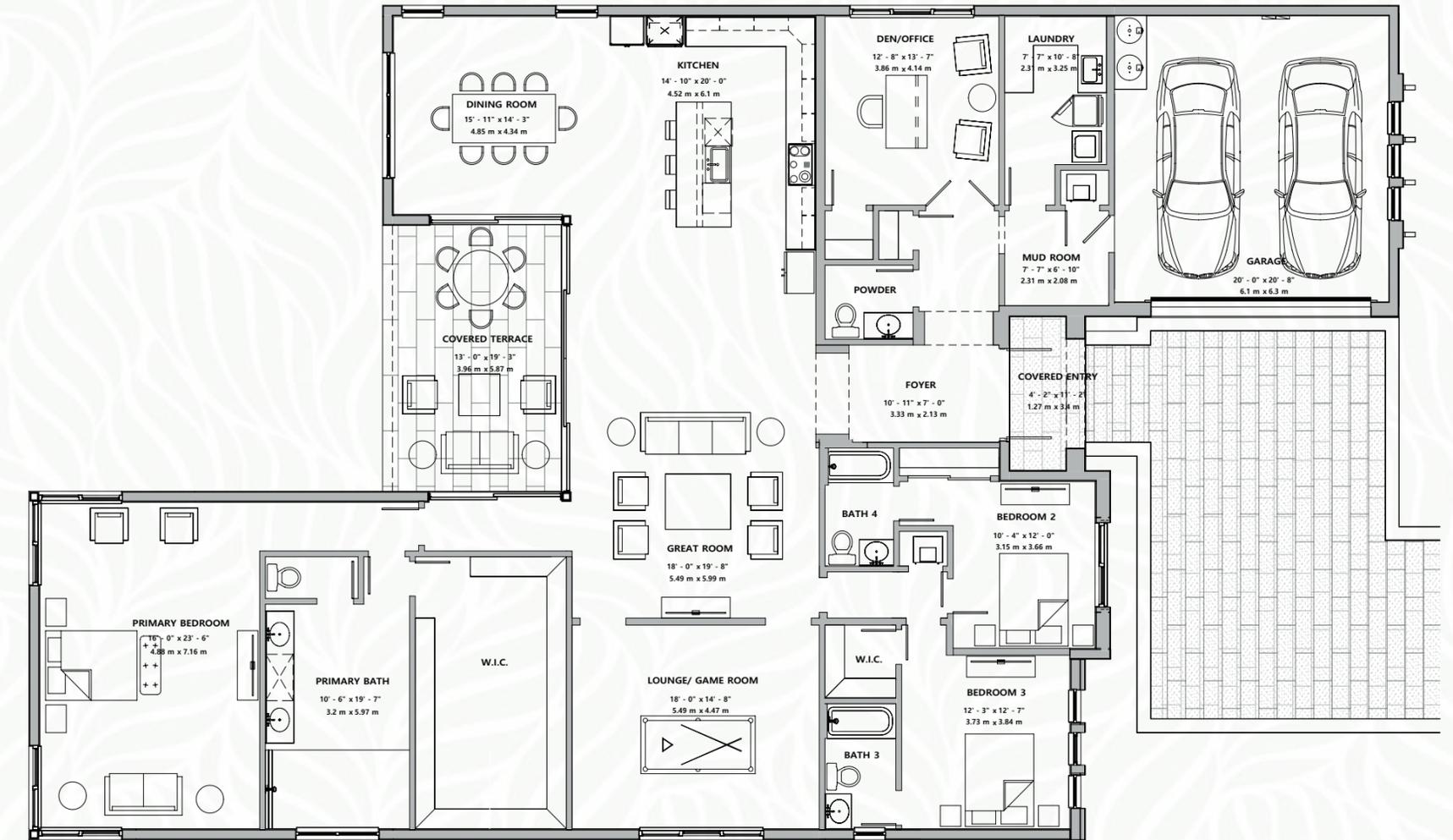
**3-5 BEDROOMS • 3.5 TO 5 BATHROOMS • 2 TO 3-CAR GARAGE**  
**3,462 AC SQ FT • 4,234 TOTAL SQ FT**

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.

