



### BEACHVIEW COVE COMMUNITY FEATURES

- A planned community of 28 homes.
- All required building permits and surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Paver Driveway, walkway, and entry
- Professionally designed landscape package including plantings, Floritam sod, trees, mulch and zoned irrigation with automatic controller and rain sensor
- Aluminum Gutters and downspouts with underground drains and pop-up emitters in yard
- Standing Seam Metal Roof
- Underground utilities and stormwater management system
- Community street lights and sidewalk
- Acrylic finish on all covered lanais

### PAD AND FOUNDATION

- Bora-Care Termite Treatment with a renewable termite bond with \$1,000,000 repair and retreat coverage
- All footings are steel reinforced with #5 rebar, with a 4 in. 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Recessed rain stop at threshold of garage door(s)

### EXTERIOR WALLS AND FINISHES

- Reinforced concrete block and masonry construction with smooth cementitious finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns, and vertical wall reinforcements
- Exterior architectural banding with cementitious smooth finish (per plan)
- Second floor exterior walls shall have 2x4 studs spaced 16 in. on center with hurricane anchorage and ½ in. ZIP® sheathing with built-in water-resistive barrier covered with metal lath reinforced exterior smooth cementitious finish
- Decorative banding around windows and doors
- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim

### ROOF AND INSULATION

- Roof trusses engineered for 140 mph wind load
- Trusses are web-braced, cross-braced and laterally braced
- Minimum 2x8 sub-fascia for stronger bridging with 12- or 16-inch overhangs on long spans to avoid soffit sagging and waving (12 in. overhang on gables)
- 5/8 in. ZIP® Roof sheathing with built-in water-resistive barrier
- Aluminum fascia and soffit
- R-21 Spray Foam insulation over air-conditioned areas for maximum coverage
- R-13 Spray Foam insulation in garage wall adjacent to house and exterior framed walls
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-8.8 insulation rating at all exterior block walls
- Poly foam adhesive seal at each exterior wall penetration

### FRAMING, WINDOWS AND DOORS

- All wood interior framing studs and furring strips spaced 16 in. on center
- Extra blocking at windows and sliding glass doors for easy installation of window treatments
- All vertical to horizontal concealed spaces are fire-blocked
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- PGT Impact rated single hung vinyl LoE windows with clear, double paned glass (obscure glass in bathrooms). Aluminum screens installed on all operable windows (per plan)
- Mullions on windows of front elevation (between double panes) (per plan)
- Masonite® 8 ft tall Winslow 3 Panel Craftsman Style insulated fiberglass exterior front entry door with impact rated single light clear glass with adjustable thresholds (per plan)
- 8 ft tall impact rated sliding glass doors with white aluminum frames, clear, insulated low-e glass
- Overhead Door® Haas Insulated Aluminum wind loaded garage door with automatic belt drive opener, two (2) remote operators and wall mounted keypad at house to garage door
- Architecturally designed impact rated transom windows with white vinyl frames and clear LoE glass (per plan)

### ELECTRICAL AND LIGHTING FEATURES

- Minimum 300 AMP underground electrical service
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room and covered lanai
- Pendant light pre-wire over islands (per plan)
- Pre-wired RG6, satellite compatible, television outlets in each bedroom and den (per plan)
- Raised outlet and RG6 satellite compatible, television outlets in Owner's Bedroom and Great Room (per plan)
- Two (2) CAT-5 telephone outlets (per plan)
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Three (3) GFI outlets in garage and three (3) weatherproof GFI exterior outlets
- Floor Outlet in Great Room
- Two (2) USB 110-volt outlets (location per plan)
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceilings, hallways, over tubs and showers and front entry
- Exterior coach lights in Bronze finish (per plan)
- Decora® rocker switches and Decora outlets throughout
- Doorbell chime(s) (per plan)
- Decorative light fixtures from Progress Lighting®

## ENVIRONMENTAL CONTROLS

- Carrier® High Efficiency 16 SEER2 HVAC system with heat pump and scroll type compressor
- Separate vents in walk-in closets (per plan)
- Exhaust fans in bathrooms vented to exterior
- Built-in microwave/hood vented to exterior
- Jumper ducts in bedrooms and den/study (per plan)
- Dryers vented to exterior through roof or wall (per plan)

## PLUMBING FEATURES

- Uponor® water lines
- 50-gallon water heater
- Three (3) exterior hose bibs
- Recessed in-wall washing machine water supply controls
- Looped main water supply with electrical outlet for future water softening system
- Pre-plumbed ice maker line with recessed valve

## LUXURIOUS BATHS

- Designer Kraftmaid® cabinets w/full overlay flat panel door in choice of stain or painted finish in choice of stain or painted finish
- Soft-close door and drawers on all cabinet
- Raised vanities with drawers in baths (per plan)
- Moisture-proof cement board behind tile walls in showers, with tile to ceiling
- Guest baths with American Standard steel tubs with ceramic tiled shower walls or tiled showers with tile floors (per plan)
- Choice of Granite or Quartz countertops with 3 cm edge up to Level III
- Moen® widespread double handle faucets on sinks in lifetime satin nickel finish with under-mount sinks matching tub deck and shower faucet in owner's bath (per plan)
- Moen® widespread two handle vanity sink faucets with under-mount sinks and anti-scald tub/shower and/or shower controls with satin nickel finish in guest baths (per plan)
- Decorative Moen® Bath Accessories
- White China Comfort Height Elongated commodes
- 42 in. high polished edge mirrors over vanities
- Upgraded ceramic tile in owner's bath including one row of decorative listel up to Level II
- Clear shower doors with full height glass or frameless enclosures in owner's bath (per plan)

## DESIGNER KITCHENS

- Designer Kraftmaid® 42" wall cabinets w/full overlay flat panel door in choice of stain or painted finish with soft close door and drawers with Level II crown molding on upper cabinets
- Decorative paneling and false doors on islands (per plan)
- Decorative level 1 tile backsplash
- Undercabinet LED strip lighting with decorative cabinet light rail
- Varying height upper cabinets at microwave (per plan)
- Choice of 3 cm Granite or Quartz counters to Level II with 16" overhangs on bar tops and/or island
- Kohler Cairn® white cast iron under-mount kitchen sink
- Moen® premium pullout spray faucet & soap dispenser

- Samsung® Stainless Steel smooth top electric range with convection and air fry
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation.
- Samsung® Stainless Steel dishwasher
- Insinkerator® ½ HP garbage disposal

## ELEGANT INTERIORS

- 10 ft first floor and 9 ft second floor ceiling heights (per plan)
- Single step recessed ceiling details in Great Room and Owner's Bedroom (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Sherwin Williams® Premium low VOC acrylic paint interior wall and ceiling paint for improved indoor air quality (choice of 1 color walls and white ceilings throughout)
- Sherwin Williams® Premium low VOC white interior trim paint for improved indoor air quality
- Vented Wood Rod and Shelf in Owner's closet(s) and vinyl clad super slide® wire rod and shelf in secondary bedroom closets
- Solid wood shelving in pantry and vinyl clad wire shelving in linen closets
- Masonite® 8 ft. tall raised 2 panel square hollow core swing and bi-fold doors
- Colonial 3 ¼ in. casing on doors throughout including sliding glass doors and bi-fold doors
- Colonial 3 ¼ in. casing and wood window sills on all windows
- 5 ¼ in. crown molding in 1<sup>st</sup> floor main living areas (not incl. recess ceilings)
- 5 ¼ in. baseboard throughout
- Kwikset® decorative front entry handle with deadbolt and lever handled interior door hardware and keyed entry locks and deadbolts on additional exterior hinged doors (per plan)
- Luxurious stained treads and painted risers stairs with stained wood rails and newel posts with painted balusters (per plan).
- Up to Level III tile floors on first floor, laundry rooms and all baths with underlayment to help prevent cracking
- Mohawk® designer, stain resistant carpet in choice of colors up to Level III with 7/16 in., 6lb. re-bond padding in main living areas and bedrooms

