

# River Garden Townhomes

**25 Exclusive 3 Bedroom, 2.5 Bath with Garage Townhomes**

2130 – 2184 NW 6<sup>th</sup> St., 534 – 538 NW 22 Ave. Fort Lauderdale, FL



**For Information on Purchasing Contact:**

**Edgar Palencia**

**(954) 586-1283, Ext. 2295**



Oasis of Hope CDC



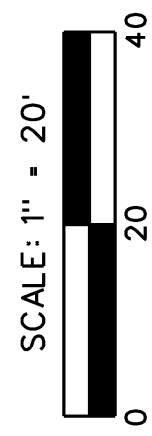
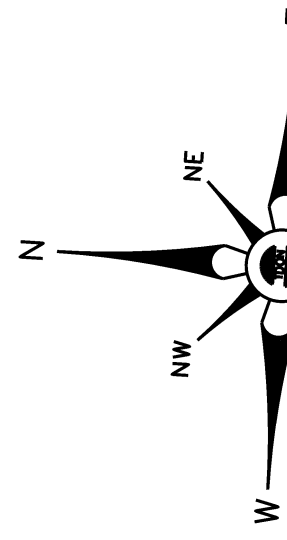
All artwork is artist concept. Although believed to be accurate are subject to field variations



201 S.E. 12TH STREET, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

# RIVER GARDEN TOWNHOMES

## FORT LAUDERDALE, FLORIDA

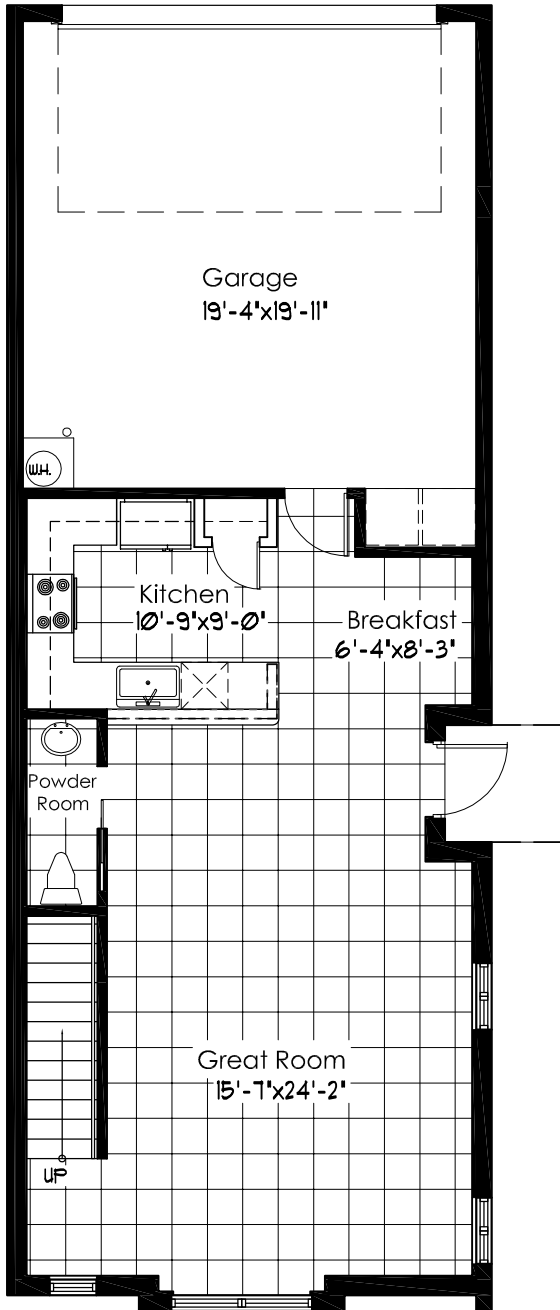


## SITE PLAN \*

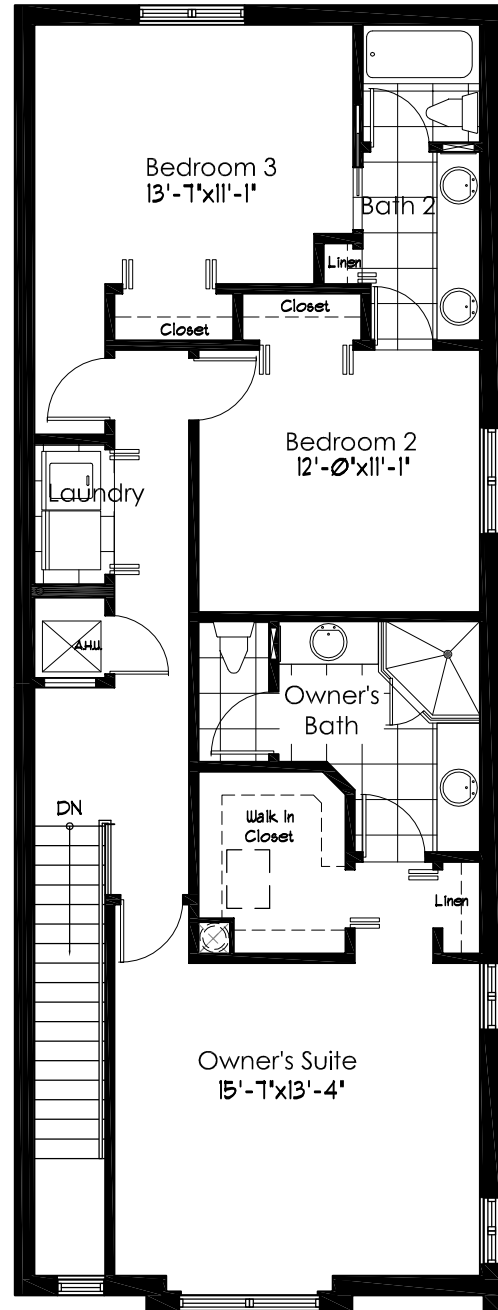
\* ARTIST CONCEPTION  
 INFORMATION BELIEVED TO BE ACCURATE BUT NOT WARRANTED AND IS SUBJECT TO CHANGE  
