

Lucca / Savona

by FRONTDOOR COMMUNITIES



Artist rendering

Nerano

LUXURY COACH HOMES





Nerano floorplans all feature ...
LIGHT-FILLED, OPEN CONCEPT LIVING AREAS



Lucca

GROUND FLOOR RESIDENCES

FEATURES

- 3 Bedrooms
- 3 Bathrooms
- 1 Half Bathroom
- Great Room, Dining Area, Gourmet Kitchen Island
- Private Courtyard Entries
- 2-Car Private Garage
- Covered Outdoor Living Areas
- Private covered lanai with direct access to the lake and preserve.

SQUARE FOOTAGE

| | |
|--------------------|---------------|
| Living Space (A/C) | 2,369 Sq. Ft. |
| Garage | 454 Sq. Ft. |
| Lanai | 240 Sq. Ft. |
| Entry | 42 Sq. Ft. |

TOTAL 3,105 Sq. Ft.



Savona

TOP FLOOR RESIDENCES

FEATURES

- 3 Bedrooms
- 3 Bathrooms
- 1 Half Bathroom
- Great Room, Dining Area, Gourmet Kitchen Island
- Study
- Second floor Loft
- Private Courtyard Entries
- 2-Car Private Garage
- Covered Outdoor Living Areas
- Private Elevator

SQUARE FOOTAGE

| | |
|--------------------|---------------|
| Living Space (A/C) | 3,060 Sq. Ft. |
| Garage | 456 Sq. Ft. |
| Lanai | 240 Sq. Ft. |
| Entry | 46 Sq. Ft. |

TOTAL 3,802 Sq. Ft.



ABOUT THE BUILDER

Founded by long-term homebuilding industry veterans Terry Russell and Mike Langella, FrontDoor Communities (FDC) is a full-service real estate firm with extensive experience developing communities and building homes for over three decades. The FDC team has earned many design and quality awards including the industry's most coveted America's Best Builder designation and the National Housing Quality Award.

The FDC team is committed to exceeding client expectations by combining an understanding of what an owner values and delivering exceptional homes.

"We at FrontDoor Communities are excited to be part of the Miromar Lakes team," says Terry Russell, the CEO of FDC. "We look forward to bringing our homebuilding skills to Miromar Lakes and adding it to an already impressive list of fine homebuilders."

Lucca / Savona QUALITY FEATURES

Interior Appointments

- 7 1/4" Decorative Base Molding
- 8' Solid-Core 2-Panel Interior Doors with 3 1/4" Door Casings
- 8' Impact-Resistant Bronze Low-E Sliding Glass Doors Aluminum Impact-Resistant Bronze Low-E Windows
- Kwikset Smart Key Entry System
- Kwikset Interior Lever Locksets and Hardware
- Ventilated Wood Closet Shelving in Bedrooms
- Ventilated Wood Shelving in Pantry, Laundry and Linen Light Textured Wall Finish Throughout
- Smooth Wall Finish in Baths per plan Knock-Down Trowel Finish Ceilings
- 12" x 24" Porcelain Tile Floor in Common Areas Crack Suppressant Membrane under all Tile Areas
- Tray Ceilings per plan

Gourmet Kitchen Features

- Double Bowl Stainless Steel Undermount Sink
- Delta Faucet with Pull-Out Sprayer
- Full Overlay Cabinetry with 42" Upper Cabinets Kitchen Convenience Package
- Quartz Countertops with Tile Backsplash
- KitchenAid® Stainless Steel Appliances
 - KitchenAid 36" Gas Cooktop with Range Hood
 - KitchenAid 30" Built In Convection Microwave Wall Combo
 - KitchenAid Quiet Wash Dishwasher with Hidden Controls
 - KitchenAid 42" Built-in Counter Depth Refrigerator
 - KitchenAid 24" Beverage Center
- InSinkErator® 1/2" HP Food Waste Disposal

