



The Charleston

AT THE ESTATES OF WINDMILL RESERVE
Presented By Weston Custom Homes

6 BEDROOMS & MEDIA ROOM
 BILLIARDS ROOM · CLUB ROOM
 6 BATH ROOMS AND THREE HALF BATHS
 4 CAR GARAGE

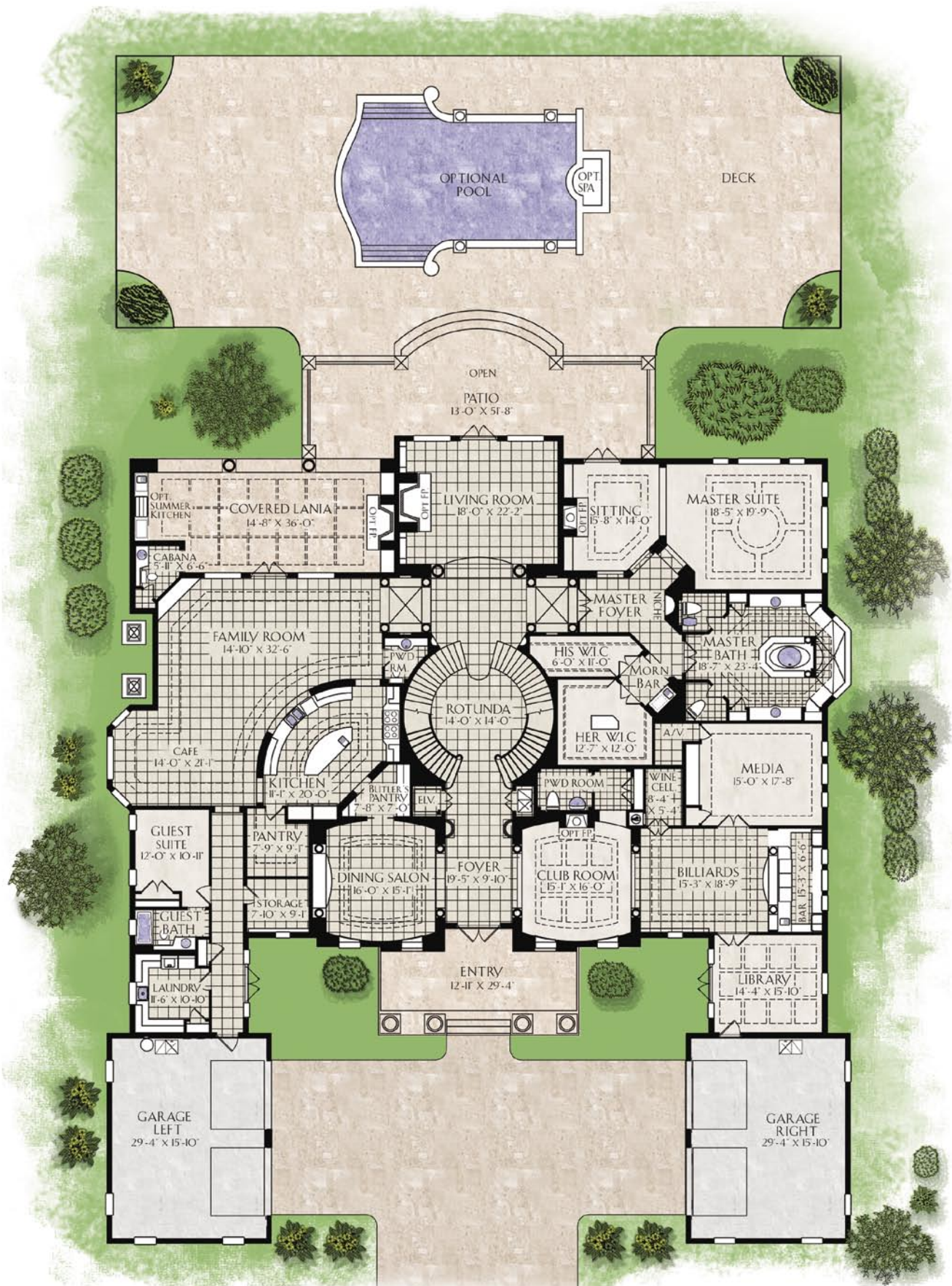
FIRST FLOOR	7,185 SQ. FT.
SECOND FLOOR	2,445 SQ. FT.
2 TWO CAR GARAGES	1,472 SQ. FT.

TOTAL LIVING AREA A/C	9,630 SQ. FT.
TOTAL UNDER ROOF	13,176 SQ. FT.

