

## Floor Plans

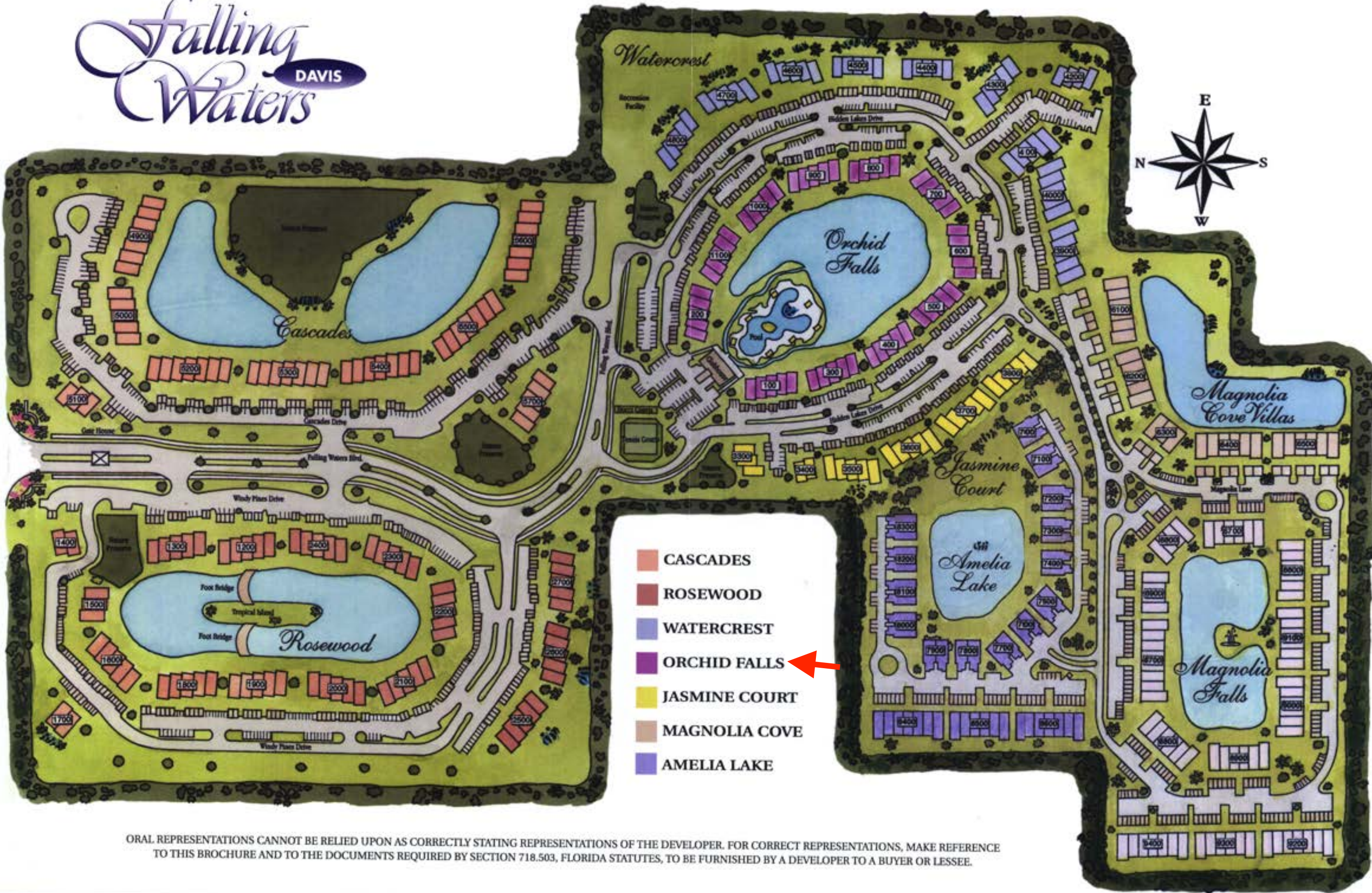
These floor plans have been assembled as a resource for you. They may not be inclusive of every home in the community.

Please note that over time, owners may make modifications to spaces that may not be captured in these original floor plans.

Renderings are not a guarantee of space measurement. Interested parties should verify through their own secured services.