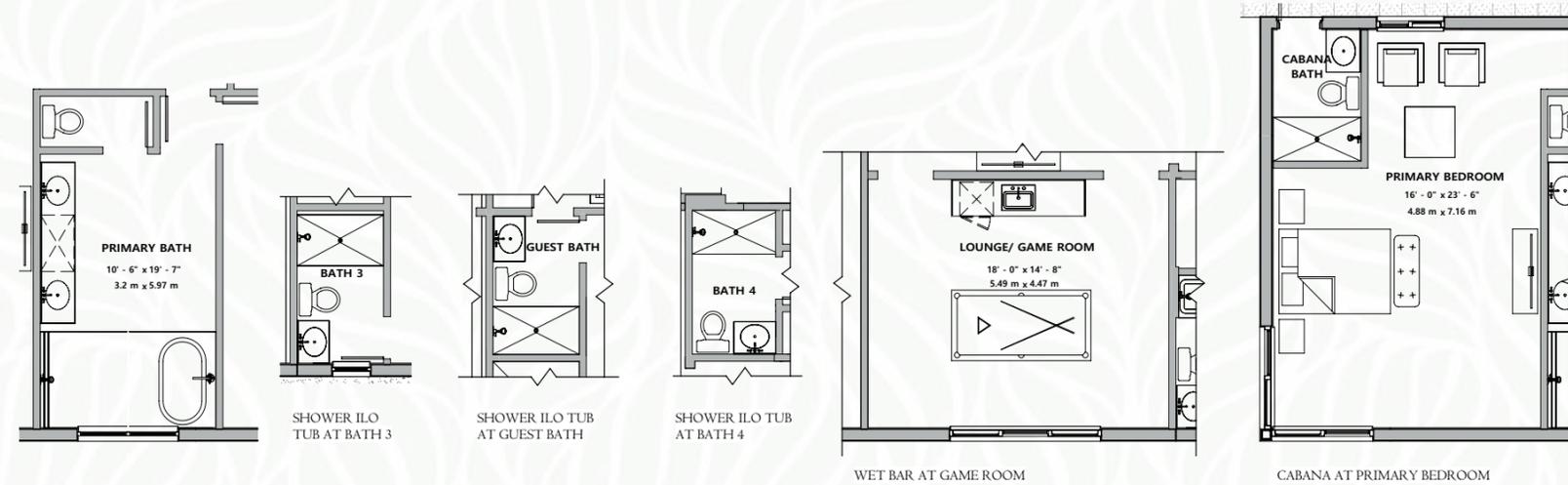


PREVIOUS BUILD: MODEL OFFICE

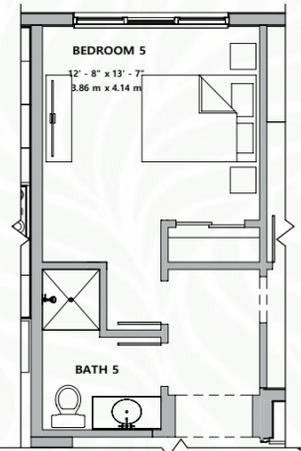
MAIN FLOOR



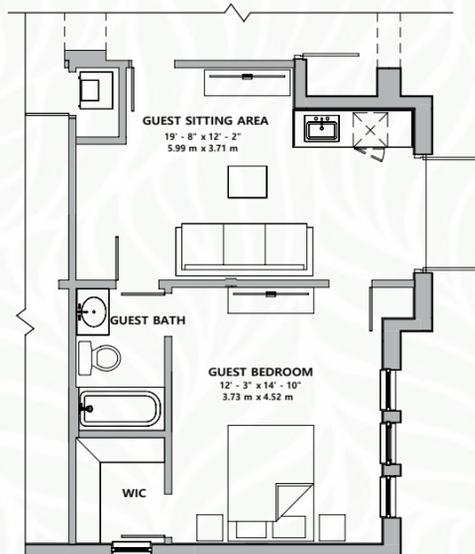
\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



