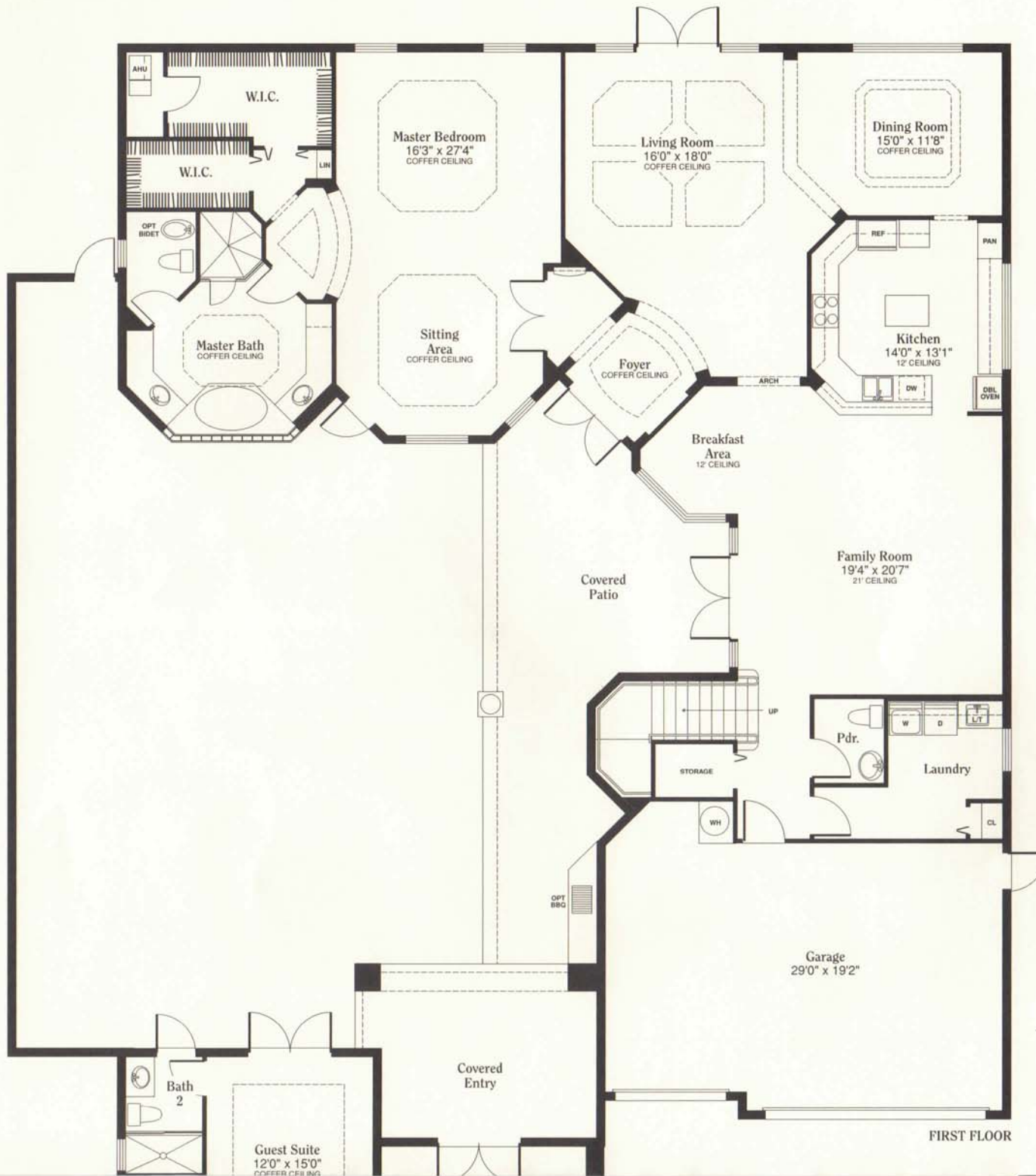


THE MANOR

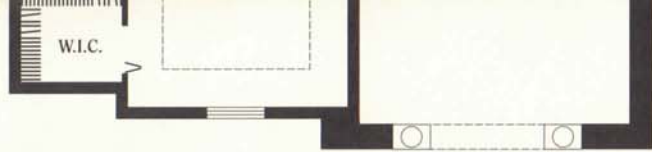
*5 Bedrooms with Guesthouse, 4-1/2 Baths,
Living Room, Family Room, 3-Car Garage*



EQUESTRIAN CLUB
AT WELLINGTON



FIRST FLOOR



THE MANOR

*5 Bedrooms with Guesthouse, 4-1/2 Baths,
Living Room, Family Room, 3-Car Garage*

First Floor	2,540 Sq. Ft.
Second Floor	1,404 Sq. Ft.
Guest Suite	305 Sq. Ft.
Living A/C	4,249 Sq. Ft.
Garage	614 Sq. Ft.
Covered Entry & Patio	849 Sq. Ft.
Total	5,712 Sq. Ft.

Ask your New Home Consultant about upgrades and other floorplan enhancements.