# Falling Waters

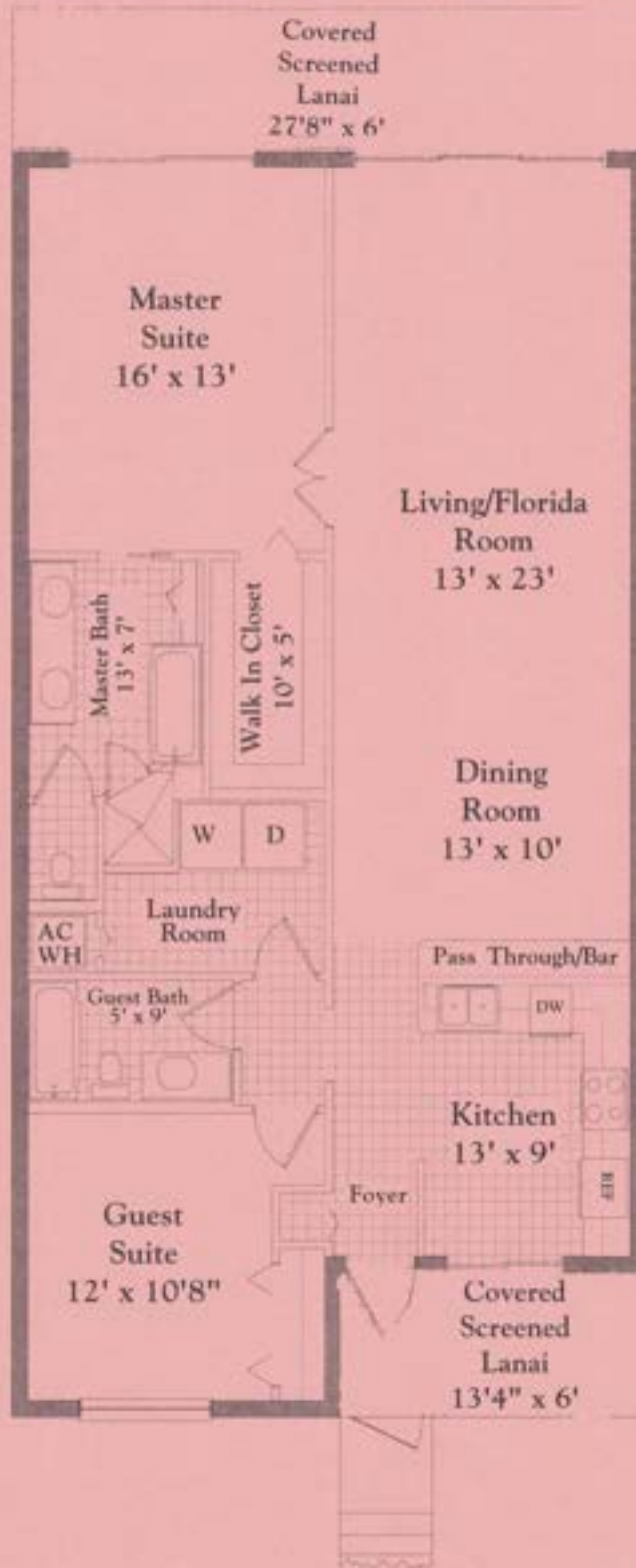
DAVIS



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

# *Rose Wood*

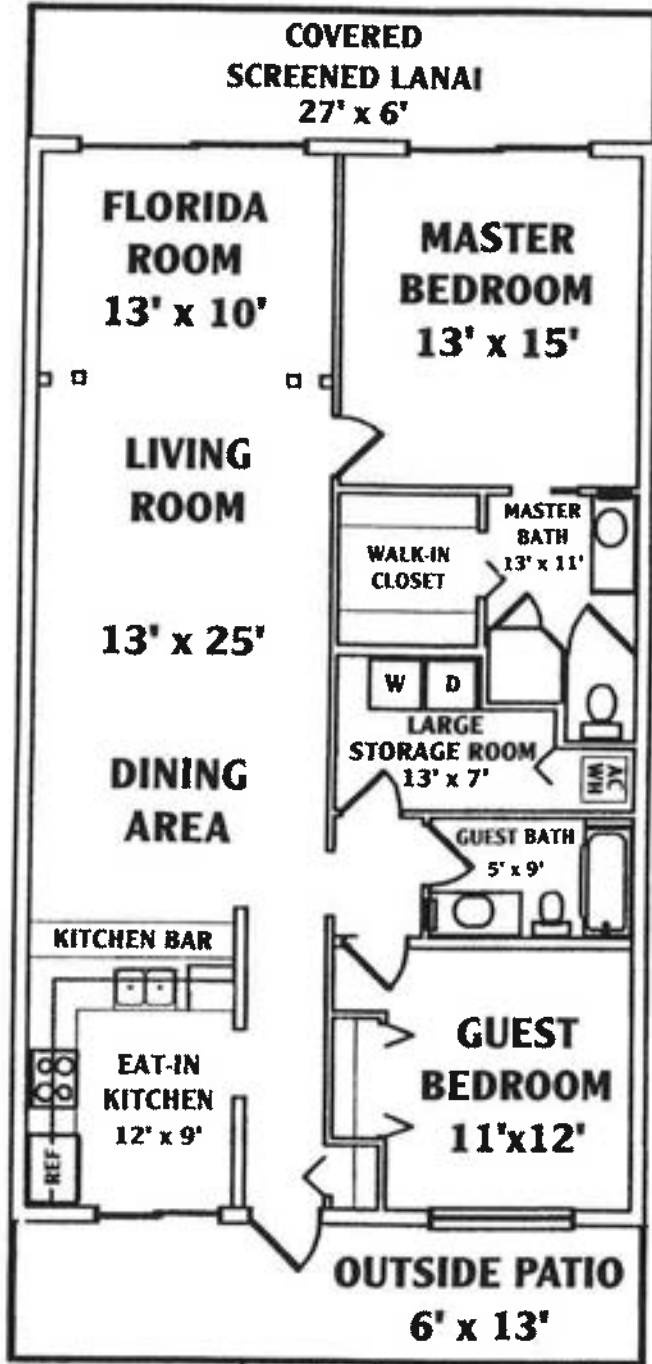
## *Two Bedroom, Two Bathroom*



<i>Square Footage</i>	
Living Area	1,271
Lanai	247
Carport with Storage	240
<b>Total</b>	<b>1,758</b>

## 2-Bedroom 2-Bathroom Apartment

# Orchid Falls



**INDIVIDUAL ENTRY  
ON ALL 2nd FLOOR  
APARTMENTS**

**Living Area ..... 1314**  
**Patio ..... 246**  
**Carport ..... 205**  
**Total ..... 1765**

### EAT-IN KITCHEN

Corian Countertops and Double Sink  
 European Cabinets  
 Potscrubber Dishwasher  
 Spacemaker Microwave Oven  
 Self-Cleaning 30" Oven/Range  
 Garbage Disposal  
 22 Cu. Ft. Refrigerator  
 Indirect Lighting

### BATHROOMS

Cultured Marble Vanity Tops  
 Full-width Mirrors above Vanity

### MASTER BATH

Spacious Walk-in Closet with Air Conditioning and Extra Shelving  
 Large Shower with Enclosure

### FLOOR COVERINGS

Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths  
 Carpet and Padding Throughout

### STRUCTURE

Masonry Constructed Carports  
 Stucco Ceilings in Carports  
 Textured Walls Throughout (except Kitchen and Baths,  
 which have a smooth finish)  
 Cathedral Ceilings Upstairs

### ADDITIONAL STANDARD FEATURES

8 Ceiling Fan Outlets  
 4 Pre-Wired Cable Outlets  
 3 Pre-wired Telephone Outlets  
 Large Laundry Room  
 Washer and Dryer in Each Unit  
 2 Large Screened and Covered Lanais  
 2 Parking Spaces Per Unit  
 Private Stairways  