## ADDED BENEFITS

- Personalized meeting with an Interior Designer at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
- Comprehensive 1 year workmanship, 2 year systems and 15 year structural warranty through 2-10 Home Buyers Warranty® Corporation plus manufacturer's warranties (as applicable)

Our policy of continual attention to design detail and construction techniques requires that all floor plans, dimensions, specifications, and brand/plan names are subject to changes without notice or obligation. All marketing materials contain artist/conceptual renderings and may show features that are separately priced options. Prices include city/county impact fees, water/sewer connection fees, and site development costs. Prices do not include closing costs, lot premiums, or model décor or furnishings. Home prices are based on 20 ft front setback. Prices, terms, and availability are subject to change without notice or obligation.

Rev. 05/27/2025. CGC 1518372





## Homesite Premiums

Lot	Address	Availability	Garage	Lot Premium
1	208 Beachview Dr	Future Release	Right	\$150,000
2	204 Beachview Dr	Future Release	Right	\$75,000
3	200 Beachview Dr	Future Release	Right	\$40,000
4	196 Beachview Dr	Future Release	Right	\$30,000
5	192 Beachview Dr	Future Release	Right	\$20,000
6	188 Beachview Dr	Future Release	Right	\$20,000
7	184 Beachview Dr	Future Release	Right	\$15,000
8	180 Beachview Dr	Future Release	Right	\$15,000
9	176 Beachview Dr	Future Release	Right	\$10,000
10	172 Beachview Dr	Future Release	Right	\$10,000
11	168 Beachview Dr	Future Release	Right	\$10,000
12	164 Beachview Dr	Future Release	Right	\$30,000
13	160 Beachview Dr	Future Release	Right	\$30,000
14	156 Beachview Dr	Future Release	Right	\$35,000
15	152 Beachview Dr	Available	Right	\$35,000
16	148 Beachview Dr	Available	Left	\$35,000
17	144 Beachview Dr	Available	Left	\$30,000
18	140 Beachview Dr	Available	Left	\$20,000
19	136 Beachview Dr	Available	Left	\$10,000
20	132 Beachview Dr	Available	Left	\$10,000
21	128 Beachview Dr	Available	Left	\$10,000
22	124 Beachview Dr	Future Spec Home	Left	\$15,000
23	120 Beachview Dr	Future Spec Home	Left	\$15,000
24	116 Beachview Dr	Future Spec Home	Left	\$20,000
25	112 Beachview Dr	Future Spec Home	Left	\$50,000
26	108 Beachview Dr	Available	Left	\$125,000
27	104 Beachview Dr	Model	Left	\$200,000
28	100 Beachview Dr	Future Release	Left	\$200,000

Tortuga, Biscayne, Vero, Bayview

Amelia, Siesta, Delray, Juno



# Amelia

2,354 Living Sq.Ft.

2,921 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den & Loft

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Expanded Front Porch on B & C Elevations
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B

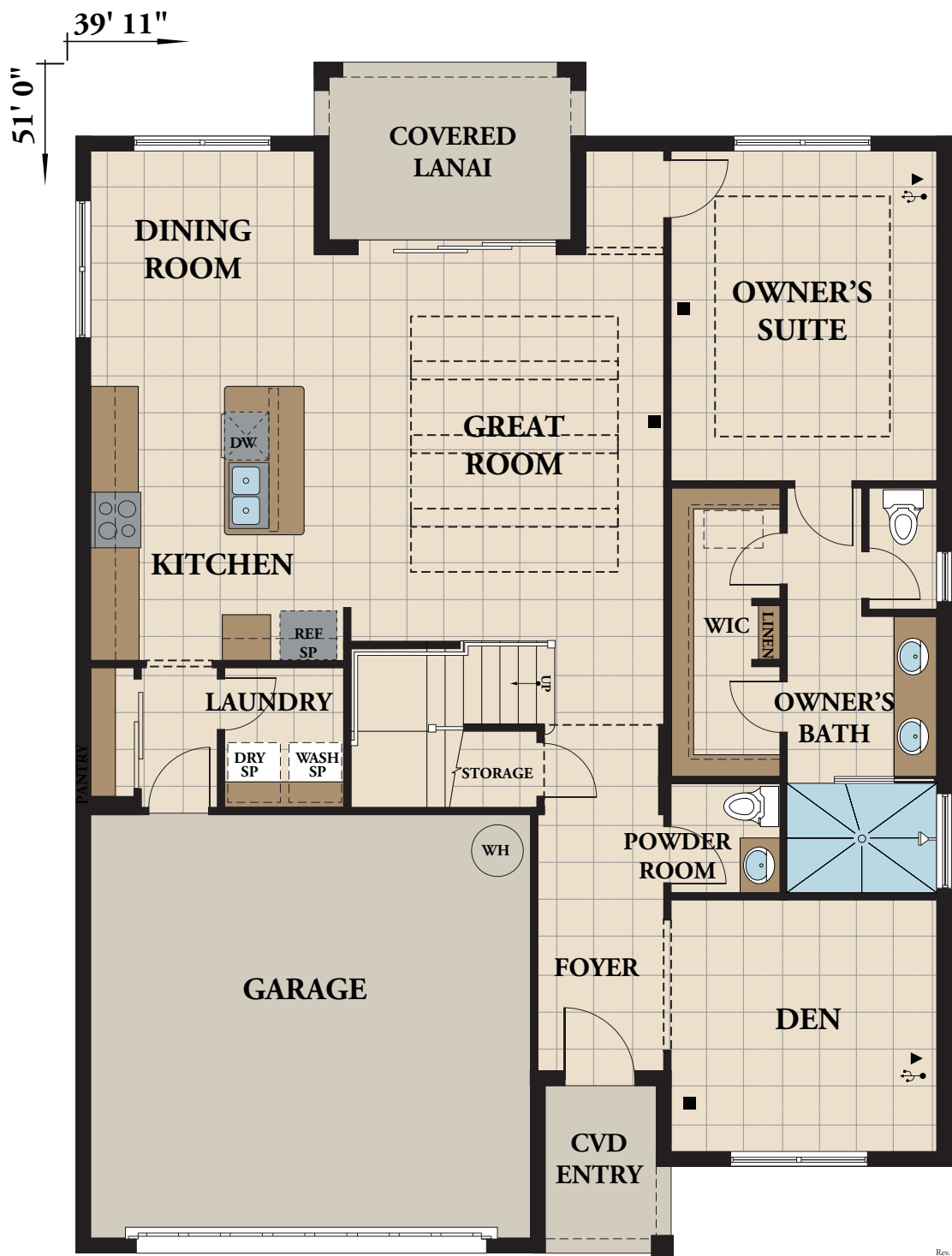


Exterior C



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# Amelia First Floor



## MEASUREMENTS

### COVERED ENTRY

10'0" Ceiling

### FOYER

10'0" Ceiling

### KITCHEN

10'1" x 13'1"

10'0" Ceiling

### GREAT ROOM

16'0" x 17'4"

10'8" Recessed Ceiling

### DINING ROOM

9'11" x 10'1"

10'0" Ceiling

### DEN

11'10" x 11'5"

10'0" Ceiling

### OWNER'S SUITE

12'0" x 14'11"

10'8" Recessed Ceiling

### GARAGE

20'1" x 19'4"

10'0" Ceiling

### COVERED LANAI

12'4" x 8'1"

10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,474 Sq.Ft.
SECOND FLOOR LIVING	880 Sq.Ft.
GARAGE	433 Sq.Ft.
COVERED ENTRY	40 Sq.Ft.
COVERED LANAI	94 Sq.Ft.
TOTAL UNDER ROOF	2,921 Sq.Ft.