 NOT TO BE USED AS ANY PART OF A CONTRACT 5/16/2020



River Garden Townhomes  
 Model "A"  
 \$259,900



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TOTAL LIVING AREA:

1,806 SQFT.

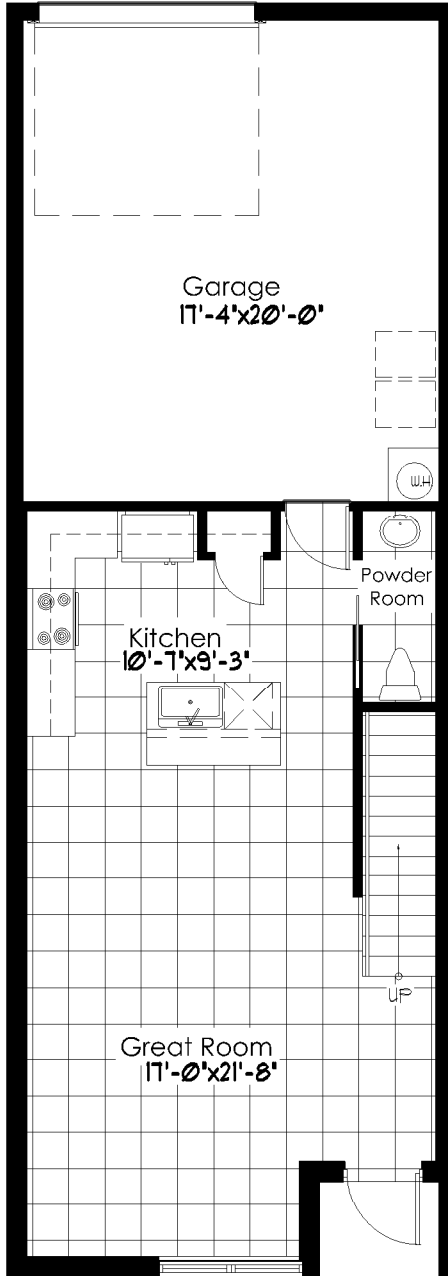
TOTAL BUILDING AREA :

2,263 SQFT.

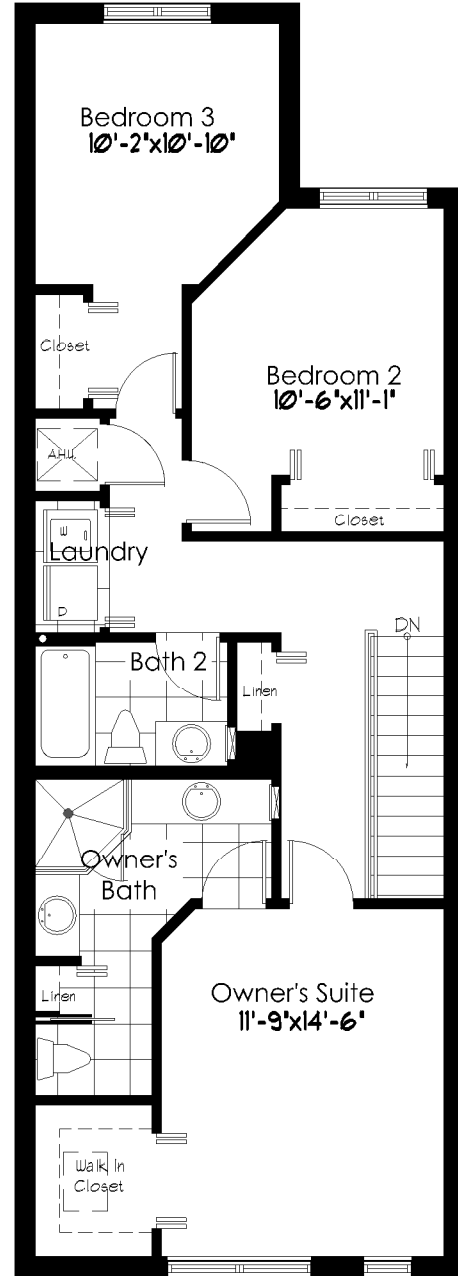


All artwork is artist's concept. Room dimensions and ceiling heights, although believed to be accurate, are subject to field variations. Landscaping as depicted is not to scale and may vary as to maturity and number. Actual home purchased may be reverse (mirror image) of the floor plan in the brochure. Window sizes and shapes may vary depending on elevation selected. Ceramic tile and brick pavers depicted are not to scale.