 Storage Understairs  
 Energy-efficient Central Heat and Air Conditioning  
 Quick-recovery Hot Water Heater  
 Water Pipes Wrapped with Sound-Resistant Insulation  
 R-30 Value Insulation in Attic  
 Insulation Between Units  
 Wood Studs Throughout  
 Marble Window Sills  
 Underground Utilities  
 Gutters on All Carports and Units  
 2 Smoke Detectors  
 Barrel Tile Roofs on All Units and Carports  
 Brick Parking Area

### RECREATIONAL FACILITIES

**AIR-CONDITIONED CLUBHOUSE WITH KITCHEN AND DANCE FLOOR**

(Approximately 5,000 Sq. Ft.)

**LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA**

(Approximately 11,200 Sq. Ft. of Water)

**LIGHTED TENNIS COURTS**

**SCULPTURED PRIVATE LAKE**

(Approximately 3.8 Acres)

## 2-Bedroom 2-Bathroom Apartment

# Jasmine Court



Living Area .....	1349
Patio .....	247
Carport .....	240
<b>Total .....</b>	<b>1836</b>

INDIVIDUAL ENTRY  
ON ALL 2nd FLOOR  
APARTMENTS

### EAT-IN KITCHEN

- European Cabinets with DuPont Corian Countertops
- G.E. Appliance Package
- Potscrubber Dishwasher
- Spacemaker Microwave Oven
- Self-Cleaning 30" Oven/Range
- Garbage Disposal
- Potscrubber Dishwasher
- 22 Cubic Foot Refrigerator with Water & Ice in Door
- Indirect Lighting

### BATHROOMS

- Cultured Marble Vanity Tops
- Full-width Mirrors above Vanity

### MASTER BATH

- Tiled Shower
- Linen Closet
- Twin Sinks and Full-Sized Tub

### FLOOR COVERINGS

- Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths
- Carpet and Padding Throughout