# Amelia Second Floor



## MEASUREMENTS

### BEDROOM 2

11'11"x11'0"

9'0" Ceiling

### BEDROOM 3

12'9"x10'8"

9'0" Ceiling

### LOFT

15'0"x23'4"

9'0" Ceiling

## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,474 Sq.Ft.
SECOND FLOOR LIVING	880 Sq.Ft.
GARAGE	433 Sq.Ft.
COVERED ENTRY	40 Sq.Ft.
COVERED LANAI	94 Sq.Ft.
TOTAL UNDER ROOF	2,921 Sq.Ft.



# Amelia Options

## MEASUREMENTS

### BEDROOM 4

12'11"x10'1"

9'0" Ceiling

### LOFT (WITH BED 4/BATH 3)

11'4"x23'4"

9'0" Ceiling

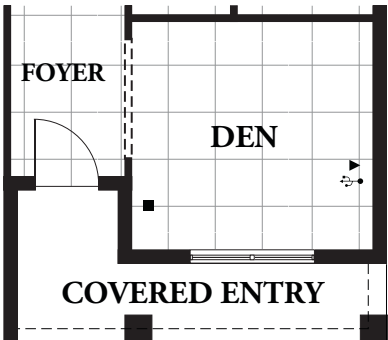
### COVERED ENTRY

10'0" Ceiling

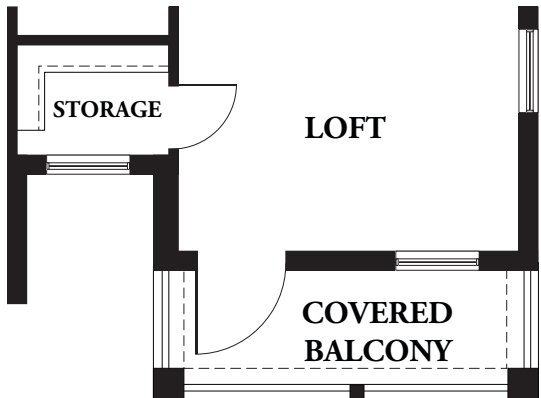
### COVERED BALCONY

9'0" Ceiling

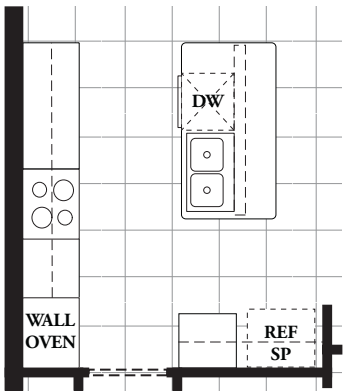
### B/C ELEVATION ENTRY (ADDS 52 TOTAL SQ FT)



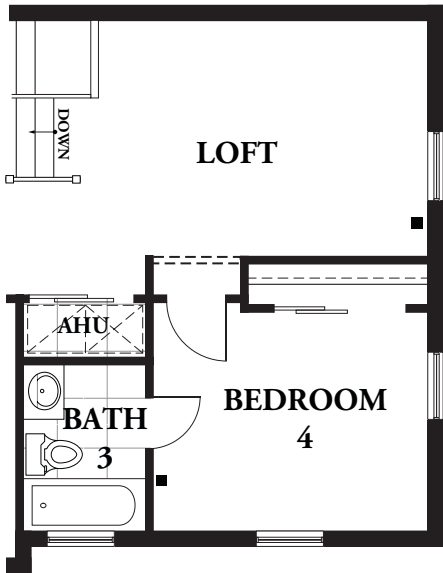
### C ELEVATION BALCONY (ADDS 94 TOTAL SQ FT)



### GOURMET KITCHEN



### BEDROOM 4 & BATH 3 (ADDS 18 LIVING SQ FT)



### LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025





# Bayview

2,391 Living Sq.Ft.

2,903 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den & Loft

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Bedrooms on Second Floor
- Expanded Front Porch on B & C Elevations
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Bayview First Floor



## MEASUREMENTS

<b>COVERED ENTRY</b>	10'0" Ceiling
<b>FOYER</b>	10'0" Ceiling
<b>KITCHEN</b>	10'7"x17'2" 10'0" Ceiling
<b>GREAT ROOM</b>	16'4"x19'1" 10'8" Recessed Ceiling
<b>DINING ROOM</b>	10'5"x7'11" 10'0" Ceiling
<b>DEN</b>	10'5"x11'4" 10'0" Ceiling
<b>GARAGE</b>	18'3"x18'7" 10'0" Ceiling
<b>COVERED LANAI</b>	8'1"x13'1" 10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,186 Sq.Ft.
SECOND FLOOR LIVING	1,205 Sq.Ft.
GARAGE	370 Sq.Ft.
COVERED ENTRY	36 Sq.Ft.
COVERED LANAI	106 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,903 Sq.Ft.</b>



# Bayview Second Floor



## MEASUREMENTS

### OWNER'S SUITE

17'0"x13'4"  
9'8" Recessed Ceiling

### BEDROOM 2

10'8"x10'2"  
9'0" Ceiling

### BEDROOM 3

10'8"x10'0"  
9'0" Ceiling

### LOFT

16'8"x11'10"  
9'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,186 Sq.Ft.
SECOND FLOOR LIVING	1,205 Sq.Ft.
GARAGE	370 Sq.Ft.
COVERED ENTRY	36 Sq.Ft.
COVERED LANAI	106 Sq.Ft.
TOTAL UNDER ROOF	2,903 Sq.Ft.



