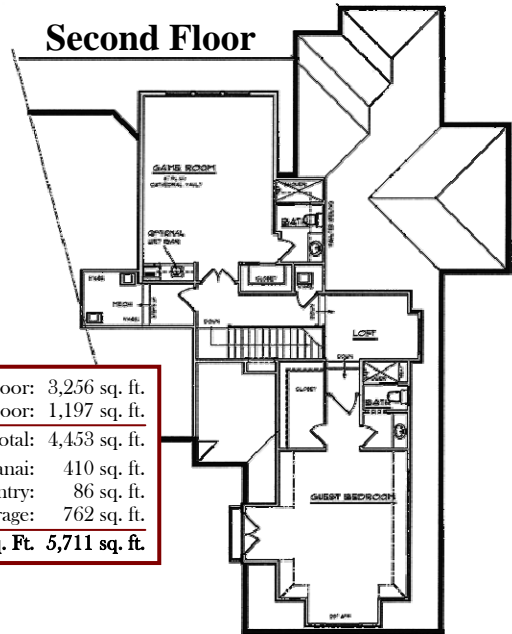
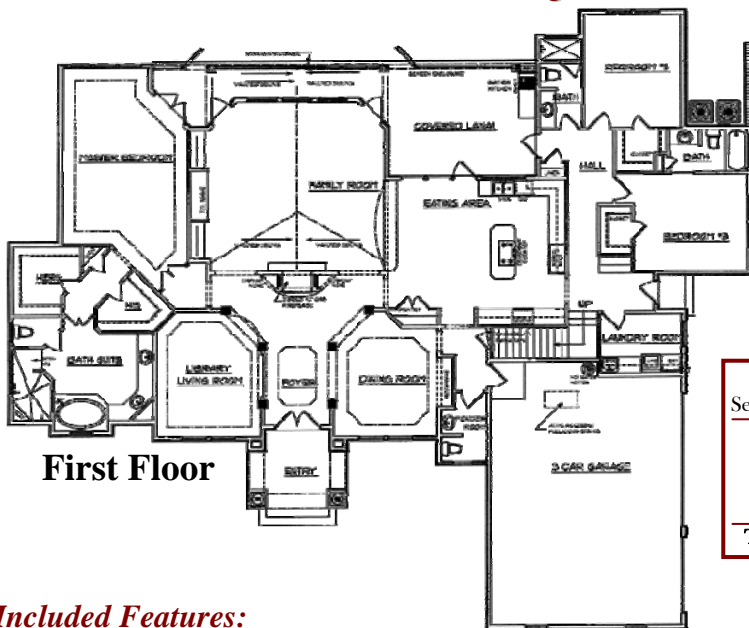


## Villa Flora

Lot 36 at Queen's Harbour



First Floor:	3,256 sq. ft.
Second Floor:	1,197 sq. ft.
Subtotal:	4,453 sq. ft.
Lanai:	410 sq. ft.
Entry:	86 sq. ft.
Garage:	762 sq. ft.
<b>Total Sq. Ft.</b>	<b>5,711 sq. ft.</b>

**Included Features:**

- Synthetic stucco over wire lathe with natural swirl finish
- Concrete tile roof
- Insulated glass metal-frame windows
- Insulated fiberglass exterior doors and designer front entrance doors
- Extensive trim & specialty moldings at selected locations
- Two-sided ventless Isokern fireplace with specialty surrounds
- Textured drywall finish in formal areas
- Crown molding in formal areas and all bedrooms
- Ceramic floors at entrance foyer, kitchen/breakfast area, powder room, laundry room and all bathrooms
- Designer appliances and plumbing fixtures
- Granite countertops in kitchen and all bathrooms
- Modular shelving in master closets
- Security system, central vacuum system and energy efficient air conditioning system
- Extensive landscape/irrigation package
- Stainless steel barbecue grill at Summer Kitchen
- Pool with custom screened enclosure

**Priced at \$1,290,000**



**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!**

1579 The Greens Way #12  
Jacksonville Beach, FL 32250

Phone: (904) 280-8777

Fax: (904) 280-9060

Email: nancy@customluxuryhomes.com

Web: www.customluxuryhomes.com