### STRUCTURE

- 9' Ceilings on 1st Floor with 8' Sliding Glass Doors
- Vaulted Ceilings on 2nd Floor

### ADDITIONAL STANDARD FEATURES

- Spacious Walk-in Closet with Air Conditioning and Extra Shelving
- Washer and Dryer in Each Unit
- Large Laundry Room
- Quick-recovery Hot-Water Heater
- R-30 Value Insulation in Attic
- Insulation Between Units
- Energy-Efficient Central Heat and Air Conditioning
- Carports with Individual Secured Storage
- Fully Screened Patios in Each Unit
- Water Pipes Wrapped with Sound-Resistant Insulation
- Masonry Constructed Carports
- Barrel Tile Roofs on All Units and Carports
- Brick Parking Lots and Walkways
- Gutters on All Units and Carports
- 8 Ceiling Fan Outlets
- Underground Utilities
- 2 Smoke Detectors
- Marble Window Sills

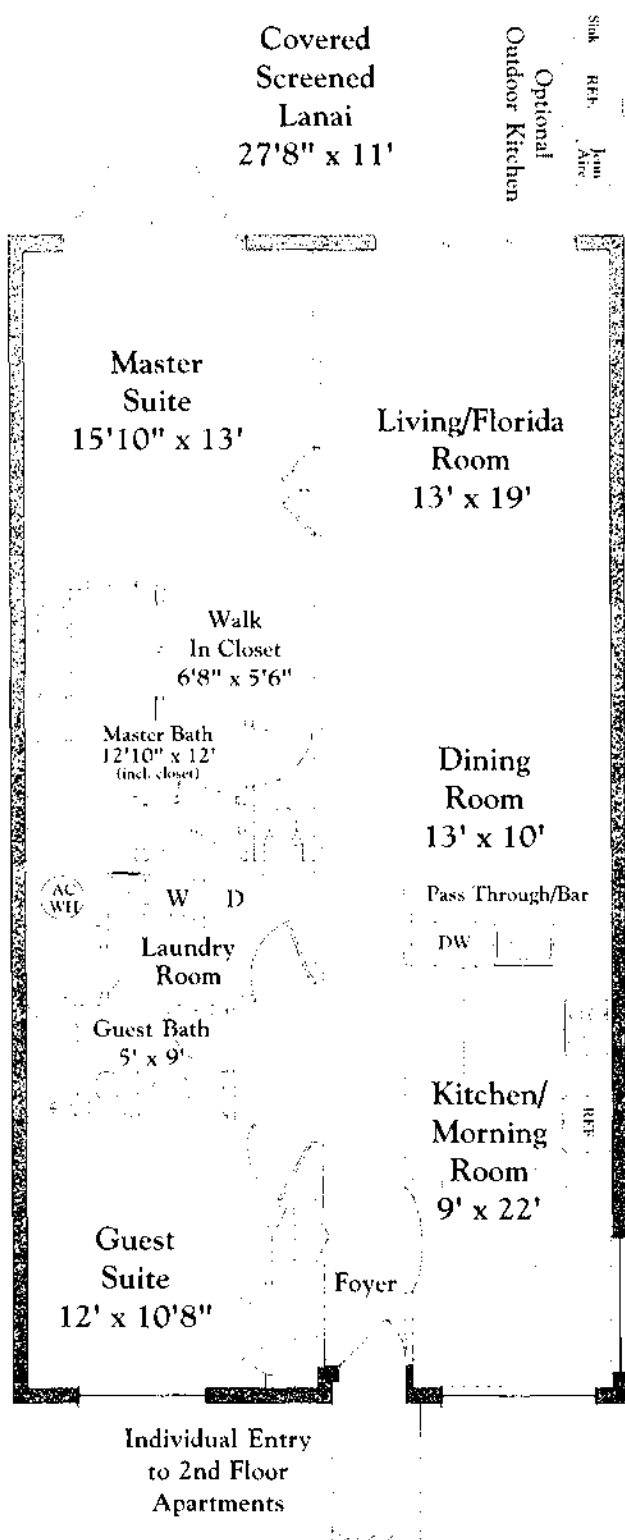
### RECREATIONAL FACILITIES

5,000 SQ. FT. AIR-CONDITIONED CLUBHOUSE  
WITH KITCHEN AND DANCE FLOOR

LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA  
(Approximately 11,200 Sq. Ft. of Water)

# *Cascades*

## *Two Bedroom, Two Bathroom*



<i>Square Footage</i>	
Living Area	1,349
Lanai	300
Garage	288
Total	1,937

# Site Plan



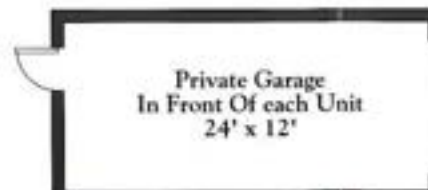
The developers of Falling Waters are proud to present a new development of unsurpassed quality, excellence, and beauty.

