



# Coastal Elegance in Preserve Point on Lot 9



2950 Halcyon Lane, Suite 203 | Jacksonville, Florida 32223 | [www.arhomesjax.com](http://www.arhomesjax.com) | Office: 904-268-1102 | Fax: 904-268-1105

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## Luxury Interiors

- Hardwood Floors and Custom Crown moldings
- Custom Arrival Cabinet in Mud Room
- Custom Built-Ins in Great Room with Coffered Ceiling
- Morning Bar in Master Suite with under counter refrigerator
- Oversize Laundry Room w/custom cabinetry and in-wall ironing board
- Extensive Low Voltage package
- Benjamin Moore® Paints

## Kitchen

- Chef's Kitchen with Thermador® Appliances
- White Designers Choice Maple Cabinets and Cambria® Countertops
- Kohler® Farmhouse Sink and Pot Filler at Cooktop
- Oversized Island with Built-in Wine Cooler
- Hidden Pantry with space for auxiliary refrigerator

## Bathrooms

- Ceramic Tile in All Baths and Designers Choice Maple Cabinets
- Cambria® Countertops in Master, Granite in other Baths
- Freestanding Soaker Tub in Master
- Frameless Glass Shower Enclosure in Master
- Kohler® Tubs in other baths and Moen® Brantford Fixtures

## Detailed Exteriors

- Coastal Architecture with Galvalume Metal Roofing and Nichiha Nichiboard™ Siding
- 3 car garage
- Bermuda-style shutters
- Benjamin Moore® Paints

## Outdoor Living

- Large front and rear porches with Trex® Premium Composite Decking (front) and tongue & groove stained ceilings
- Summer Kitchen with Built-In 30" DCS Gas Grill and Stainless Steel 24" Beverage Center
- Professionally Landscaped with Automatic Irrigation System

## Energy Efficiency

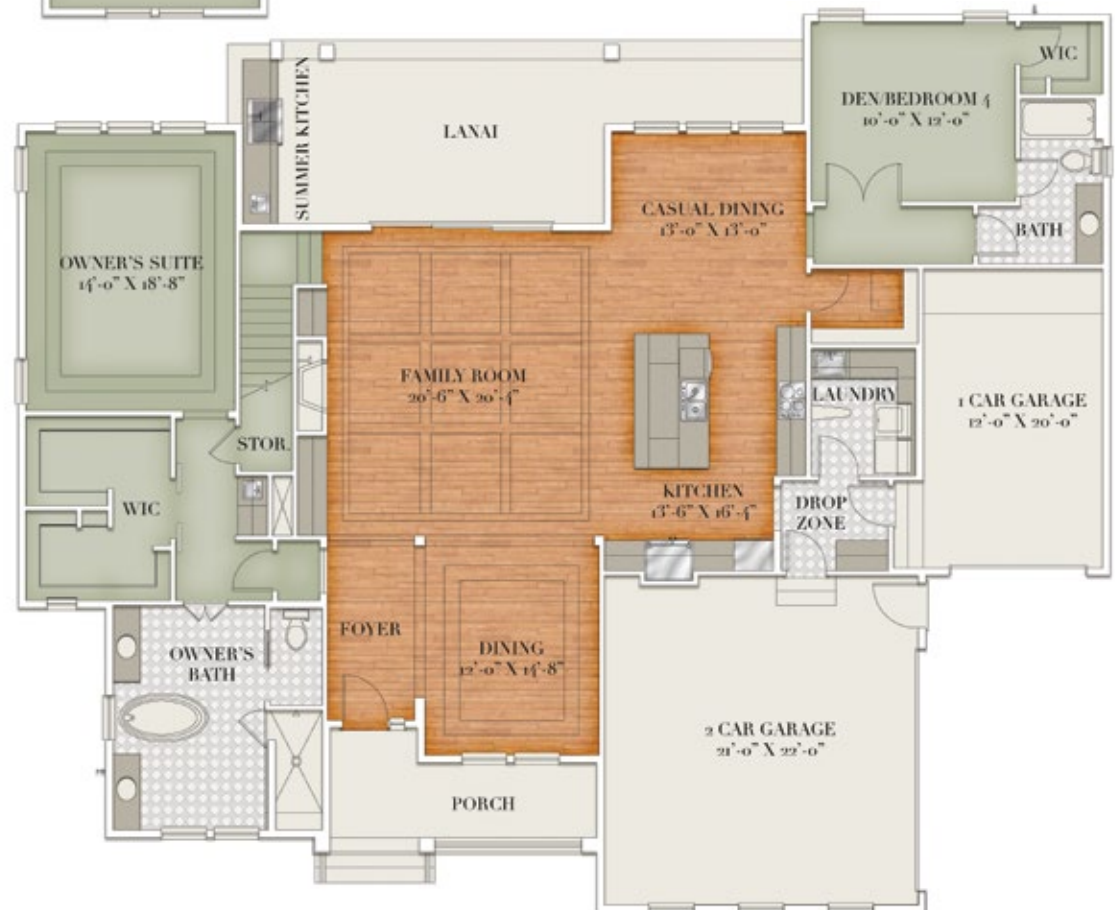
- Carrier® 15 Seer Variable Speed Air Conditioning
- Programmable Thermostats
- Rinnai® Tankless Water Heaters
- Windows and doors w/Low-E glass
- R-38 Blown Insulation
- TechShield® Roof Decking – reduces attic temps up to 30 degrees
- ZIP System™ Building Enclosure

## Community Features

- 5 Minutes to Beaches and Low HOA fees
- Walk to A+ Rated schools such as Ocean Palms Elementary, Landrum Middle School and Ponte Vedra High School

## Builder Benefits

- Designer Assisted Selections Process
- Over 40 years experience building custom homes in Northeast Florida
- BuilderTrend's cloud-based Construction Management app allows communication and collaboration from your smart phone.



## Coastal Elegance

Preserve Point Lot 9

3,503 sq ft heated area

4,675 sq ft under roof