



La Casa Palma

AT THE ESTATES OF WINDMILL RESERVE

Presented By Southern Chateaux, Inc.

6 BEDROOMS WITH LIBRARY
 BUTLER PANTRY · THEATER OPTIONAL
 ELEVATOR · 6 1/2 BATHS · 4 CAR GARAGE

FIRST FLOOR	5,403 SQ. FT.
SECOND FLOOR	1,580 SQ. FT.
4 CAR GARAGE	886 SQ. FT.

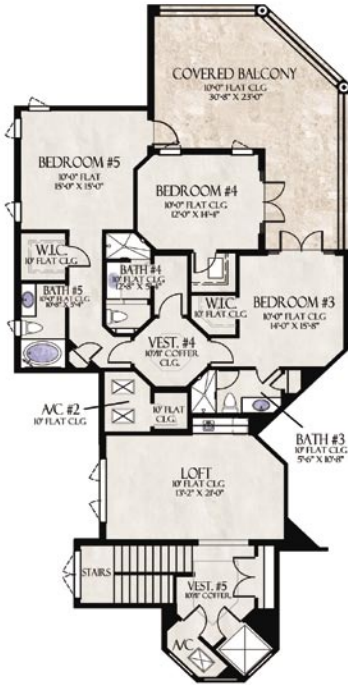
TOTAL LIVING AREA A/C	6,983 SQ. FT.
TOTAL UNDER ROOF	9,704 SQ. FT.

Led by industry veterans Robert and John Castellano, with 55 years' combined experience in the design and construction of luxury homes, Southern Chateaux, Inc.'s philosophy is firmly founded on the principle that a luxury home is only as good as the people who build it. With sales exceeding three hundred and fifty million dollars, the Castellano brothers understand that building homes for the third and fourth-time buyer is not a job for a first-time builder.

Estate and custom homes built by the principals of Southern Chateaux are found in such prestigious communities and luxury home enclaves as Arvida's Windmill Ranch Estates, Windmill Lakes, Seven Isles Las Olas, Landmark Ranch Estates and Sunshine Ranches. With their dedicated leadership, experience, and high mastery for design, the project at Windmill Reserve will show an exceptional collection of luxurious estate homes.



WINDMILL RESERVE
 AT WESTON
 ■ A VICTOR POSNER ENTERPRISE



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
- Impact resistant windows where allowable with direct mount aluminum hurricane shutters in all other locations
- 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

- Generous closet shelving allowance
- Yale "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
- 3-piece 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
- Maytag Neptune oversized capacity washer and dryer

ELECTRICAL FEATURES (per plan):

- Multiple electric hot water heaters

- Programmable energy efficient thermostats
- Multi-zone, 12 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
- 300 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 Kohler Caxton sinks
- Elegant Grabill wood vanities
- Delta select 8" spread faucet
- 16" x 16" Saturnia marble floors and wet area walls
- Luxurious acrylic built-in whirlpool tub
- Separate oversized stall shower with frameless glass enclosures

POWDER ROOM

- Delta select 8" spread faucet
- Kohler Portrait pedestal sink & matching water closet

SECONDARY BATHROOMS

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



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

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