# Bayview Options

## MEASUREMENTS

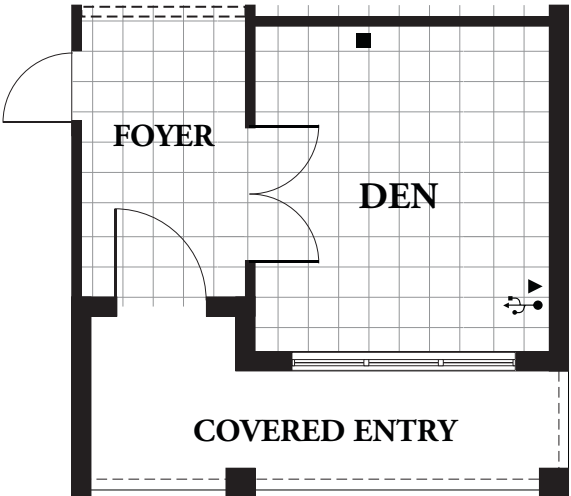
### COVERED ENTRY

10'0" Ceiling

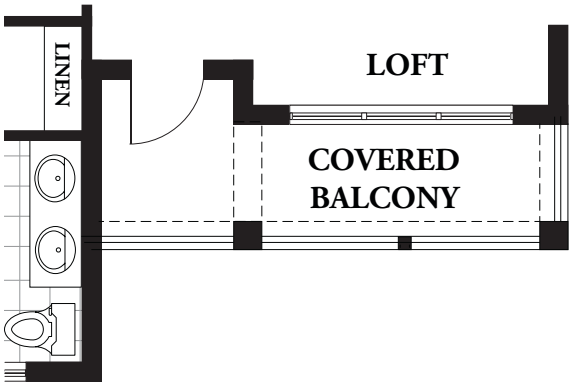
### COVERED BALCONY

9'0" Ceiling

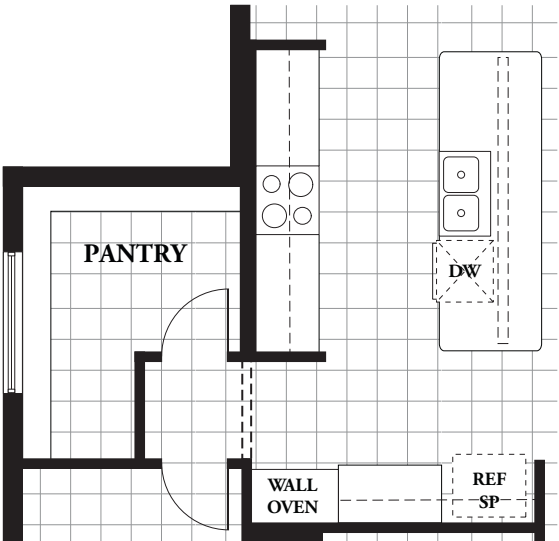
B/C ELEVATION ENTRY  
(ADDS 51 TOTAL SQ FT)



C ELEVATION BALCONY  
(ADDS 85 TOTAL SQ FT)



## GOURMET KITCHEN



## LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025





# Biscayne

2,165 Living Sq.Ft.

2,648 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den & Loft

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Biscayne First Floor



## MEASUREMENTS

**COVERED ENTRY**  
10'0" Ceiling

**FOYER**  
10'0" Ceiling

**KITCHEN**  
11'6"x12'10"  
10'0" Ceiling

**GREAT ROOM**  
11'1"x18'4"  
10'8" Recessed Ceiling

**DINING ROOM**  
11'6"x7'2"  
10'0" Ceiling

**OWNER'S SUITE**  
12'0"x13'3"  
10'8" Recessed Ceiling

**GARAGE**  
18'10"x18'0"  
10'0" Ceiling

**COVERED LANAI**  
10'11"x6'0"  
10'0" Ceiling

## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
			USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,267 Sq.Ft.
SECOND FLOOR LIVING	898 Sq.Ft.
GARAGE	373 Sq.Ft.
COVERED ENTRY	43 Sq.Ft.
COVERED LANAI	37 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,648 Sq.Ft.</b>



# Biscayne Second Floor



## MEASUREMENTS

### BEDROOM 2

10'0"x11'6"

9'0" Ceiling

### BEDROOM 3

11'0"x12'10"

9'0" Ceiling

### LOFT

16'6"x14'3"

9'0" Ceiling

## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,267 Sq.Ft.
SECOND FLOOR LIVING	898 Sq.Ft.
GARAGE	373 Sq.Ft.
COVERED ENTRY	43 Sq.Ft.
COVERED LANAI	37 Sq.Ft.
TOTAL UNDER ROOF	2,648 Sq.Ft.





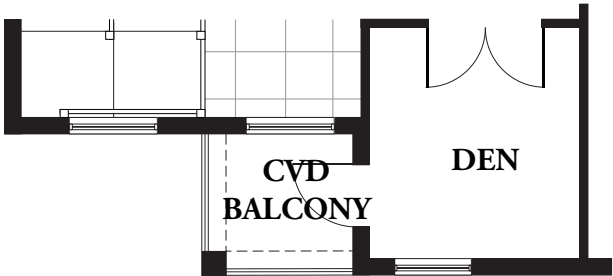
# Biscayne Options

## MEASUREMENTS

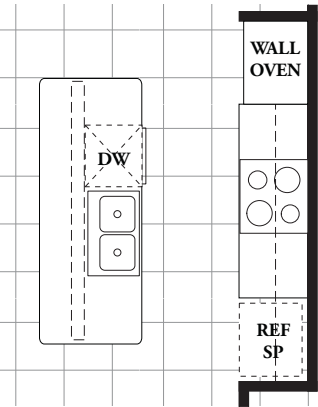
### COVERED BALCONY

9'0" Ceiling






### C ELEVATION BALCONY (ADDS 36 TOTAL SQ FT)



### GOURMET KITCHEN



### LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025



# Delray

2,043 Living Sq.Ft.

2,570 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Delray First Floor



## MEASUREMENTS

<b>COVERED ENTRY</b>	10'0" Ceiling
<b>FOYER</b>	10'0" Ceiling
<b>KITCHEN</b>	13'2"x14'3"
	10'0" Ceiling
<b>GREAT ROOM</b>	11'7"x18'3"
	10'8" Recessed Ceiling
<b>DINING ROOM</b>	13'2"x8'10"
	10'0" Ceiling
<b>DEN</b>	10'10"x10'0"
	10'0" Ceiling
<b>OWNER'S SUITE</b>	12'4"x15'7"
	10'8" Recessed Ceiling
<b>GARAGE</b>	20'1"x18'5"
	10'0" Ceiling
<b>COVERED LANAI</b>	11'8"x8'0"
	10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,491 Sq.Ft.
SECOND FLOOR LIVING	552 Sq.Ft.
GARAGE	411 Sq.Ft.
COVERED ENTRY	26 Sq.Ft.
COVERED LANAI	90 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,570 Sq.Ft.</b>





# Delray Second Floor



## MEASUREMENTS

### BEDROOM 2

11'5"x10'4"

9'0" Ceiling










### BEDROOM 3

11'6"x12'2"

9'0" Ceiling

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## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,491 Sq.Ft.
SECOND FLOOR LIVING	552 Sq.Ft.
GARAGE	411 Sq.Ft.
COVERED ENTRY	26 Sq.Ft.
COVERED LANAI	90 Sq.Ft.
TOTAL UNDER ROOF	2,570 Sq.Ft.



# Delray Options

## MEASUREMENTS

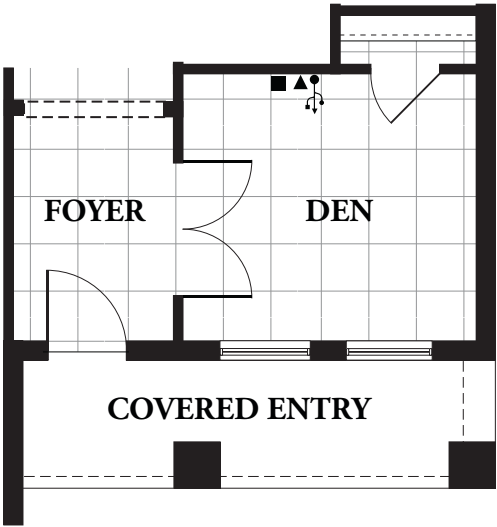
### COVERED ENTRY

9'0" Ceiling

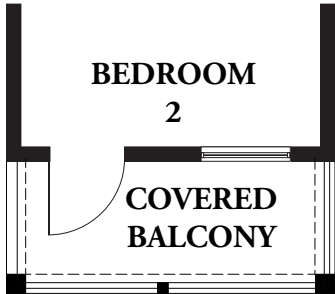
### COVERED BALCONY

9'0" Ceiling

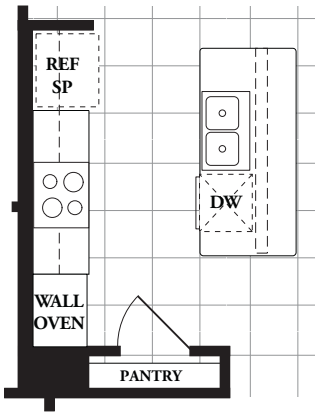
B/C ELEVATION ENTRY  
(ADDS 53 TOTAL SQ FT)



C ELEVATION BALCONY  
(ADDS 60 TOTAL SQ FT)



## GOURMET KITCHEN



## LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025



# Juno

1,828 Living Sq.Ft.