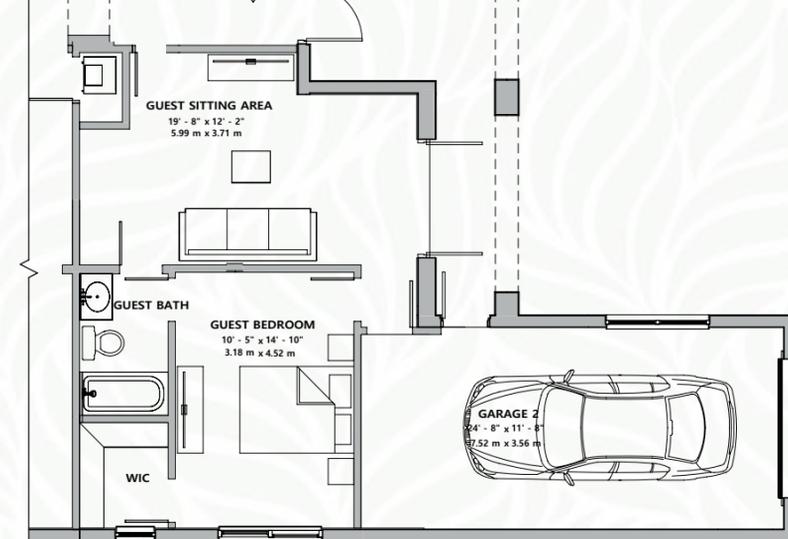
TUB AT PRIMARY BATH



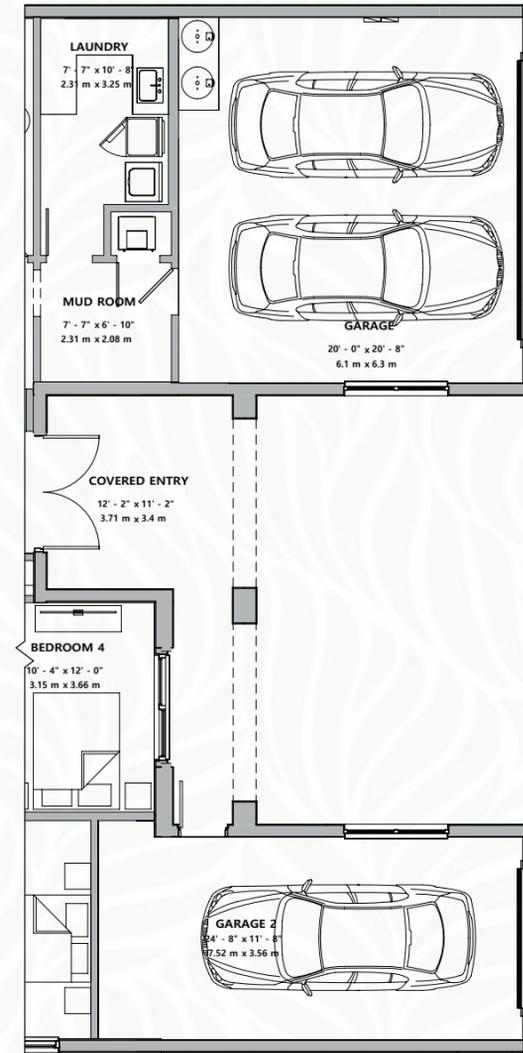
BEDROOM 5 ILO AT DEN/OFFICE



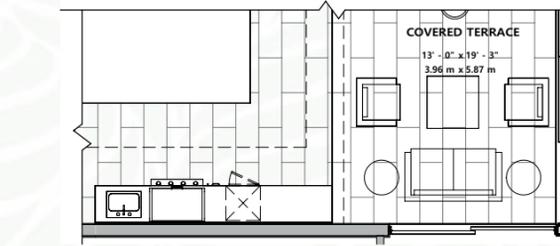
GUEST BEDROOM STD W/ WET BAR



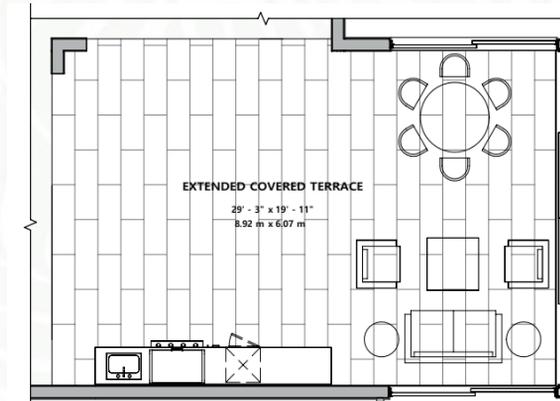
GUEST BEDROOM 3 CAR GARAGE



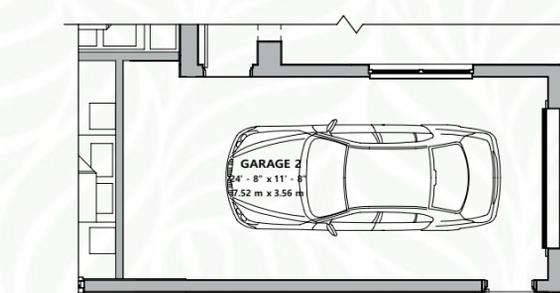
FRONT LOADED GARAGE ON SELECTION OF 3 CAR GARAGE



