

## FEATURES

### COMMUNITY FEATURES

- In low traffic, Beverly Heights neighborhood
- Two blocks from Las Olas Boulevard
- Two miles from world famous Las Olas Beach
- No cut through streets from Broward Boulevard to Las Olas Boulevard
- Vehicular gates at entries
- Decorative street lighting
- Private guest parking
- Underground utilities
- Lush landscaping
- Private bicycle racks

### EXTERIOR FEATURES

- Contemporary architectural design with wood and stone accents
- Impact windows and doors
- Decorative 8' access-controlled panel garage doors with windows
- Sprinkler system
- Beautiful brick pavers on driveway, walkways and backyard patios
- Covered lanai terraces

### INTERIOR AND HOME FEATURES

- 10- and 10.5-foot ceilings
- 24" x 48" standard stone look porcelain flooring in the main living areas
- 8" x 48" standard wood look porcelain in bedrooms and bathrooms
- Exquisite quartz countertops and full height quartz backsplash
- Kitchen undercabinet lighting
- Top of the line Miele appliances including gas cooktops
- Samsung washer and dryer
- Custom designed imported wood kitchen cabinets
- Stainless steel undermount sink

- Luxury Plumbing Fixtures
- 8' solid core doors
- Smooth drywall finish walls
- Sleek cable railings
- Expansive balconies
- Summer kitchen capability for barbecue with natural gas
- Home automation technology package including front door camera and smart thermostat. Upgrades available.
- LED hi-hat lighting throughout entire home
- Prewired for ceiling fans in all bedrooms and family rooms
- Private elevators
- Electric vehicle charging option
- Wide two car garages
- Splash pools included
- Natural Gas Tankless water heaters

### MASTER SUITES

- Backlit mirrors
- Under vanity lighting
- Dual undermount sinks
- Quartz vanity tops
- Decorative faucet and levers
- Spacious frameless glass enclosed showers
- Free standing modern soaking tub
- Expansive walk-in closets

### SECONDARY BATHS & POWDER ROOMS

- Quality crafted style vanities
- Quartz vanity tops
- Undermount sinks
- Frameless glass shower and tub doors

12 SE 10th Avenue

Ft. Lauderdale, FL 33301

855.409.6720

TheBeverlyLasOlas.com

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Note: all plumbing fixtures are white. Faucets and accessories are chrome. All dimensions, features, specifications and square footages are approximate and subject to change without notice. Builder and Developer reserves the right to replace with features of equal or greater value. © 2019 Beverly Heights TH, LLC.