The Falling Waters Beach Resort is that development. Envision yourself drifting along the 600 foot lazy river pool, getting together with a few friends at the Bocce ball courts or maybe practicing on the 18 hole putting green.

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## The Sandhill Model

Two Bedroom,  
Two Bath Condominium



Air-Conditioned Living Area	1,351 Sq.
Lanai	304 Sq.
Garage	288 Sq.
<b>TOTAL</b>	<b>1,943 Sq.</b>

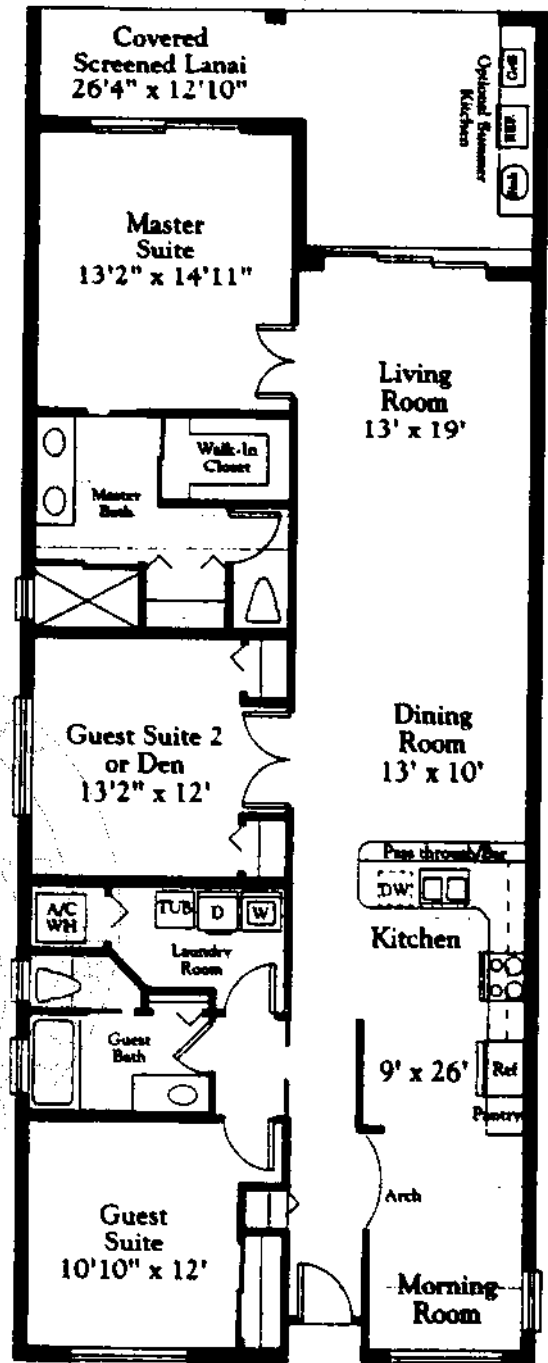
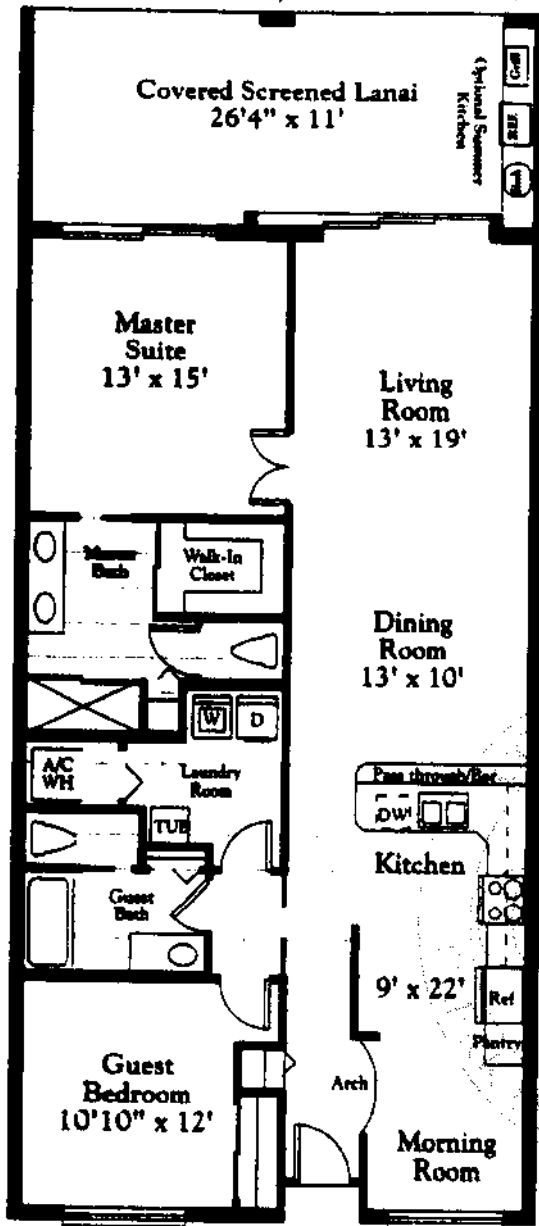
Drawing not necessarily to scale. Dimensions and specifications are approximate and are to change without notice.