EQUESTRIAN CLUB
AT WELLINGTON

ESTATE HOME FEATURES

COMMUNITY FEATURES

- Located in the pristine Village of Wellington
- Secure and private neighborhood with gated entrance
- Large front, back and side yards with minimum 1/3-acre homesites
- Private residents' clubhouse with tennis, children's play area, fitness center and media room
- Excellent Wellington area schools
- Convenient to shopping, outstanding parks, cultural and recreational activities
- Easy access to major highways

EXTERIOR

- Mediterranean-style S-tile roof
- 15'x 30' swimming pool with aluminum fence
- Covered patio with pre-wired ceiling fan outlet (per plan)
- Estate-style brick paver driveway, walkway, front entryway and pool deck (per plan)
- Dramatic lighted, covered portico entry with eight-foot double doors
- Exterior French doors provide access to covered patio (per plan)
- Cabana bath door opens to patio (per plan)
- Clerestory windows (per plan)
- Poured concrete-and-steel foundations and second floors on all two-story models
- Termite-treated foundation
- Zoned automatic sprinkler system on timer
- Upgraded landscaping and fully sodded homesite
- Three or four-car garage with decorative raised-panel, eight-foot garage doors
- Automatic garage door opener with remotes
- Side-entry garage door
- Protective hurricane shutters with trackless panels
- Aluminum window frames with tinted glass and screening on all operable windows
- Vented stucco soffits for attic ventilation
- Weatherproof GFI electric outlets (per plan)
- Hose bibs conveniently located
- Textured exterior stucco
- Decorative antiqued brass front door hardware
- Decorative personal mailboxes

- Decorative coach lights
- Doorbell
- Ten-year structural warranty

INTERIOR

- 16" x 16" ceramic tile floors in all living areas (per plan)
- Wall-to-wall carpeting in all bedrooms, hallways, loft, stairs and den (per plan)
- Upgraded carpet padding
- Monitor-ready security system with front entry and garage entry alarm keypads
- Knockdown textured walls and ceilings
- Coffered ceilings (per plan)
- KitchenAid® full-size 7-cycle washer and 4-cycle extra-large capacity dryer
- Upper cabinet in laundry room and laundry tub mounted in lower cabinet
- Pre-wired for ceiling fans in family room, patio, den and all bedrooms (per plan)
- Cable TV pre-wired in family room, den, loft and all bedrooms (per plan)
- State-of-the-art high-speed wiring network for phone, computer and video including:
 - Certified CAT5 data lines and RG6 quad shield coaxial cable
- Phone outlets pre-wired in kitchen, den, loft and all bedrooms
- Pre-wired for hanging fixture in dining room and breakfast nook
- High-efficiency zoned central air-conditioning and heating system
- Custom lighting detail throughout (per plan)
- Eight-foot mirrored closet doors in master suite
- Spacious linen closets
- Eight-foot bi-fold closet doors with wood casing
- Solid eight-foot interior doors with designer lever hardware
- Volume ceilings throughout
- 5-1/4" Colonial-style wood baseboards
- Space-saving closet organizer in master closet
- Rocker-style electrical switches
- Travertine marble window sills
- Energy-efficient R-30 ceiling insulation

- Quick-recovery natural gas 80-gallon water heater (per plan)
- Smoke detectors throughout home (per plan)
- Copper plumbing supply lines

KITCHEN

- Upgraded KitchenAid® appliance package:
 - 25 cu. ft. side-by-side refrigerator with ice and water dispenser in door
 - Built-in double oven and microwave
 - Built-in natural gas cooktop
 - Multi-cycle quiet operation dishwasher
- European-style cabinetry with 42" upper cabinets
- Maple or oak flat-panel, or foil raised-panel cabinetry in choice of colors
- Granite kitchen countertops with standard height backsplash
- Kohler® Lakefield™ 1/3 - 2/3 white porcelain sink with disposal and soap dispenser
- Moen® One-Touch™ pull-out faucet with sprayer
- Built-in cabinet-style pantry (per plan)
- Built-in breakfast bar (per plan)
- Recessed lighting details

BATHROOMS

- Maple or oak flat-panel, or foil raised-panel cabinetry in master bath in choice of colors
- European-style mica cabinetry in secondary baths
- Jacuzzi Roman tub with Whirlpool® jets in master bath
- Glass block window in master bath (per plan)
- Clear glass enclosed showers
- Moen® Monticello™ 8" chrome and polished brass faucets in master bath and powder bath
- Oversized ceramic tile in wet areas
- Elongated water closets
- Bullnose cultured marble countertops with integrated sinks in all baths
- Dual shower heads and valves in master bath
- Oversized bathroom mirrors and designer medicine cabinets
- Designer bath accessories
- Designer lighting details
- Pedestal sink in powder bath (per plan)
- Moen® single-lever faucets in secondary baths

CENTERLINE™
H O M E S

12493 Equine Lane, Wellington, FL 33414
Phone: 561-793-6690 • Fax: 561-793-6693

www.centerlinehomes.com

Renderings and floorplans are artist's concept. All dimensions, features and square footage are approximate and subject to change without notice. 8/02

Broker
Participation
Invited

