



# The Villa Lugano

AT THE LAKES OF WINDMILL RESERVE

*Presented By Weston Custom Homes*

6 BEDROOMS · HOME OFFICE · LIBRARY  
THEATER · BILLIARD ROOM · COVERED  
LANAI · 7 1/2 BATHS · 3 CAR GARAGE

A/C LIVING AREA	8,658 SQ. FT.
GARAGE AREA	918 SQ. FT.
COVERED ENTRY	213 SQ. FT.
COVERED LANAI	711 SQ. FT.

TOTAL	10,500 SQ. FT.
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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.*

# 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 Estate double roll tile roof in Category 3 selections with a three-color blend
- 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 galvanized steel hurricane shutters in all other location
- Decorative mailbox

## SPECIAL FEATURES (per plan)

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

## INTERIOR FEATURES

- Generous closet allowance
- Society Brass Collection handle set door hardware
- 24" x 24" Saturnia marble in living room, dining room, kitchen, breakfast area, laundry and connecting halls
- Oversized colonial painted 5-1/4 baseboards and 3-1/4 door casings
- Oversized 7" painted crown ceiling molding in foyer, living room, family room, kitchen, breakfast area, and master bedroom
- 8' tall embossed panel solid core painted interior doors

## LAUNDRY ROOM

- Laundry sink with base and upper cabinet
- Maytag Atlantis 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 3 Keypads
- Automatic garage door openers with remotes
- Pre-wired for ceiling fans in all bedrooms and family room
- Pre-wired and trimmed telephone outlets in all bedrooms, study and family room
- Structural multi-media cabling pre-wired in all bedrooms and family room
- 250 amp electrical service (minimum)
- 26 recessed lights
- Decorative exterior lighting fixture allowance

## KITCHEN FEATURES

- KitchenAid Architect Series stainless steel appliance package:
  - 42" built-in refrigerator
  - 36" cooktop, 5 element, smooth glass (black)
  - 30" convection microwave and oven combo unit
  - 30" warming drawer
  - 36" ventilation hood, 600 CFM
  - 24" dishwasher, 5 cycle, top controls, front counter
- Badger food waste disposal system
- Kohler undertone Hi-Lo stainless steel kitchen sink
- Kohler Fairfax brushed nickel faucet with integral pull-out spray
- Level I granite countertops with 1 1/2" edge and 4" backsplash
- Elegant Omega Dynasty Series wood cabinetry with 42" uppers

## LUXURY BATH FEATURES

- Full vanity width mirrors
- Kohler elongated water closets
- Shower exhaust fans in all bathrooms

## MASTER BATHROOM

- Elegant Omega Dynasty Series wood vanities
  - 4" backsplash and undermount Kohler Caxton sinks
- Kohler 8" spread faucet brushed nickel
- 12" x 12" Saturnia marble floors and wet area walls
- Luxurious acrylic built-in whirlpool tub
- Separate oversized stall shower with glass enclosure

## POWDER ROOM

- Kohler Revival faucet chrome/brass finish
- Kohler Wellworth pedestal sink & matching water closet

## SECONDARY BATHROOMS

- Level I granite vanity tops with 1 1/2" bullnosed edge
- Kohler cast iron bath tub
- DaVinci Series ceramic tile series 8' high at showers with one row of Listella



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

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