2,395 Total Sq.Ft.

3 Bedroom

2.5 Bath

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/  
Outdoor Living
- Large Windows to  
Capture Ocean Breezes
- Owner's Suite on First  
Floor
- Expanded Front Porch  
on B & C Elevations
- Second Floor Balcony on  
C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Juno First Floor



## MEASUREMENTS

### COVERED ENTRY

10'0" Ceiling

### FOYER

10'0" Ceiling

### KITCHEN

11'7"x17'3"

10'0" Ceiling

### GREAT ROOM

16'5"x11'6"

10'8" Recessed Ceiling

### DINING ROOM

11'7"x9'0"

10'0" Ceiling

### OWNER'S SUITE

13'6"x15'0"

10'8" Recessed Ceiling

### GARAGE

20'6"x19'6"

10'0" Ceiling

### COVERED LANAI

17'4"x7'8"

10'0" Ceiling

## LEGEND

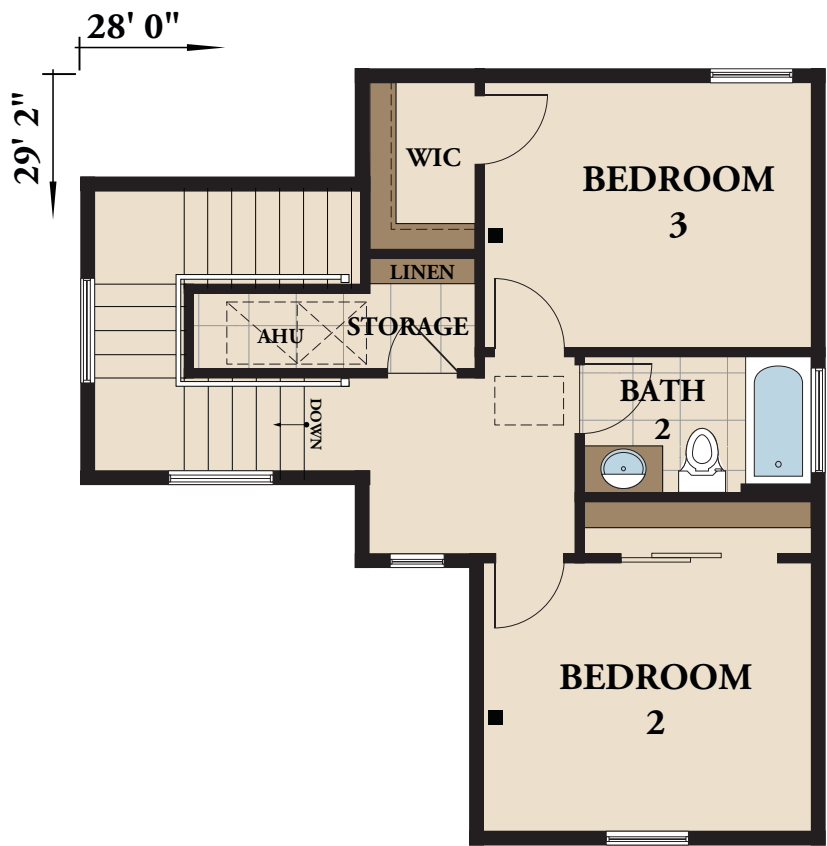
5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,350 Sq.Ft.
SECOND FLOOR LIVING	478 Sq.Ft.
GARAGE	408 Sq.Ft.
COVERED ENTRY	27 Sq.Ft.
COVERED LANAI	132 Sq.Ft.
TOTAL UNDER ROOF	2,395 Sq.Ft.



# Juno Second Floor



## MEASUREMENTS

### BEDROOM 2

12'6"x10'4"

9'0" Ceiling

### BEDROOM 3

12'6"x11'1"

9'0" Ceiling

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## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,350 Sq.Ft.
SECOND FLOOR LIVING	478 Sq.Ft.
GARAGE	408 Sq.Ft.
COVERED ENTRY	27 Sq.Ft.
COVERED LANAI	132 Sq.Ft.
TOTAL UNDER ROOF	2,395 Sq.Ft.



# Juno Options

## MEASUREMENTS

### COVERED ENTRY

9'0" Ceiling

### COVERED BALCONY

9'0" Ceiling

### DEN

16'5"x9'0"

10'0" Ceiling

### SITTING ROOM

16'5"x5'2"

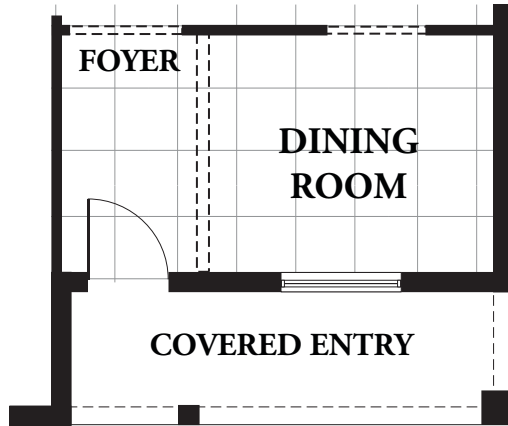
10'0" Ceiling

### EXPANDED LANAI

23'7"x7'8"

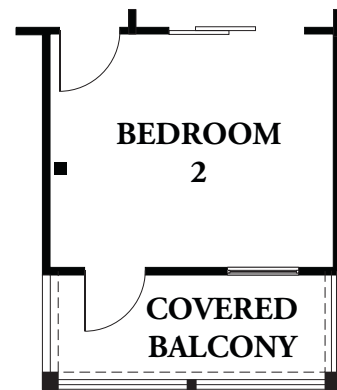
10'0" Ceiling

### B/C ELEVATION ENTRY (ADDS 62 TOTAL SQ FT)

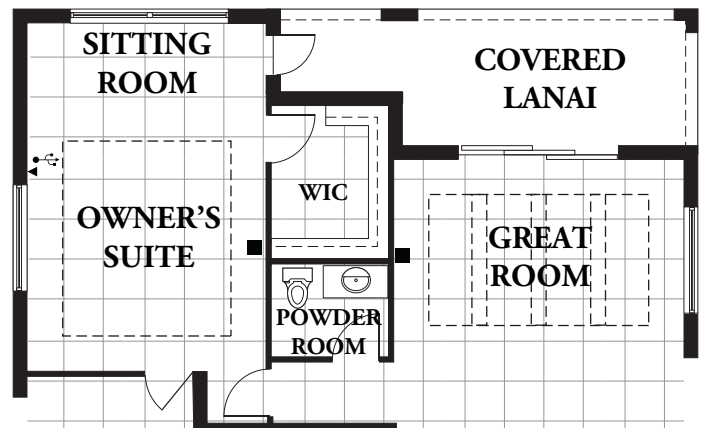
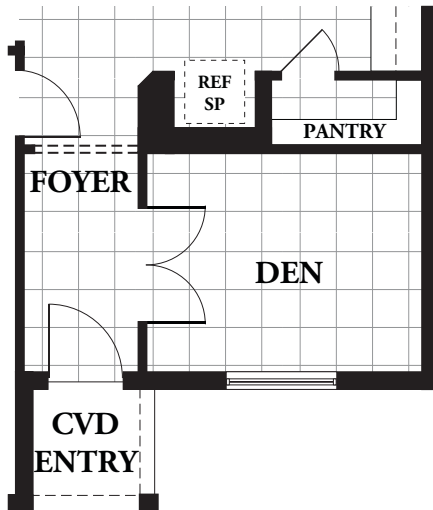