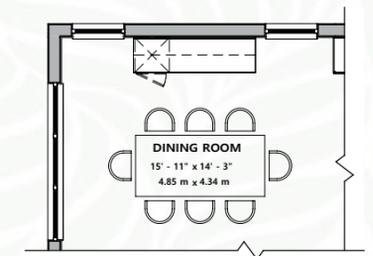
SUMMER KITCHEN



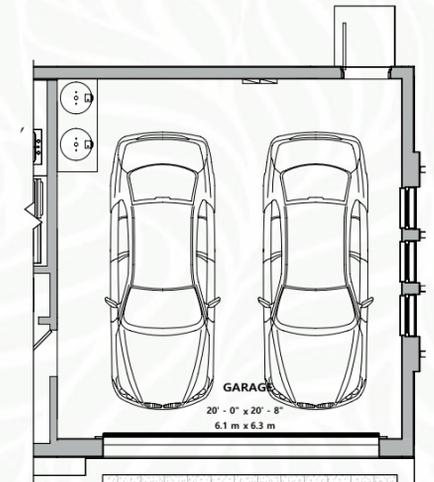
SUMMER KITCHEN W/ EXT. TERRACE



SIDE DOOR AT 3 CAR GARAGE



DRY BAR AT DINING ROOM



SIDE DOOR AT 2 CAR GARAGE



# JUBILEE OPTIONS

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SANTA BARBARA



MODERN FARMHOUSE



COASTAL



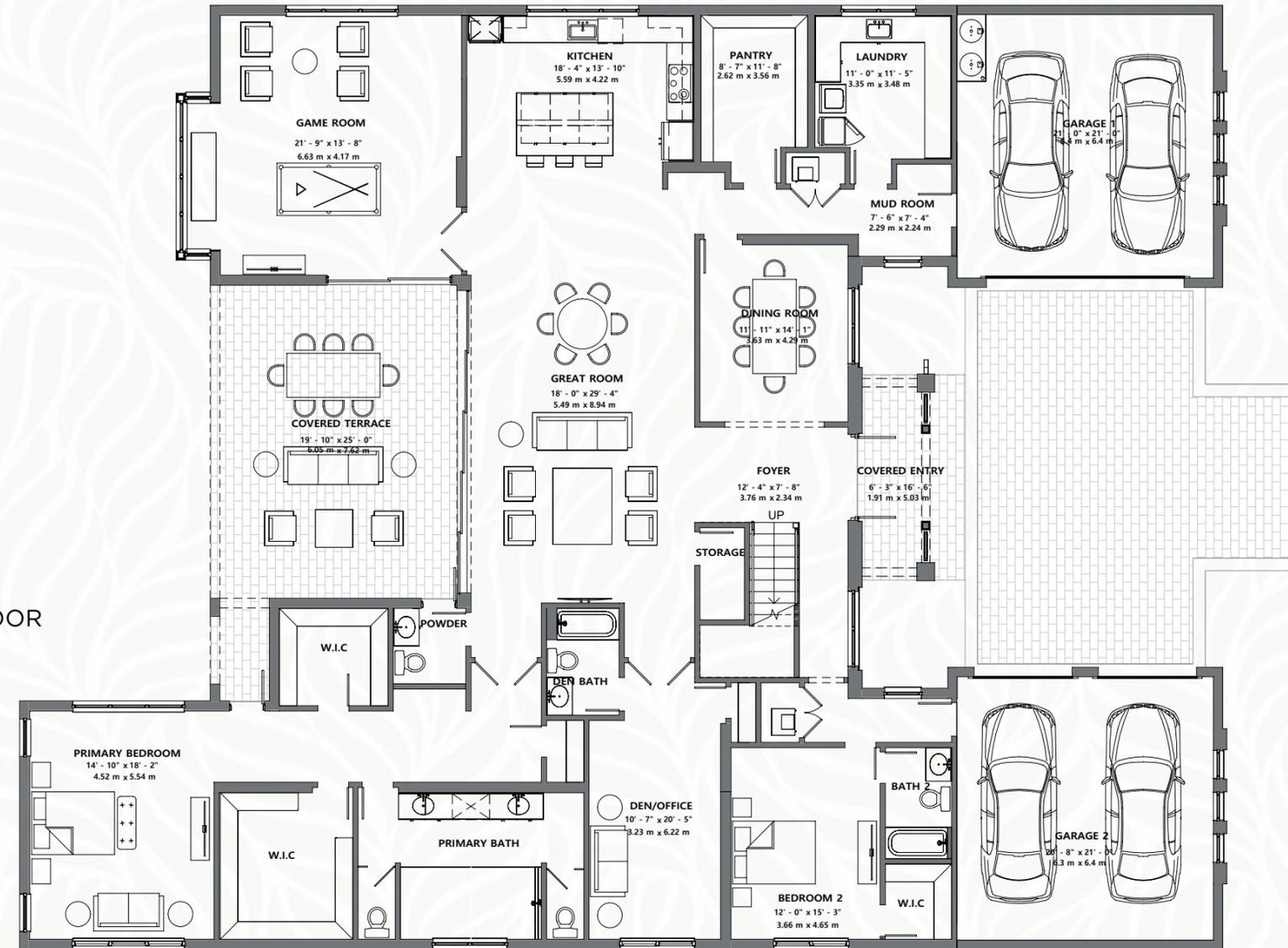
# KINSHIP

Inviting, impressive and warm, these are the words that best describe the Kinship floor plan. With its sprawling two-story design, there are spaces for each family member and guest to delight in inspired design and comfort.

**5 BEDROOMS + DEN • 6.5 TO 7.5 BATHROOMS • 4-CAR GARAGE**  
**5,616 AC SQ FT • 7,204 TOTAL SQ FT**

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1st FLOOR

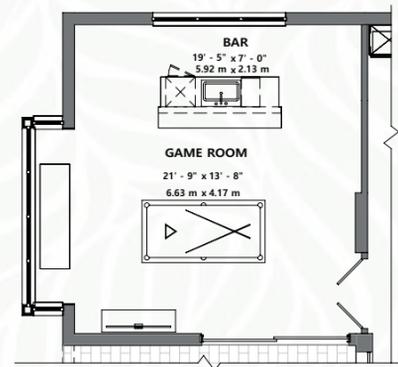


2ND FLOOR

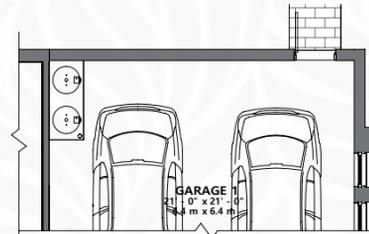


**KINSHIP**

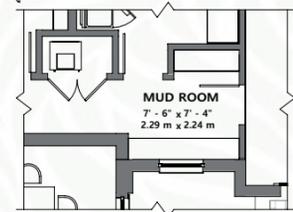
\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



