



MOSAIC

AT VENETIAN PARC

your home. your community.

ESTATE HOME FEATURES

your community

- Resort-style clubhouse and pool
- State-of-the-art fitness center
- Business center
- Party/Event room
- Community parks
- Playground
- Architecturally designed tropical landscaping in common areas
- Decorative street lighting
- Winding sidewalks
- Walking trails and bike paths

throughout your home

- Sturdy lifetime concrete block exterior walls on first and second story
- Steel reinforced concrete slab floors on first and second story
- Architecturally selected white aluminum window frames with light-tinted glass for energy efficiency
- Tempered safety 8' high sliding glass doors
- Architecturally accented front entry door
- Central air conditioning and heating distribution system
- Impressive ceiling heights up to 11'8" (Select Models)
- 18" x 18" ceramic tile flooring in your foyer, kitchen, bathrooms and powder room in your choice of designer styles
- Plush luxurious wall-to-wall carpeting in your choice of designer colors
- Exterior stucco wall construction with elegant architectural accents
- Knockdown textured ceilings
- Sculptured wood baseboards with matching door casing, finished with two coats of architectural white paint
- Front door viewer for safety
- Decorator selected lighting fixtures in your kitchen, bedrooms, bathrooms, dining room, living room and hallways

- Pre-wired CAT5 phone wiring in kitchen, family room and all bedrooms
- Pre-wired cable TV outlets in family room and all bedrooms
- Pre-wired fan outlet in family room and bedrooms
- Pre-wired for garage door opener
- Ventilated vinyl-clad closet shelving
- Marble window sills
- Screens on all window and sliding glass doors
- Full-size washer and dryer
- Air conditioned laundry room/closet
- Smoke detectors and carbon monoxide detectors for your family's peace of mind
- Double insulated Hi-efficiency water heating system
- Architecturally selected door hardware with dead bolt on front door
- Electric circuit breaker service panel
- Decora design rocker style electric wall switches
- Hand-crafted stair railing (Select Models)
- Dramatic flat header column openings (Per Plans)
- Coffered Ceilings (per plans)
- Niche (Select Models)
- Dramatic foyer entrance (Select Models)
- Garage side door option (Select Models)
- Wet Bar Option (Select Models)
- Laundry Sink Option (Select Models)

kitchen

- Custom crafted wood door cabinets with decorator selected choice of colors and handles
- Easy care mica counter-tops in choice of colors
- Spacious floorplans create easy flow
- Kitchen island/counter
- Pantry
- Nook (Select Models)
- Built in Cabinet (Select Model)

kitchen continued

STAINLESS STEEL APPLIANCE PACKAGE FEATURING:

- 18 cubic foot refrigerator with ice maker
- Free standing electric range oven with ceramic top and self cleaning system
- Over-the-range built-in microwave
- Built-in multi-cycle dishwasher
- Stainless steel sink with decorator selected single lever faucet
- Food waste disposal

bath + master bath

- Custom crafted wood door vanities with decorator selected choice of colors and handles
- Ceramic tile flooring and wet walls
- Decorator selected single lever faucets in all bathrooms
- Full width mirror over vanity with decorator selected lighting
- Large walk-in closet
- Elongated water closets
- Roman tub
- Double vanity sinks in master bath
- Dresser vanity (Select Models)
- Elegant master shower with glass enclosure

inside your home

- Home automation system
- Remotely manage your home
- Wireless remote keypad at front door
- Wireless remote light module
- Wireless remote camera
- Wireless programmable thermostat for central A/C and heating
- Smart Center Option (Select Models)

outside your home

- Covered entry (Select Models)
- Covered terrace (Select Models)
- Gated private courtyard (Select Models)
- Stone Facades (Select Models)
- Architecturally designed foliage landscaping and fully sodded home site
- All underground utilities
- City water and sewer service
- Termite treated foundation
- Architecturally designed flat cement style roof (Cole Collection)
- Mediterranean "S" shaped concrete roof tile (Aria Collection)
- Island-inspired metal roof (Brio Collection)
- Distinctive mailbox design
- Hurricane panels
- Front and rear weatherproof (GFI) electric outlets
- Decorator selected exterior lighting fixtures
- Exterior hose connections
- Door chime
- Interlocking brick paver flooring on your driveway, covered entry and patio (per plan)
- Balcony (Select Models)
- Front Porch (Select Models)

energy saving features

- High efficiency air conditioning system
- R30 ceiling insulation
- R4.1 exterior wall insulation
- Insulated air conditioning distribution system
- Double element water heater
- Insulated front entry doors

305 235 1100

MosaicVenetianParc.com

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WHERE VISION, PASSION AND EXPERIENCE UNITE.

RENDERINGS ARE ARTIST'S INTERPRETATIONS AND MAY CONTAIN OPTIONS, WHICH ARE NOT STANDARD ON ALL MODELS. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS CONTRACT AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. RENDERINGS ARE ARTIST'S RENDERINGS AND MAY CONTAIN OPTIONS, WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO CHANGE OR WITHDRAW ANY OFFER AT ANY TIME, NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. IN OUR CONTINUING EFFORT TO IMPROVE OUR PRODUCT, LUXCOM RESERVES THE RIGHT TO REVISE PLANS, SPECIFICATIONS, DIMENSIONS, MATERIALS, AND ELEVATIONS WITHOUT NOTICE TO, OR APPROVAL BY THE BUYER. THESE CONCEPTUAL DRAWINGS AND FEATURES ARE FOR THE CONVENIENCE OF REFERENCE, THEY SHOULD NOT BE RELIED UPON AS REPRESENTATION, EXPRESSED OR IMPLIED OF THE FINAL DETAIL. LANDSCAPING DEPICTED NOT TO SCALE AND MAY VARY AS TO VEGETATION, MATURITY AND NUMBER. MEASUREMENTS ARE FROM BLOCK/STUD AT ITS FARTHEST POINT. THIS DEVELOPMENT IS LOCATED IN A COMMUNITY DEVELOPMENT DISTRICT. A SPECIAL ASSESSMENT WILL BE ASSESSED ON THE TAX ROLL AGAINST ALL PROPERTY OWNERS WITHIN THIS DISTRICT. PLEASE ASK A MOSAIC NEW HOME CONSULTANT FOR FURTHER INFORMATION.





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- Coffered Ceilings (per plans)
- Wet Bar Option (Select Models)
- Laundry Sink Option (Select Models)
- Handcrafted stair railing

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