River Garden Townhomes  
 Model "B"  
 \$249,900



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TOTAL LIVING AREA:

1,465 SQ.FT.

TOTAL BUILDING AREA :

1,874 SQ.FT.



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Window sizes and shapes may vary depending on elevation selected.

Ceramic tile and brick pavers depicted are not to scale.

# Incredible Included Features

## River Garden Townhomes

### EXTERIOR FEATURES

- Brick Paver driveway, walkway to home and covered front entry
- Impact resistant windows and exterior doors with bronze frames
- Cutting edge-style architecture
- CBS Construction
- Decorative light fixture at covered front entry
- Distinctive Kwikset® exterior door hardware with satin nickel finish and deadbolt lock
- Foundation pre-treated for prevention of termites
- Front and rear hose bibs
- Front and rear GFI weatherproof electric outlets
- Professionally sodded and landscaped
- Steel-reinforced concrete foundation

### INTERIOR FEATURES

- Elegant 9' high flat ceilings in first floor living areas
- Ceramic tile throughout first floor living areas
- Sleek orange peel walls and knock-down ceilings throughout
- Kwikset® lever door hardware with satin nickel finish
- Marble windowsills
- Recessed lighting at kitchen and family room (per plan)
- Home intrusion alarm system
- Stylish window blinds on all windows

- Rocker-style light switches
- Double row Vinyl-clad closet shelving
- Gycrete® floor underlayment on second floor
- Decorative interior doors
- Decorative closet doors
- Contemporary-style wood door casings
- Contemporary-style wood baseboards
- Designer wall-to-wall carpeting in bedrooms
- Upgraded carpet padding
- Smoke and carbon monoxide detectors
- Spacious walk-in closet at Owner's Suite

### GOURMET KITCHEN TO DELIGHT ANY CHEF

- GE® appliance package in stainless steel featuring:
  - Self-cleaning oven
  - Built-in microwave oven with fan and light
  - Multi-cycle dishwasher
  - Side by side refrigerator with ice and water dispenser on the door
- Decorative shaker-style cabinetry
- Stone countertops
- Decorative full height tile backsplash
- Single compartment undermount stainless steel kitchen sink
- Half-horsepower food waste disposer



All features are "Per Plan" and are subject to change without notice. Features vary by model type selected. Builder reserves the right to substitute products and colors without prior notice. Natural materials, such as wood cabinets and granite, are subject to change of color based on their natural origin.

May 18, 2020

# Incredible Included Features

## River Garden Townhomes

- Modern Moen® single lever pulldown faucet
- Conveniently located cabinet pantry
- Overhead recessed lighting (per plan)
- Decorative tile flooring

### **LAUNDRY CENTER**

- Conveniently located laundry closet
- Tile floor
- Full size GE® washer and dryer
- Shelf for additional storage

### **GLAMOROUS OWNER'S BATHS**

- Deluxe oversized stall shower with clear glass tempered enclosure
- Decorative adult height vanities
- Stone vanity tops with undermount sink(s)
- Contemporary Moen® faucets
- Coordinated bath accessories
- Tile flooring
- Coordinated shower tile flooring
- Elongated toilet
- 42" full-width mirrors
- Dramatic lighting fixtures
- Exhaust fan

### **SENSATIONAL SECONDARY BATHS**

- Acrylic tub with decorative tile shower surrounds
- Decorative adult height vanity
- Stone vanity top with undermount sink
- Contemporary Moen® faucets
- Coordinated bath accessories

- Tile flooring
- Elongated toilet
- 42" full-width mirrors
- Dramatic lighting fixture
- Exhaust fan

### **PERFECT POWDER ROOM**

- Pedestal sink
- Contemporary Moen® faucet
- Decorative mirror
- Elongated toilet
- Decorative tile flooring
- Exhaust fan
- Dramatic lighting fixture

### **ENERGY SAVING AND GREEN FEATURES**

- Screens on all operable windows
- Energy-efficient R-30 ceiling insulation (per plan)
- High efficiency air conditioning and heating system
- Programmable thermostat
- Quick recovery 50-gallon water heater

### **CONVENIENCE PACKAGE**

- Pre-wired for ceiling fans at family room and all bedrooms
- CAT 5 Structured pre-wiring
- Garage door opener with remote



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