



# The Villa Normandy

AT THE LAKES OF WINDMILL RESERVE

*Presented By Weston Custom Homes*

7 BEDROOMS · 9 1/2 BATH  
 SUMMER KITCHEN  
 THREE COVERED BALCONIES · ELEVATOR  
 BILLIARD ROOM · STUDIO  
 HOME THEATER · 3 CAR GARAGE

FIRST FLOOR A/C AREA	6,835 SQ. FT.
SECOND FLOOR A/C AREA	3,483 SQ. FT.
TOTAL A/C LIVING AREA	10,318 SQ. FT.

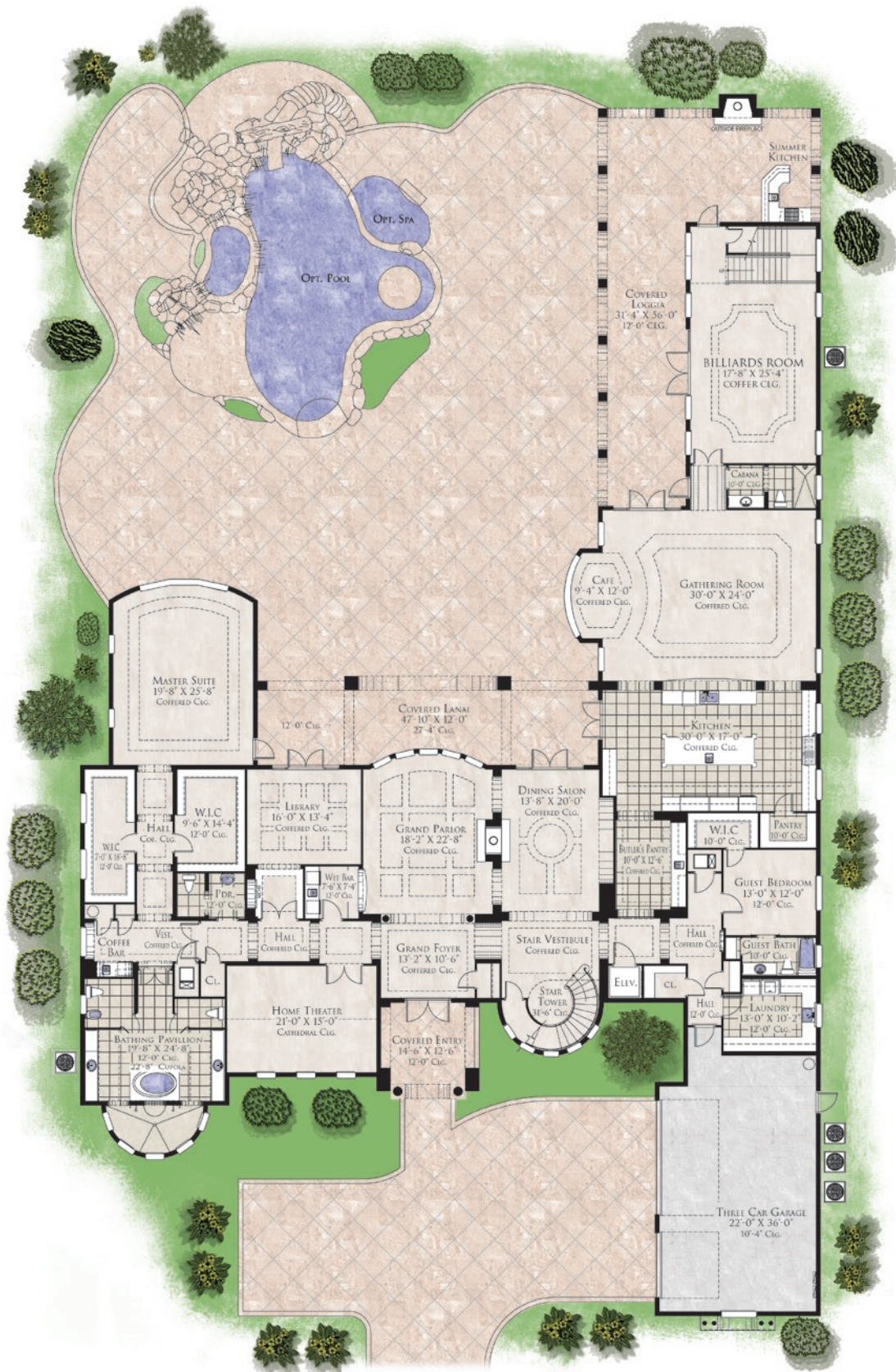
GARAGE	862 SQ. FT.
COVERED ENTRY	185 SQ. FT.
COVERED LANAI	1,561 SQ. FT.
COVERED BALCONY:	617 SQ. FT.

TOTAL	13,543 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.



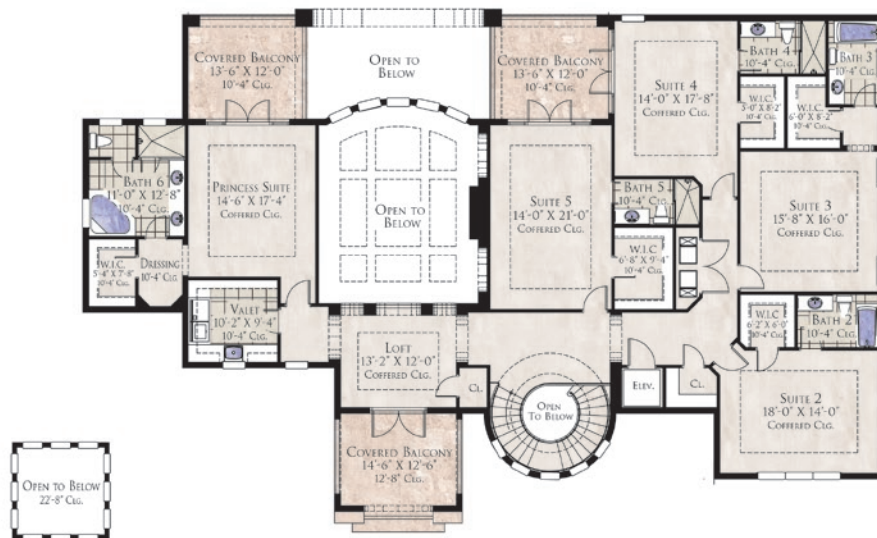
WINDMILL RESERVE™  
 AT WESTON



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



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

3011 Lake Ridge Lane, Weston, FL 33332 • Telephone 954/888-6500 - [FAX] 954/888-6502

WEBSITE: [www.windmillreserve.com](http://www.windmillreserve.com) • [info@windmillreserve.com](mailto:info@windmillreserve.com)

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