# AMELIA LAKE

Two Bedroom, Two Bathroom

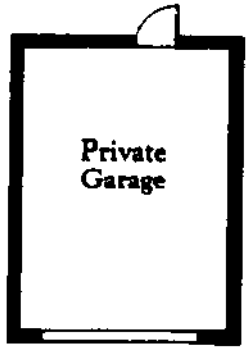
SECOND FLOOR ONLY

Three Bedroom, Two Bathroom



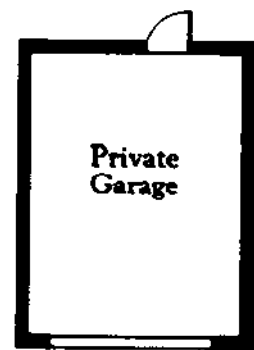
SQUARE FOOTAGE	
Living Area	1,351
Lanai	304
Garage	288
<b>TOTAL</b>	<b>1,943</b>

All dimensions are approximate and are subject to change without notice. 02/01.



SQUARE FOOTAGE	
Living Area	1,573
Lanai	243
Garage	288
<b>TOTAL</b>	<b>2,104</b>

All dimensions are approximate and are subject to change without notice. 02/01.

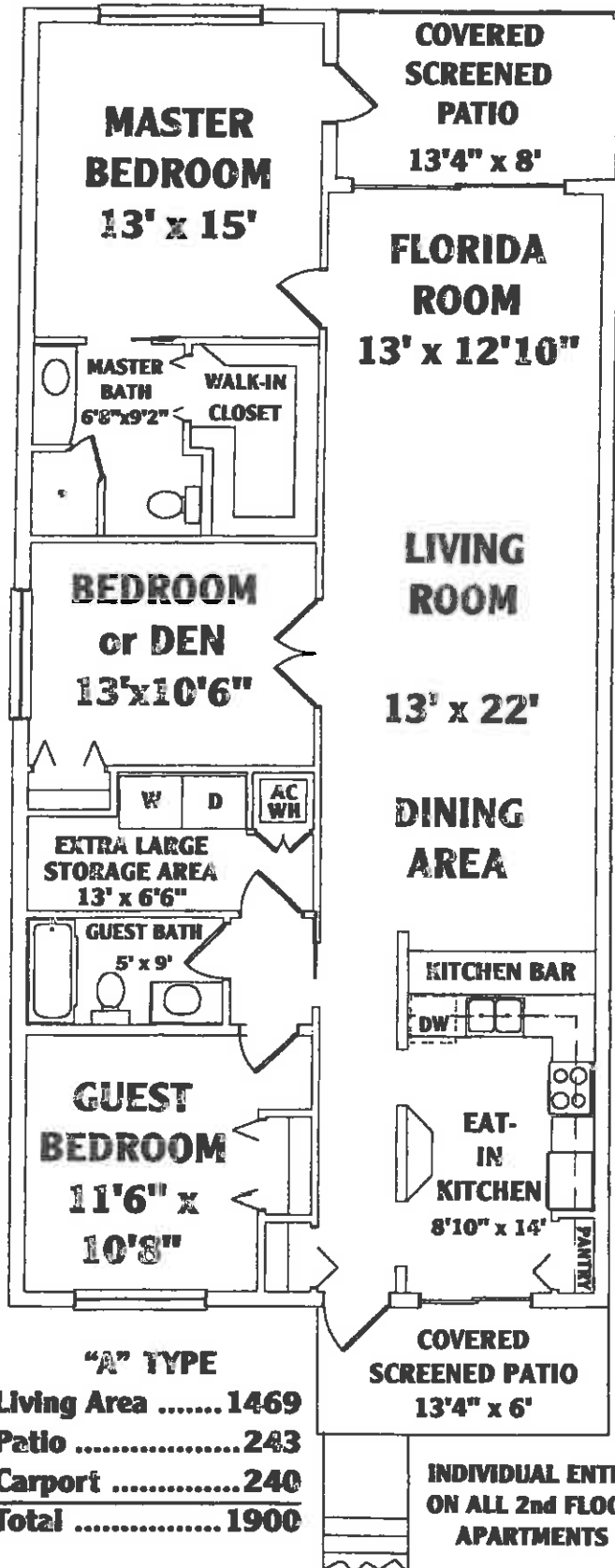


OR: 3176 PG: 2143



## 3-Bedroom 2-Bathroom End Unit Apartment

# Jasmine Court



**"A" TYPE**  
**Living Area ..... 1469**  
**Patio ..... 243**  
**Carport ..... 240**  
**Total ..... 1900**

### EAT-IN KITCHEN

Corian or Fountainhead Countertops  
 European Cabinets  
 Indirect Lighting

### APPLIANCE PACKAGE BY G.E.

Washer and Dryer in Each Unit  
 Spacemaker Microwave Oven  
 Self-Cleaning 30" Oven/Range  
 Garbage Disposal  
 Potscrubber Dishwasher  
 22 Cubic Foot Refrigerator

### BATHROOMS

European Cabinets  
 Cultured Marble Vanity Tops  
 Full-width Mirrors above Vanity  
 Ceramic Tile Floor and Walls  
 Mirrored Medicine Cabinets

### MASTER BATH

Large Shower with Enclosure  
 Spacious Walk-in Closet with Air Conditioning and Extra Shelving