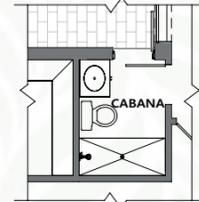
WET BAR AT GAME ROOM



SIDE DOOR AT GARAGE 1



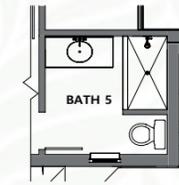
COUNTERTOPS & CABINETS AT MUD ROOM



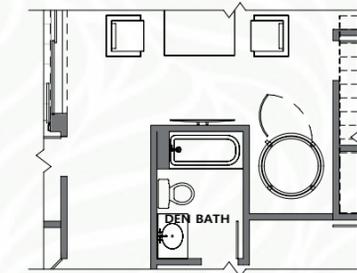
CABANA BATH



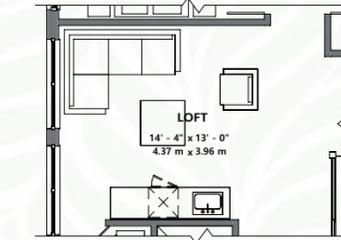
BACK KITCHEN ILO PANTRY



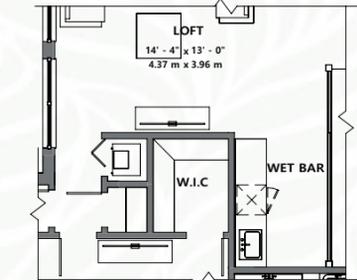
SHOWER ILO TUB AT BATH 5



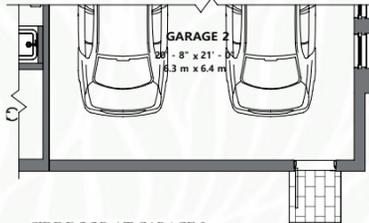
ELEVATOR OPTION - FIRST FLOOR



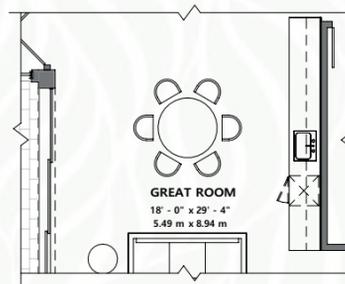
WET BAR AT LOFT



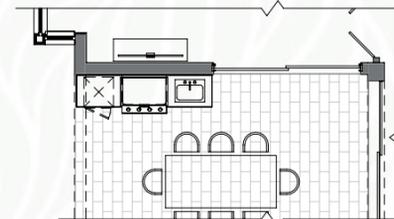
BAR OPTION - SECOND FLOOR



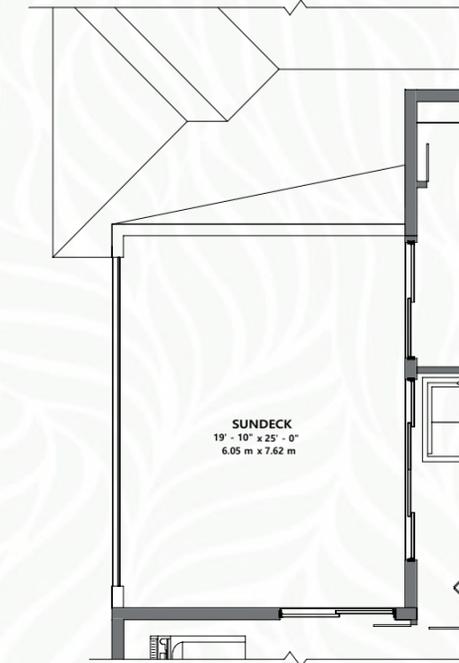
SIDE DOOR AT GARAGE 2



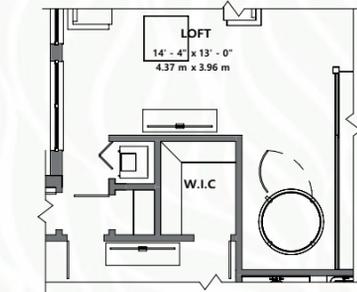
WET BAR AT GREAT ROOM



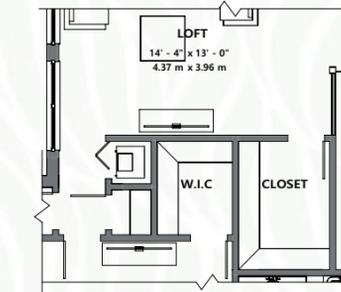
SUMMER KITCHEN



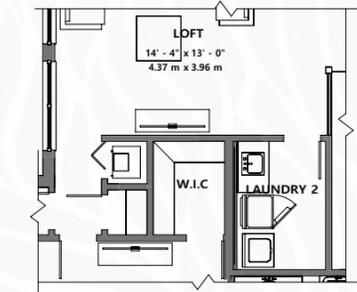
SUNDECK



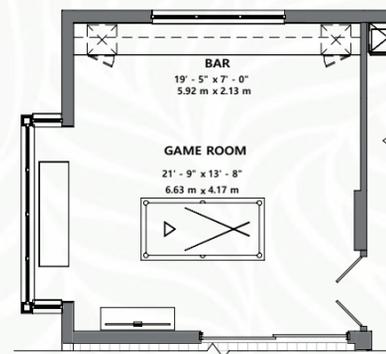
ELEVATOR OPTION - SECOND FLOOR



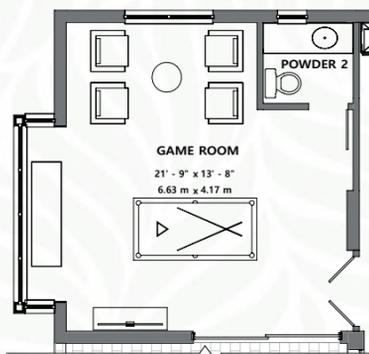
CLOSET OPTION - SECOND FLOOR