### DEN (IN LIEU OF DINING ROOM)

### C ELEVATION BALCONY (ADDS 64 TOTAL SQ FT)



### SITTING ROOM & EXTENDED LANAI (ADDS 53 LIVING SQ FT & 83 TOTAL SQ FT)



## LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025



# Tortuga

1,967 Living Sq.Ft.

2,420 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den & Loft

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Expanded Front Porch on B & C Elevations
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Tortuga First Floor



## MEASUREMENTS

<b>COVERED ENTRY</b>	10'0" Ceiling
<b>FOYER</b>	10'0" Ceiling
<b>KITCHEN</b>	12'2"x14'3"
	10'0" Ceiling
<b>GREAT ROOM</b>	12'0"x14'0"
	10'8" Recessed Ceiling
<b>DINING ROOM</b>	10'6"x7'2"
	10'0" Ceiling
<b>OWNER'S SUITE</b>	13'0"x14'1"
	10'8" Recessed Ceiling
<b>DEN</b>	11'11"x9'0"
	10'0" Ceiling
<b>GARAGE</b>	18'3"x18'2"
	10'0" Ceiling
<b>COVERED LANAI</b>	10'6"x5'0"
	10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

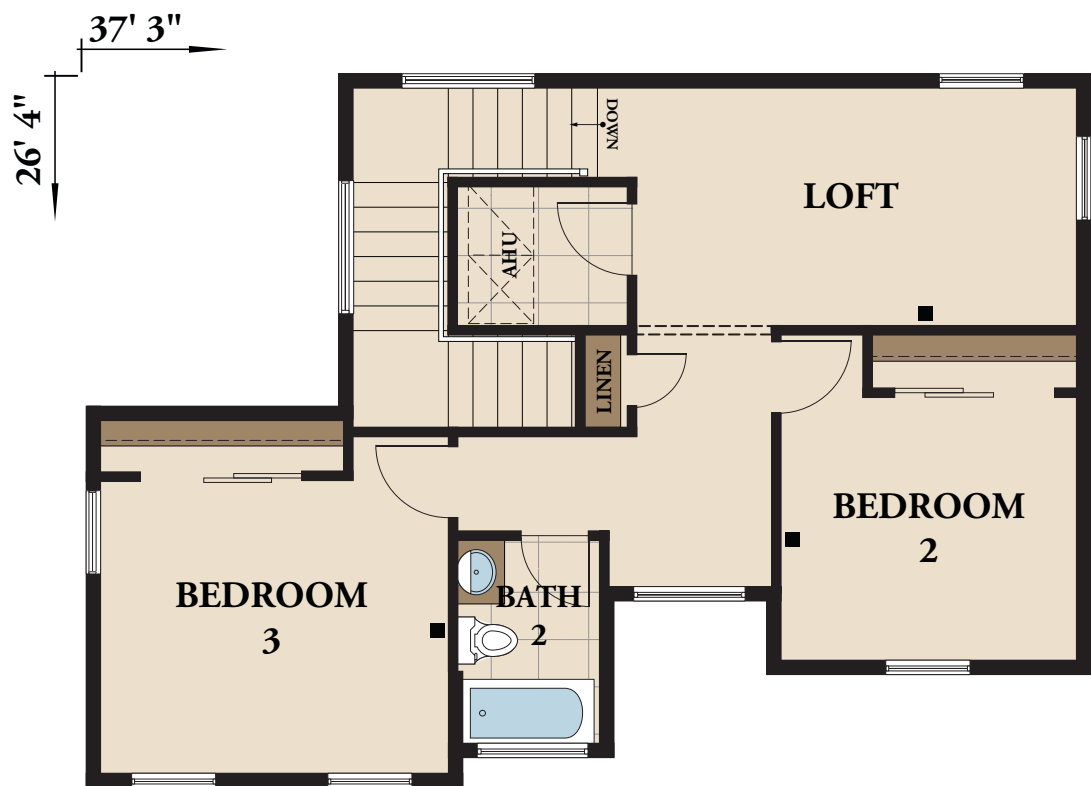
FIRST FLOOR LIVING	1,287 Sq.Ft.
SECOND FLOOR LIVING	680 Sq.Ft.
GARAGE	365 Sq.Ft.
COVERED ENTRY	35 Sq.Ft.
COVERED LANAI	53 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,420 Sq.Ft.</b>

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# Tortuga Second Floor



## MEASUREMENTS

### BEDROOM 2

11'2"x10'11"

9'0" Ceiling

### BEDROOM 3

13'2"x10'11"

9'0" Ceiling

### LOFT

16'6"x9'1"

9'0" Ceiling

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## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,287 Sq.Ft.
SECOND FLOOR LIVING	680 Sq.Ft.
GARAGE	365 Sq.Ft.
COVERED ENTRY	35 Sq.Ft.
COVERED LANAI	53 Sq.Ft.
TOTAL UNDER ROOF	2,420 Sq.Ft.



# Tortuga Options

**MEASUREMENTS**

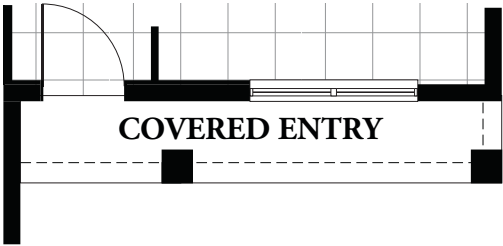
**COVERED ENTRY**

9'0" Ceiling

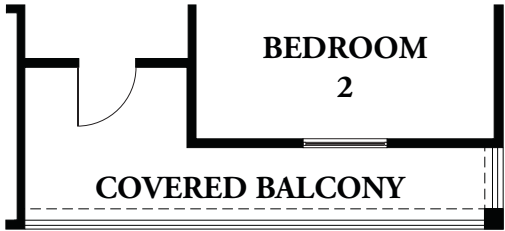
**COVERED BALCONY**

9'0" Ceiling

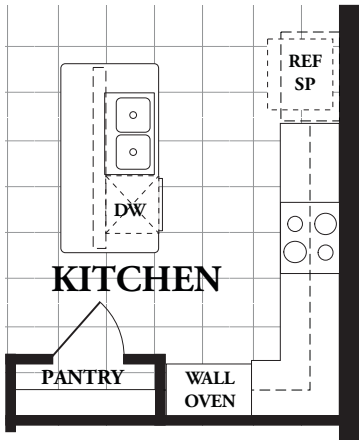
**B/C ELEVATION ENTRY**  
(ADDS 10 TOTAL SQ FT)








**C ELEVATION BALCONY**  
(ADDS 58 TOTAL SQ FT)



**GOURMET KITCHEN**



**LEGEND**

	Attic Access		Cable
	Tile		Phone
			USB

DWG 3/17/2024



# Siesta

2,084 Living Sq.Ft.