### FLOOR COVERINGS

Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths  
 Superior Standard Carpeting  
 Many Standard Carpet Colors

### PARKING & CARPORTS

2 Parking Spaces per Unit  
 Private Lockable Storage for All Apartments Located in Carport  
 Masonry Constructed Carport  
 Stucco Ceilings in Carports  
 Gutters on all Carports

### BUILDING FEATURES

Cathedral Ceilings in Upper Units  
 9' Ceilings in Lower Units  
 Concrete Block Construction  
 Tile Roofs on All Units and Carports  
 Wood Studs Throughout in All Interior Walls  
 Colonial Baseboard and Trim  
 Gutters on Front and Back of Condos

### ENERGY SAVING FEATURES

Energy Efficient Central Heat and Air Conditioning  
 Quick Recovery Hot Water Heater  
 Water Pipes Wrapped with Sound-Resistant Insulation  
 R-30 Value Insulation in Attic  
 Insulation Between All Units

### ADDITIONAL STANDARD FEATURES

Large Laundry Room	Private Stairways
Tempered Sliding Glass Doors	2 Large Screened & Covered Lanais
8 Ceiling Fan Outlets	4 Pre-Wired Cable Outlets
3 Pre-Wired Telephone Outlets	2 Smoke Detectors

### RECREATIONAL FACILITIES

**AIR-CONDITIONED CLUBHOUSE WITH KITCHEN AND DANCE FLOOR**  
 (Approximately 5,000 Sq. Ft.)

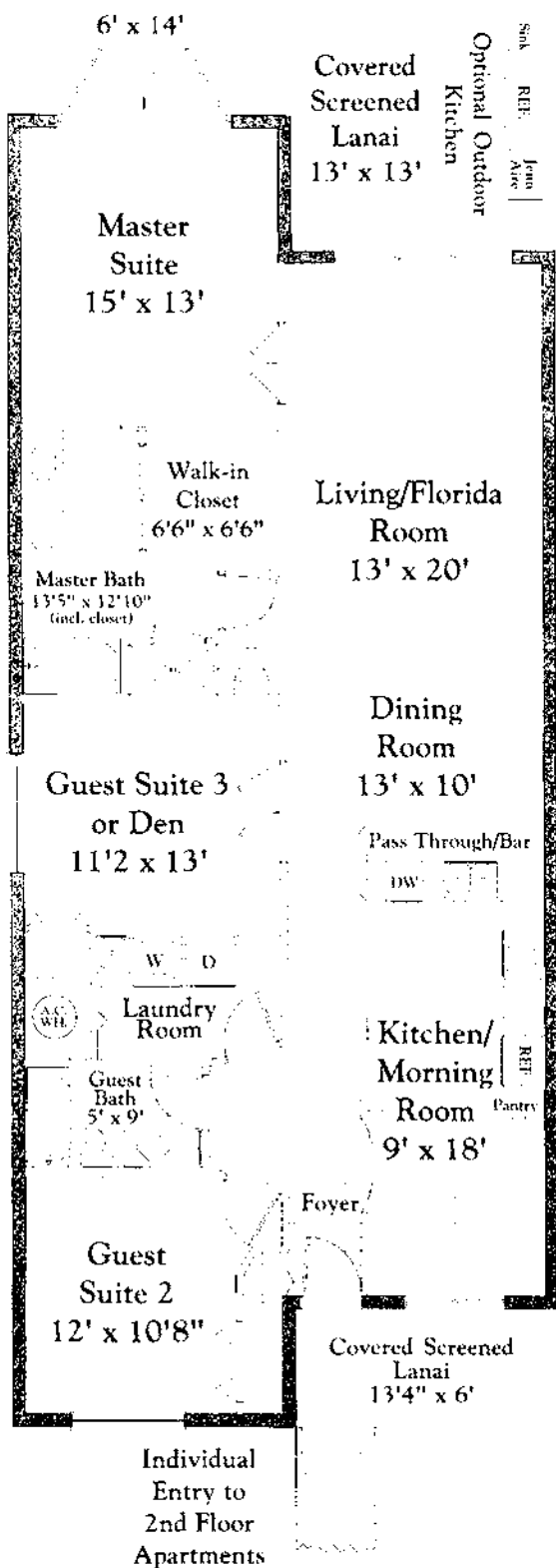
**LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA**  
 (Approximately 11,200 Sq. Ft. of Water)

