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AT VICTORIA PARK

LOCATION, DEVELOPMENT OVERVIEW & EXTERIOR DETAILS

Location

1. Located in the quiet and upscale residential neighborhood of Victoria Park
2. Located Walking distance to Las Olas Boulevard's Shops and Restaurants, Fort Lauderdale's Premier Entertainment District
3. Minutes from bustling downtown Fort Lauderdale / Flagler Village (1 mile)
4. Minutes from world famous Las Olas Beach (2 miles)

Exterior Details

1. Full Concrete Block Construction including Roof
2. Hurricane Impact Energy Efficient Windows and Doors
3. Impact-rated Garage Door with Wi-Fi Control & Camera
4. LED Architectural and Landscape Lighting
5. Private Yard with Heated Swimming Pool Provision
6. Covered Entry and Large Balconies
7. Decorative Driveways with Stone Pavers
8. Lush Landscaping to include Trees, Shrubs and Plants with Automatic Irrigation System

Development Overview

1. Ten (10) Contemporary Residences with Modern Architecture and warm Wood Accents
2. Three-story Residences featuring expansive 3 Bedroom and 3 ½ Bathroom Floor Plans
3. Ranging in size from 2,355-2,696 Sq Ft A/C Area (3,253-4,352 total Interior and Exterior Area)
4. Expansive Balconies and Private Rooftop Terrace with Amazing Views
5. Private Elevator (serving all floors including rooftop)*
6. Spacious 2-Car Garage (Electric Vehicle Ready)
7. Additional Optional Add-ons:
 - Private Heated Swimming Pool
 - Rooftop Jacuzzi & Summer Kitchen (Gas Grill)

RESIDENCES

Kitchen

1. Chef-inspired Open Modern Gourmet Kitchen
2. European Custom Kitchen Cabinetry by Pedini Italy
3. Large Island with Imported Stone Countertops w/ Waterfall Detail
4. Matching Full Height Imported Stone Backsplash
5. State-of-the-art Wolf, Sub-Zero and Miele Appliances as follows:
 - Paneled 36" Sub-Zero Refrigerator
 - 36" Wolf Gas Cooktop
 - 30" Built-in Wolf Wall Oven & Microwave Open
 - Paneled 24" Miele Dishwasher (Whisper Quiet)
 - Wi-Fi Enabled Appliances
6. 45-Bottle Dual Zone Wine Cooler (Paneled)

Master Bathroom

1. Large Custom Floating Vanity with Double Sinks and Accent Lighting
2. Imported Stone Vanity Countertops
3. Large Backlit Mirror and Recessed LED Lighting
4. Free Standing Modern Soaking Tub
5. Spacious Frameless Glass-Enclosed Shower
6. Linear Floor Drain
7. Porcelain Tile Floors and Walls in Wet Areas

Secondary Bathrooms

1. Custom Floating Vanity with Accent Lighting
2. Imported Stone Vanity Countertops
3. Large Backlit Mirror and Recessed LED Lighting
4. Frameless Glass Shower or Shower Tub Combo

OTHER INTERIOR DETAILS

1. High Ceilings Throughout
 - o approx. 11' ceiling height on main level Living Room and Kitchen (Island)
 - o approx. 10' ceiling height in other areas
2. Large Format Porcelain Tile Flooring in all Areas
 - o Main Living Areas – 24" x 48" Porcelain Tile (Marble Look)
 - o Bedrooms – 8" x 45" Porcelain Tile (Wood Look)
2. Recessed LED Lighting in Living Spaces & All Bedrooms
3. Sleek inline Air Diffusers in Living Room
4. Prewired for Ceiling Fans in Living Rooms and all Bedrooms
5. Modern Staircase with Contemporary Railing
6. Ensuite Bathrooms in all Bedrooms
7. Walk-in Closets in all Bedrooms
8. LG Smart Wi-Fi Enabled Front Loading Washer & Dryer
9. Tankless Water Heaters (Gas)
10. Pre-wired for Smart Home automation technologies and ultra-high-speed home network and internet access
11. Multi-zone High Efficiency Air Conditioning System