2,627 Total Sq.Ft.

3 Bedroom

2.5 Bath

Flex Room

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Expanded Front Porch on B & C Elevations
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Siesta First Floor



## MEASUREMENTS

### COVERED ENTRY

10'0" Ceiling

### FOYER

10'0" Ceiling

### KITCHEN

10'2"x13'6"

10'0" Ceiling

### GREAT ROOM

13'6"x16'2"

10'8" Recessed Ceiling

### DINING ROOM

11'5"x8'10"

10'0" Ceiling

### OWNER'S SUITE

13'3"x16'6"

10'8" Recessed Ceiling

### DEN

12'4"x10'3"

10'0" Ceiling

### GARAGE

20'1"x19'4"

10'0" Ceiling

### COVERED LANAI

11'4"x9'8"

10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

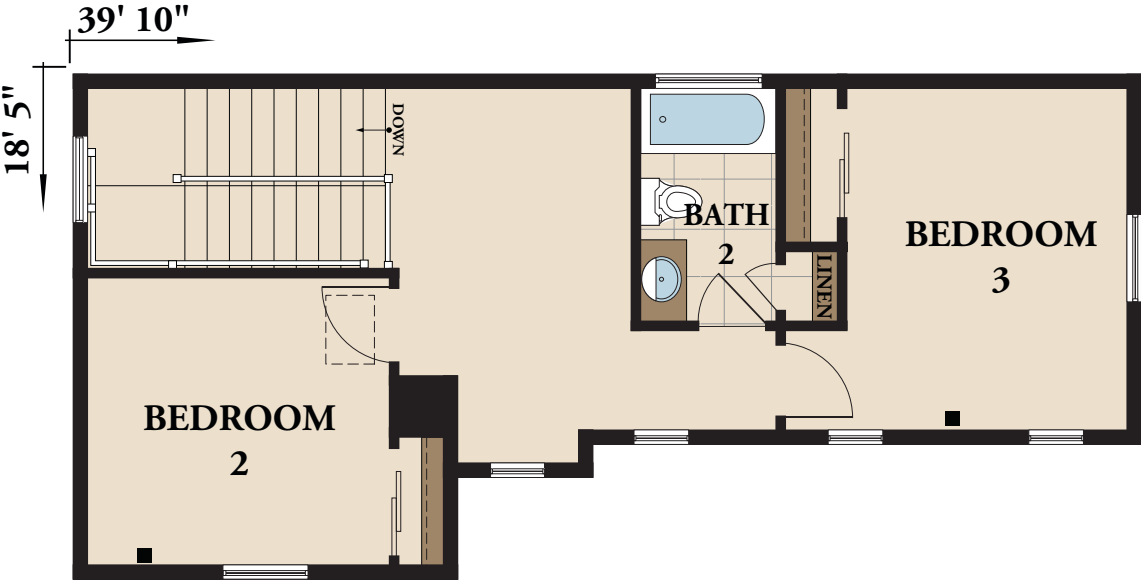
FIRST FLOOR LIVING	1,547 Sq.Ft.
SECOND FLOOR LIVING	531 Sq.Ft.
GARAGE	417 Sq.Ft.
COVERED ENTRY	16 Sq.Ft.
COVERED LANAI	110 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,627 Sq.Ft.</b>

Rev. 3/1/2025



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# Siesta Second Floor



## MEASUREMENTS

### BEDROOM 2

11'6"x10'8"

9'0" Ceiling

### BEDROOM 3

10'8"x12'8"

9'0" Ceiling

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## LEGEND

	5-Shelves		Shelf w/Rod
	Tile		Carpet
	Wet Area		Attic Access
	Cable		Phone
	USB		

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,547 Sq.Ft.
SECOND FLOOR LIVING	531 Sq.Ft.
GARAGE	417 Sq.Ft.
COVERED ENTRY	16 Sq.Ft.
COVERED LANAI	110 Sq.Ft.
TOTAL UNDER ROOF	2,627 Sq.Ft.



# Siesta Options

## MEASUREMENTS

### COVERED ENTRY

9'0" Ceiling

### COVERED BALCONY

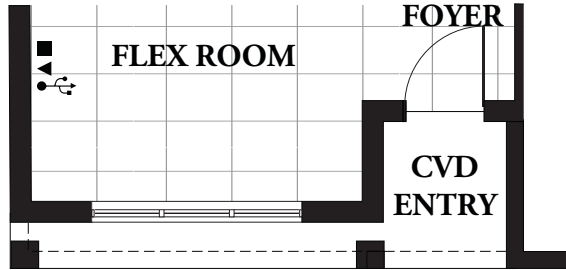
9'0" Ceiling

### DEN

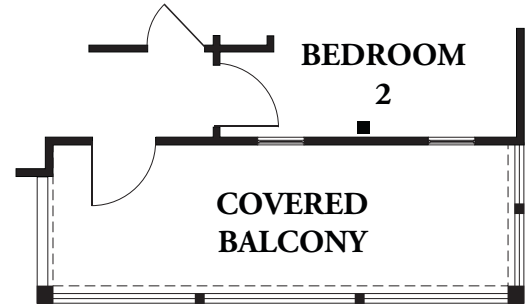
12'4"x10'3"

10'0" Ceiling

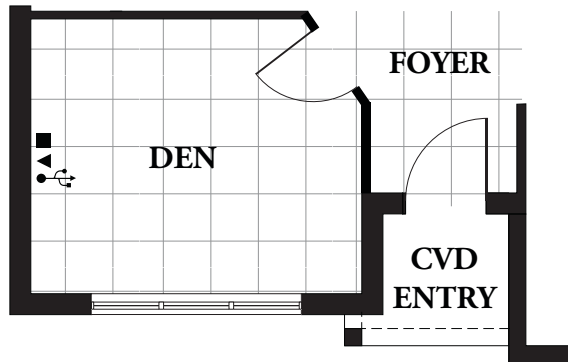
### B/C ELEVATION ENTRY (ADDS 24 TOTAL SQ FT)



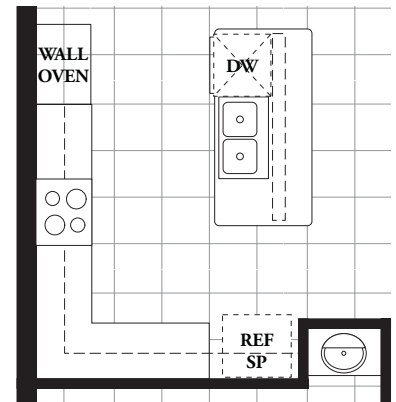
### C ELEVATION BALCONY (ADDS 147 TOTAL SQ FT)



### DEN (ILO FLEX ROOM)



### GOURMET KITCHEN



## LEGEND

	Attic Access		Cable
	Tile		Phone
			USB

Rev: 3/1/2025



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# Vero

1,989 Living Sq.Ft.

2,459 Total Sq.Ft.