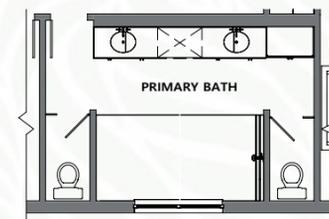
LAUNDRY 2 OPTION - SECOND FLOOR



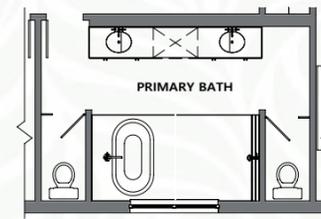
DRY BAR AT GAME ROOM



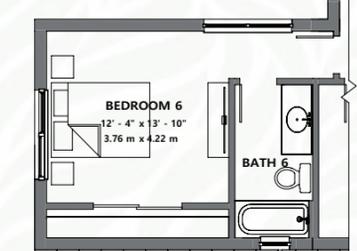
POWDER AT GAME ROOM



BUILT-IN CABINET AT PRIMARY BATH



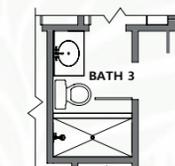
FREESTANDING TUB AT PRIMARY BATH



BEDROOM 6 ILO GYM-BATH 6 WITH TUB



SHOWER ILO TUB AT BATH 6



SHOWER ILO TUB AT BATH 3



SHOWER ILO TUB AT BATH 4



KINSHIP OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



SANTA BARBARA



MODERN FARMHOUSE



COASTAL



# LONGINES

Living is exquisite in the Longines home, with its stunning foyer, as well as walk-in kitchen pantry for ample storage. Dual garages and thoughtful details throughout create a perfect blend of comfort and functionality.

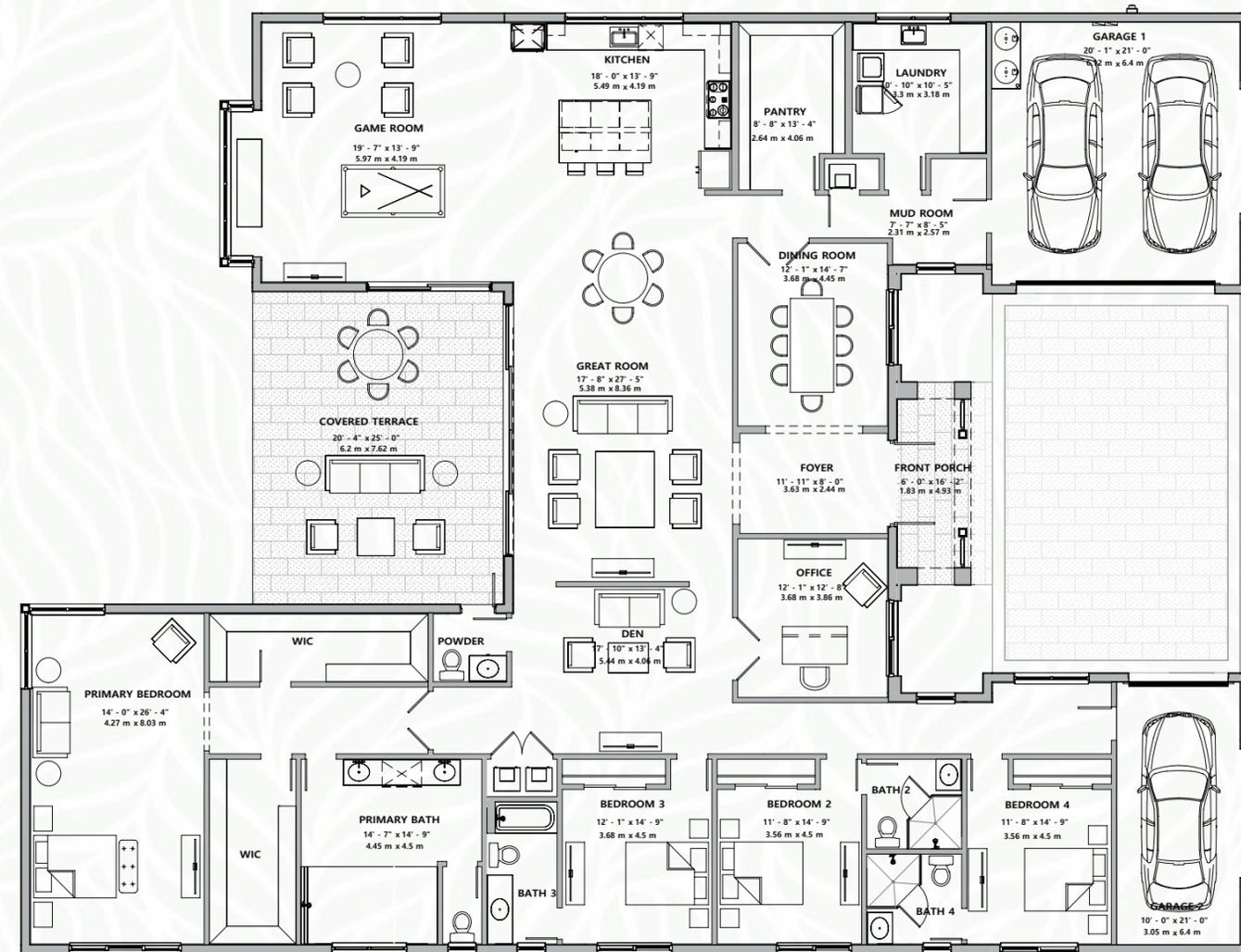
**4 BEDROOMS + OFFICE • 4.5 BATHROOMS • 3-CAR GARAGE**  
**4,279 AC SQ FT • 5,832 TOTAL SQ FT**

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.