**LIGHTED TENNIS COURTS**  
**SCULPTURED PRIVATE LAKE**

(Approximately 3.8 Acres)

# *Cascades*

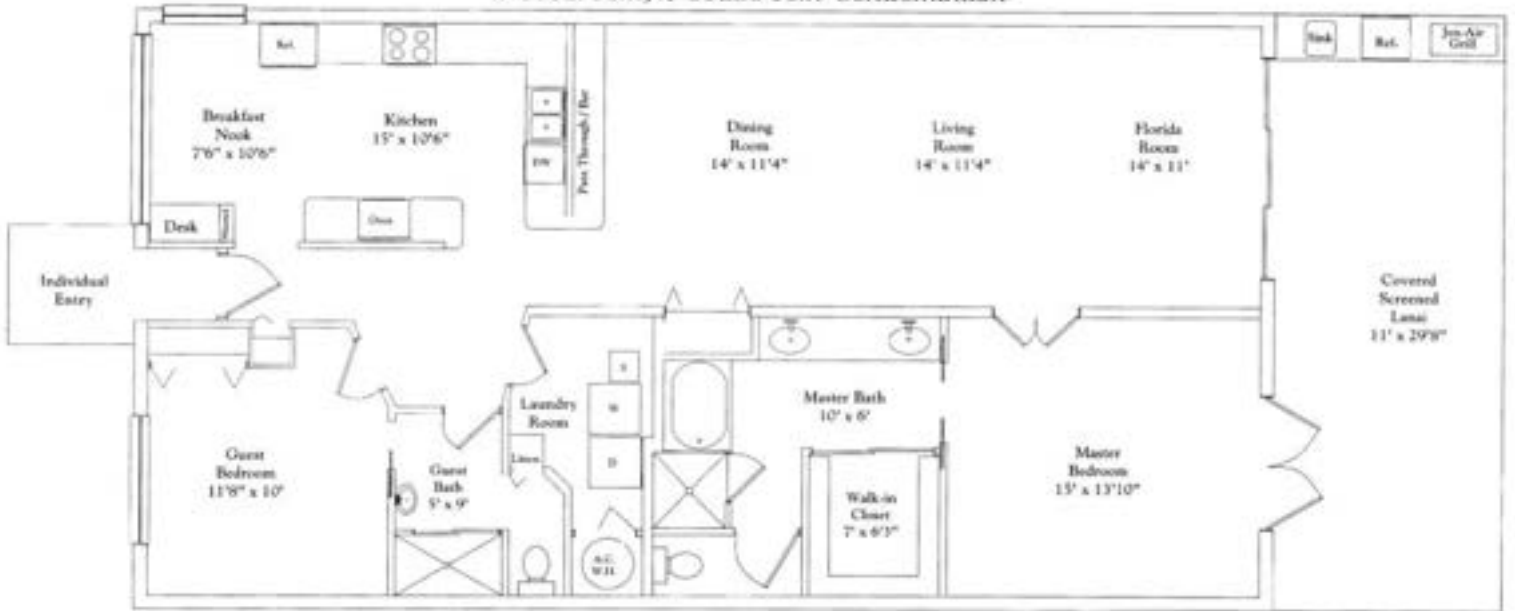
## *Three Bedroom, Two Bathroom*



### *Square Footage*

Living Area	1,551
Lanai	333
Garage	288
<b>Total</b>	<b>2,172</b>

## *Water Crest* 2 Bedroom, 2 Bathroom Condominium



Square Footage	
Living Area	1,566
Lanai	326
Garage	288
<b>Total</b>	<b>2,180</b>

*Falling Waters*  
A GATED COMMUNITY

dimensions and specifications are approximate and subject to change without notice.

## Three Bedroom, Two Bathroom



Two Bedroom, Two Bathroom