3 Bedroom

2.5 Bath

Den & Loft

## DESIGN HIGHLIGHTS:

- Open Floor Plan
- Seamless Indoor/Outdoor Living
- Large Windows to Capture Ocean Breezes
- Owner's Suite on First Floor
- Expanded Front Porch on B & C Elevations
- Second Floor Balcony on C Elevation



[SeaGateHomes.com](http://SeaGateHomes.com)

Exterior A



Exterior B



Exterior C



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# Vero First Floor



## MEASUREMENTS

<b>COVERED ENTRY</b>	10'0" Ceiling
<b>FOYER</b>	10'0" Ceiling
<b>KITCHEN</b>	11'5"x13'7"
	10'0" Ceiling
<b>GREAT ROOM</b>	11'6"x18'1"
	10'8" Recessed Ceiling
<b>DINING ROOM</b>	11'9"x7'8"
	10'0" Ceiling
<b>OWNER'S SUITE</b>	12'0"x13'2"
	10'8" Recessed Ceiling
<b>DEN</b>	11'2"x9'0"
	10'0" Ceiling
<b>GARAGE</b>	18'1"x18'2"
	10'0" Ceiling
<b>COVERED LANAI</b>	10'0"x3'0"
	10'0" Ceiling

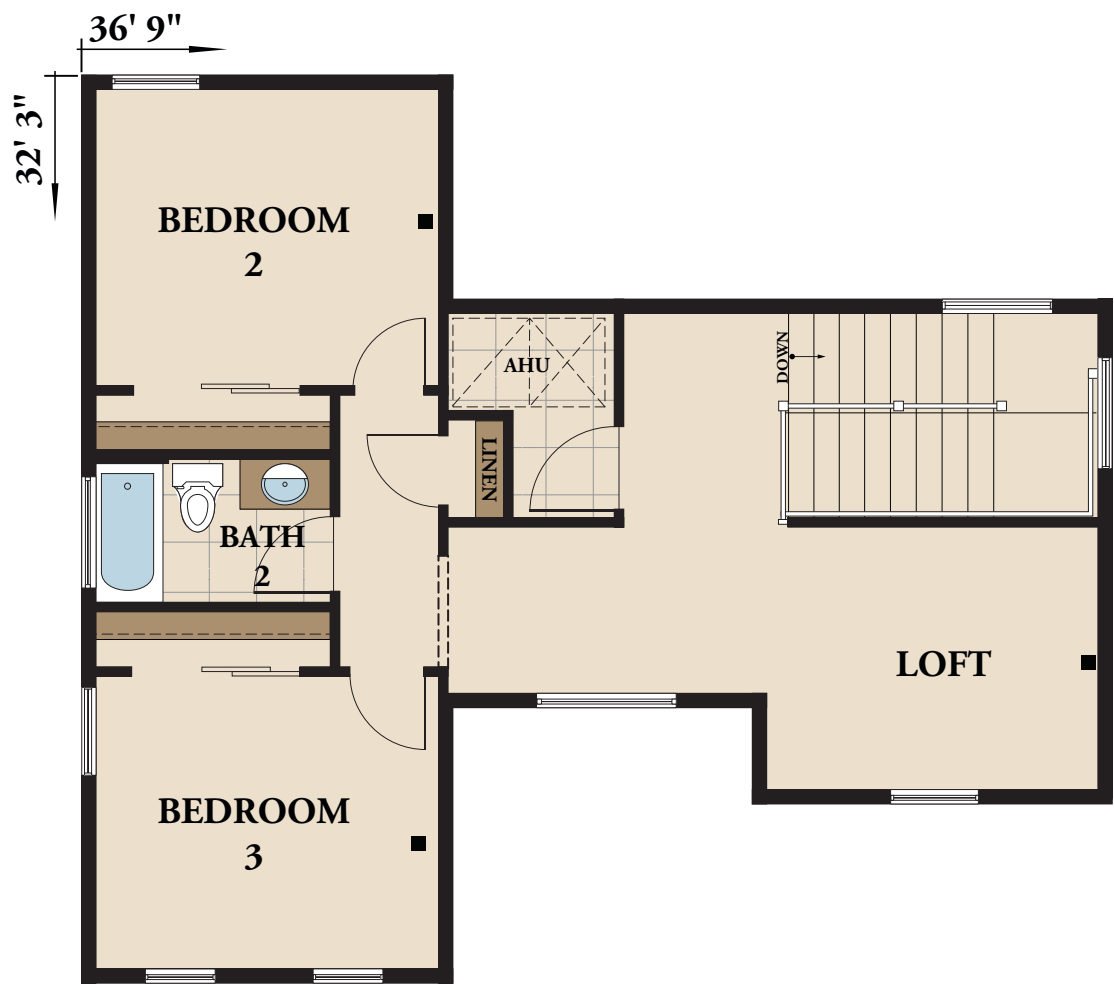
Rev. 3/1/2025

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,277 Sq.Ft.
SECOND FLOOR LIVING	712 Sq.Ft.
GARAGE	363 Sq.Ft.
COVERED ENTRY	77 Sq.Ft.
COVERED LANAI	30 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,459 Sq.Ft.</b>



# Vero Second Floor



## MEASUREMENTS

### BEDROOM 2

12'5"x10'9"

9'0" Ceiling

### BEDROOM 3

12'5"x10'6"

9'0" Ceiling

### LOFT

12'1"x9'6"

9'0" Ceiling

Rev. 3/1/2025

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Wet Area	Attic Access
Cable	Phone
	USB

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	1,277 Sq.Ft.
SECOND FLOOR LIVING	712 Sq.Ft.
GARAGE	363 Sq.Ft.
COVERED ENTRY	77 Sq.Ft.
COVERED LANAI	30 Sq.Ft.
TOTAL UNDER ROOF	2,459 Sq.Ft.



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# Vero Options

**MEASUREMENTS**

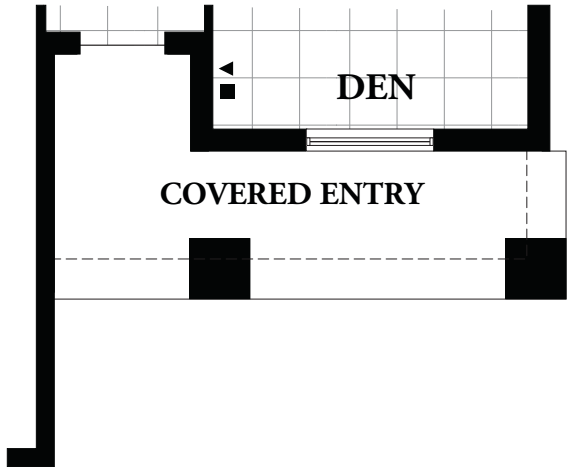
**COVERED ENTRY**

9'0" Ceiling

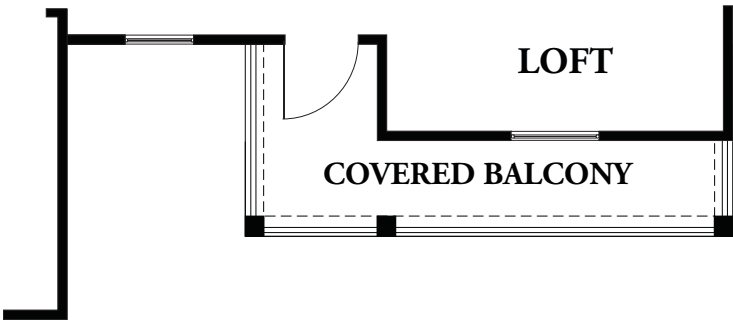
**COVERED BALCONY**

9'0" Ceiling






**B/C ELEVATION ENTRY**  
(ADDS 48 TOTAL SQ FT)



**C ELEVATION BALCONY**  
(ADDS 83 TOTAL SQ FT)



**LEGEND**

	Attic Access		Cable
	Tile		Phone
			USB

Rev. 3/1/2025