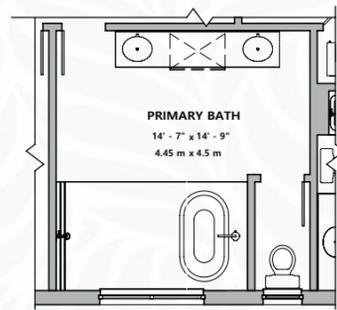
PREVIOUS BUILD: DERBY MODEL

MAIN FLOOR

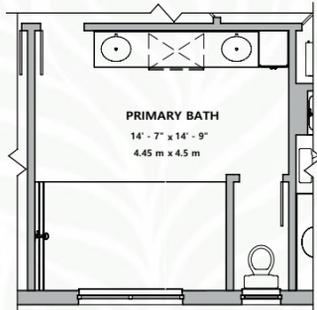


LONGINES

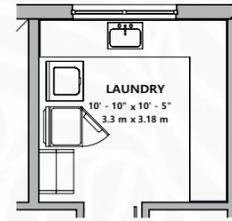
\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



TUB AT PRIMARY BATH



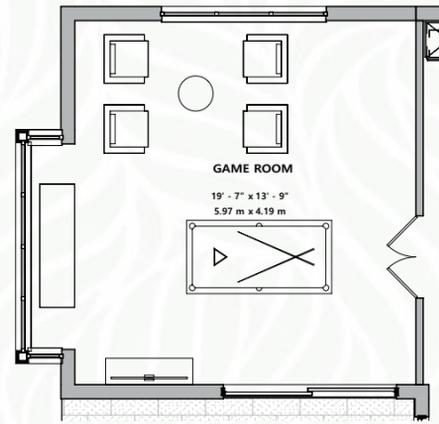
BUILT-IN AT PRIMARY BATHROOM



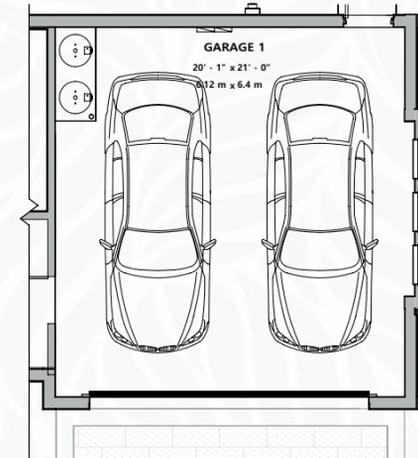
OPTIONAL BUILT IN AT LAUNDRY



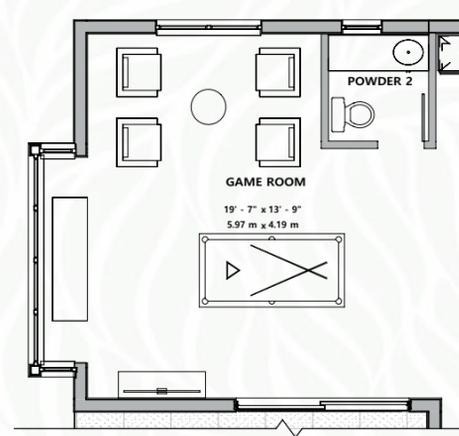
BACK KITCHEN ILO PANTRY



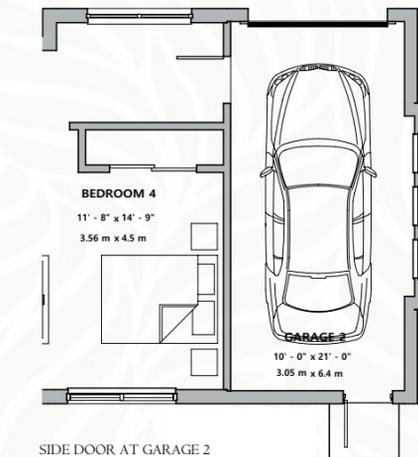
DOOR BETWEEN GAME ROOM/KITCHEN



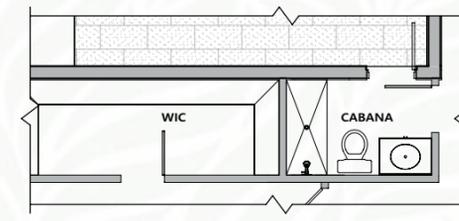
SIDE DOORS AT GARAGE 1



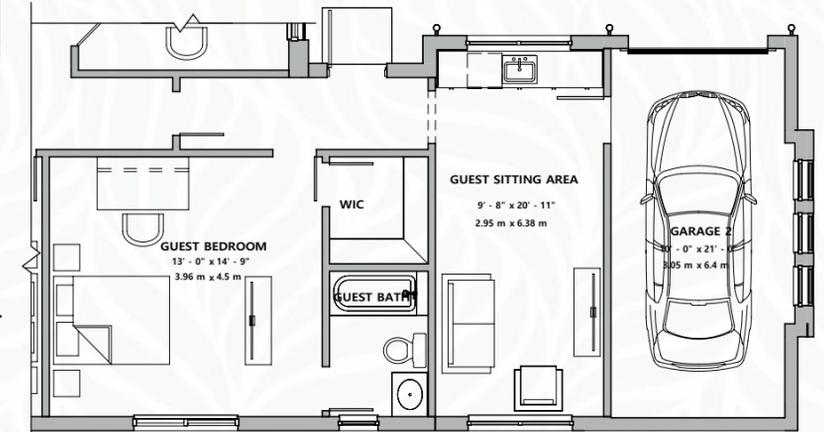
POWDER AT GAME ROOM



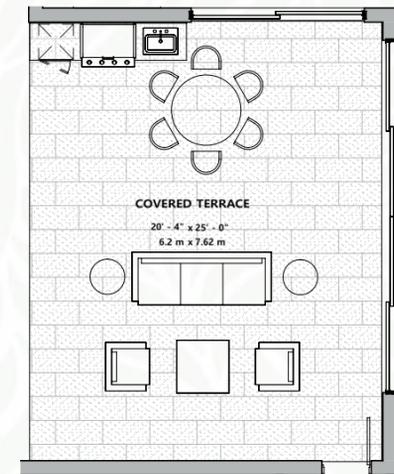
SIDE DOOR AT GARAGE 2



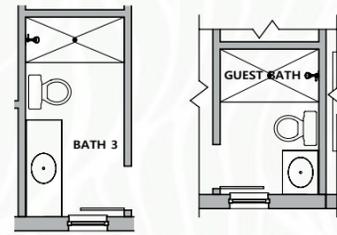
CABANA BATH ILO POWDER



GUEST BEDROOM



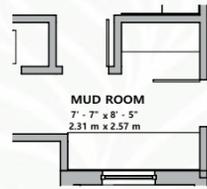
SUMMER KITCHEN



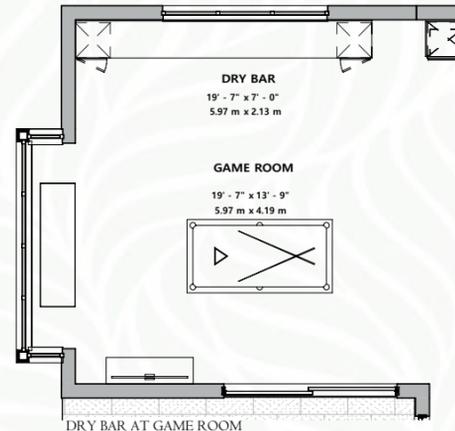
SHOWER ILO TUB AT BATH 3



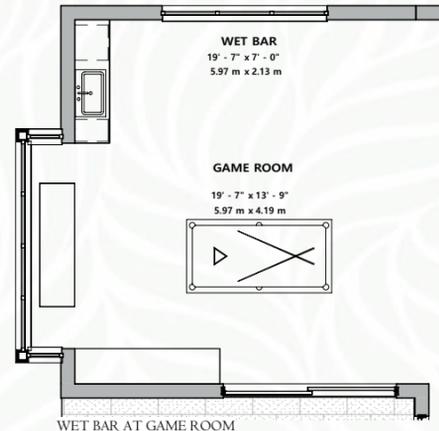
SHOWER ILO TUB AT GUEST BATH



BUILT-IN AT MUD ROOM



DRY BAR AT GAME ROOM



WET BAR AT GAME ROOM



# LONGINES OPTIONS

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DISTINGUISHED

# SOUTH FLORIDA LOCATION

Bellaterra is situated in Plantation Acres—a cherished neighborhood within one of South Florida’s most coveted cities. Plantation is a place where lush greenery and quiet streets create the perfect backdrop for your dream home. Just minutes from Fort Lauderdale and an easy drive to Miami, Plantation offers the best of both worlds: peaceful living paired with exceptional accessibility to vibrant area attractions and business centers.

Top-rated schools, beautiful parks, everyday conveniences and unmatched entertainment are just beyond your doorstep in Bellaterra. Shop and dine at the Sawgrass Mills mall, play 18 holes at Plantation Preserve Golf Course, experience the electrifying atmosphere of Amerant Bank Arena during an NHL hockey game or concert, and have a family outing at the Davie Rodeo. Here in western Broward County, there’s so much to enjoy and discover.

## SCHOOLS

Central Park Elementary School  
Plantation Middle School  
Plantation High School

American Heritage School  
Parkway Christian School  
NSU University School  
Sagemont Preparatory School  
St. Thomas Aquinas High School  
Posnack Jewish Day School  
Pine Crest School



# INTIMATE ENCLAVE EIGHT ACRE ESTATES

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Dimensions of each homesite vary, see builder for specific details.