

# The Mirabella



## Palencia Lot 40; 415 Sophia Terrace

### Included Features:

- Monier Espana concrete tile roof with upgraded underlayment
- Aluminum bronze-finish windows
- Porcelain tile floors on main floor and in all bathrooms
- Wood floors in study
- Granite or marble countertops at kitchen and all bathrooms
- Imported luxury cabinets throughout
- Designer plumbing fixtures and appliance package
- Extensive decorative light fixtures
- Vinyl carriage-style garage doors
- Extensive landscaping package
- Screened pool and spa, with concrete paver decking

**Priced at \$1,200,000**



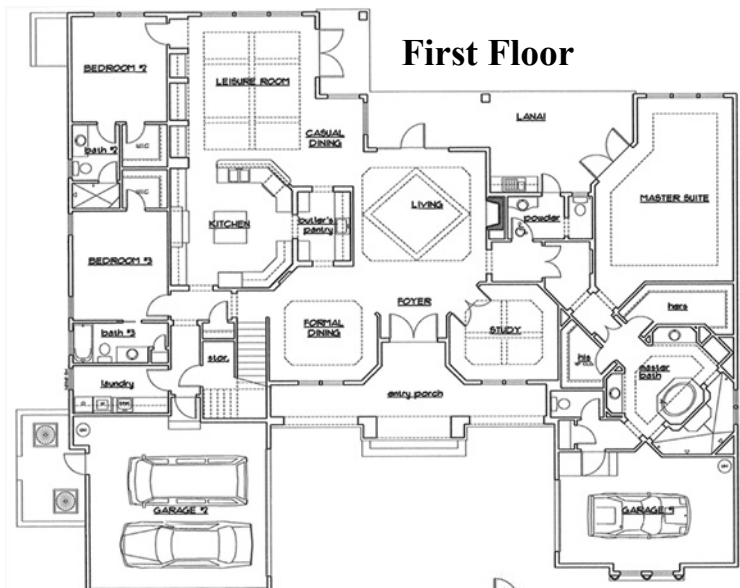
1579 The Greens Way #12  
Jacksonville Beach, FL 32250

Phone: (904) 280-8777

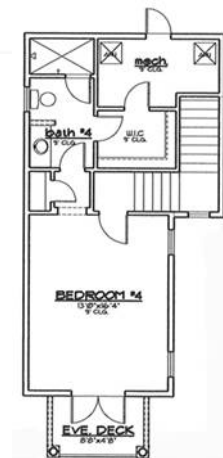
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First Floor:	3,327 sq. ft.
Second Floor:	489 sq. ft.
Subtotal:	3,816 sq. ft.
Lanai:	383 sq. ft.
Entry:	255 sq. ft.
Evening Deck:	53 sq. ft.
Garage:	866 sq. ft.
<b>Total Sq. Ft.</b>	<b>4,593 sq. ft.</b>



**Second Floor**

### The Benchmark Pledge

Each individual element of your home will be a showcase of creativity, craftsmanship and attention to detail and quality...

**You have our promise!**

**PALENCIA**  
*A Story of Discovery, Exploration, and Settlement*