Owner's Suite and Bathroom

- Comfort Height Vanities with Full Overlay Cabinetry
- 36" x 60" Vanity Mirrors at each Sink
- Quartz Countertops with Undermount Sink
- 12" x 24" Porcelain Tile Floor in Bathroom
- Comfort Height Water Efficient Toilets
- Walk-In Shower with Semi-Frameless Clear Glass Door
- Floor-To-Ceiling Wall Tile Surround in Shower
- Spacious Walk-In Closet

Guest Bedrooms and Bathrooms

- Comfort Height Vanities with Full Overlay Cabinetry
- Full Width Vanity Mirrors
- Quartz Countertops with Undermount Sink
- Porcelain Tile Floor and Wall Surround in Tub/Shower Area Comfort Height Water Efficient Toilets
- Semi-Frameless Clear Glass Shower Door per plan
- Carpet in Bedrooms

Laundry Room

- Cabinets per plan with Built-In Utility Sink
- Quartz Countertop with 4" Backsplash
- 12" x 24" Porcelain Tile Floor

Energy Efficient & Eco-Friendly Features

- High-efficiency 16 SEER Air Conditioner Digital Programmable Thermostats
- Delta Water-Saving Sink and Shower Fixtures
- Kitchen Range Hood and Bath Fans Vented to Outside
- Tankless Gas Water Heater with Remote and

Recirculating System

- Sherwin Williams Low VOC Interior Paint
- Icynene Spray Foam Attic Insulation
- Foamboard Insulation on Exterior Walls
- Fiberglass Batt Insulation between Floors
- Fiberglass Batt Insulation on Interior Kitchen, Bath and Laundry Walls Drywall and Insulation made from Recycled Products

Advanced Technology

- Personal Consultation with Technology Specialist
- Structured Pre-Wire for Multimedia Networking
- Monitored Home Security System with Interactive Dashboard
- In-Wall Pest Control System

Electrical Conveniences

- Recessed Ceiling Lighting per plan
- Exterior Coach Lights per plan
- 200-Amp Electrical Service
- Decora® Rocker Switches and Receptacles
- Pre-Wire for Fan / Light Combo in All Bedrooms, Study, and Lanai
- Pre-Wire for all Hanging Light fixtures per plan
- Undercounter LED lighting in Kitchen
- Undercounter Electric Plugs
- Smoke & Carbon Monoxide Detectors with Battery Backup

Building Features

- Reinforced Concrete Block Construction
- Precast Concrete Quad T Floor System
- Concrete Flat Tile Roof
- Engineered Roof Trusses Residential Fire Sprinkler

- System Fully Screened Lanais
- Private Two (2) Car Side Entry Garage
- Maintenance-Free Aluminum Garage Doors
- 1/2" HP LiftMaster® Garage Door Opener with Keyless Pad Private Elevator - Second Floor Residences Only
- Exterior Features and Landscaping
- ThermaTru® Fiberglass 8' Impact-Resistant Front Entry Door
- Kwikset Smart Key Entry System
- Interlocking Paver Drives, Walkways and Entries Smooth Stucco Exterior Finish
- Maintenance-Free Bronze Aluminum Fascia and Gutters Railings, Shutters and Architectural Details per plan Private Entry Courtyards per plan
- Professionally Landscaped Native Plant Package with Bark Mulch

HOA Services*

- Lawn Maintenance of all Common Areas
- Building Exterior and Common Maintenance
- Home Security & Fire Alarm Monitoring Service
- Pest Control Service
- Exterior Pressure Cleaning of Building, Pavers and Roof

*note: refer to Condominium Prospectus (Offering Circular) for specific details

Building Services

- FrontDoor Communities 5-Step Quality Assurance Program
- Remote Design Consultation with Interior Designer New Home Orientation
- 2-10 Home Buyer's Warranty



10160 Miromar Lakes Boulevard, Miromar Lakes, FL 33913 • Toll Free: (877) 809-9444 Phone: (239) 425-2340 • MiromarLakes.com

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