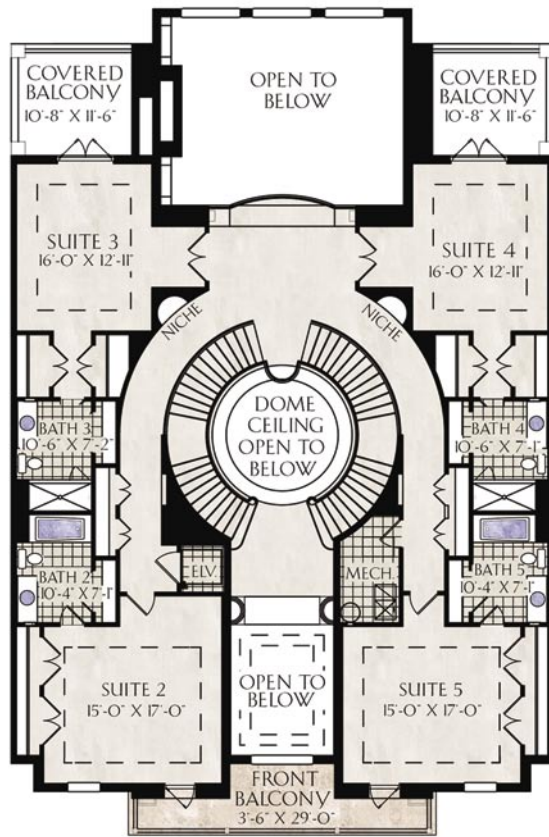
The management and principals of Weston Custom Homes, guided by its parent company's more than 50 year's of residential design and construction experience throughout the states of Florida, Pennsylvania and Maryland, have built their distinctive homes for discriminating buyers in such nationally acclaimed communities as Weston's Windmill Ranch Estates, BallenIsles Golf and Country Club and other prestigious South Florida communities. Weston Custom Homes has built their reputation with each and every home they've created, designed and built. They're proud, and -justifiably so, of the fact that the same degree of care and meticulous attention to detail that characterizes a customer's palatial \$5,000,000 mansion will be found in the construction, design and craftsmanship of each and every home that bears their name.



WINDMILL RESERVE
 AT WESTON
 ■ A VICTOR POSNER ENTERPRISE



*Artist Rendering.
Dimensions and features
are subject to change.*



Second Floor

Features and Appointments

COMMUNITY FEATURES

- Multi-million dollar guardhouse entrance with state-of-the-art security technology
- 139 acres of lakes and preserves—picturesque lakefront and cul-de-sac homesites
- Quality schools, healthcare, shopping, fine dining and entertainment within 10 minutes
- Easy access to Florida's Turnpike, I-595 and I-75
- Underground utilities, municipal water and sewer services
- Street lighting and sidewalks throughout your community
- Large backyards for swimming pools and family entertaining

GENERAL FEATURES

- Entegra Skandia tapered roof tile
- Interlocking concrete paver driveway, entry walkway and patio
- Textured stucco exterior finish with smooth finish bands
- Sodded homesites with professionally designed landscape package and automatic sprinkler system
- Hurricane impact resistant windows
- Raised panel metal garage doors

SPECIAL FEATURES (per plan):

- Covered porch
- 8' high single lite French doors
- Decorative art niches
- Tray, coffer and volume ceilings

INTERIOR FEATURES

- Closet shelving allowance
- "Design Elements" door hardware
- 24" x 24" Saturnia marble in foyer, living room, family room, dining, room, kitchen, breakfast area, and connecting hallways
- 3-1/2" x 1-1/8" door casings
- 7-1/4" colonial painted baseboards
- Painted crown ceiling molding in foyer, living room, family room, kitchen, breakfast area, and master bedroom
- 8' tall solid core flush wood doors w/ applied moldings

LAUNDRY ROOM

- Laundry sink with base and upper cabinets
- Oversized capacity washer and dryer

ELECTRICAL FEATURES (per plan):

- Multiple electric hot water heaters
- Programmable energy efficient thermostats

- Multi-zone, 13 SEER air-conditioning systems
- Alarm system with three keypads
- Automatic garage door openers with remotes
- Pre-wired for ceiling fans in all bedrooms and family room
- Telephone and data outlets pre-wired with Cat 5e wire to all bedrooms, study, family room
- Structural multi-media cabling pre-wired in all bedrooms and family room
- 400 amp electrical service (minimum)
- 30 recessed lights
- Decorative lighting fixture allowance

KITCHEN FEATURES

- Gourmet, stainless steel, Wolf / Subzero / Asko appliance package:
 - 48" built-in refrigerator, ice and water dispenser
 - 48" all gas range, 4 burners with grill and griddle
 - 24" microwave oven
 - 30" warming drawer with front panel
 - 24" Asko, 6 program, dishwasher, hidden controls
 - 48" professional wall hood with 1200 CFM motor
- Badger food waste disposal system
- Kohler Undertone Hi /Lo stainless steel sink
- Grohe, Ladylux Plus faucet with integral pull-out spray
- Level III granite countertops with 1 1/2" edge and full backsplash
- Elegant "Grabill" wood panel cabinetry with 42" uppers

LUXURY BATH FEATURES

Shower exhaust fans in all bathrooms

MASTER BATHROOM

- Level III granite vanity tops with 1 1/2" edge, 4" backsplash and undermount sinks
- Elegant wood vanities
- 8" spread faucet
- 18" x 18" Saturnia marble floors and wet area walls
- Luxurious acrylic built-in whirlpool tub
- Separate oversized stall shower with frameless glass enclosures

POWDER ROOM

- 8" spread faucet
- Pedestal sink & matching water closet

SECONDARY BATHROOMS

- Level II granite vanity tops with 1" standard edge, 4" backsplash, and undermount Kohler Caxton sinks
- Cast iron bath tub



WINDMILL RESERVE™
AT WESTON

The Last Estate and Custom Home Community In South Florida's Best Planned Hometown.

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