

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.



SEAHORSE
COTTAGES
— AT CAMBRIA —

THE GRANDE COTTAGE

Features

- Offering a 3 Bedroom PLUS Den
- Three Full and One Half Bath
- Two Car Oversized Garage
- Brick Paver Driveway
- Hurricane Rated Windows & Doors
- Metal Roof with 50 year warranty
- His & Her Master Closets
- Butler's Pantry in Kitchen
- Private Swimming Pool

Living Area	2,408 sq.ft.
Front Entry	69 sq.ft.
Covered Lanai	375 sq.ft.
2 Car Garage	464 sq.ft.
Total Area	3,316 sq.ft.





SEAHORSE
COTTAGES
— AT CAMBRIA —



THE KEEWAYDIN

Features

- Offering a 3 Bedroom PLUS Bonus Room
- Three Full and One Half Bath
- Two Car Oversized Garage
- Brick Paver Driveway
- Hurricane Rated Windows & Doors
- Metal Roof with 50 year warranty
- His & Her Master Closets
- Butler's Pantry in Kitchen

Living Area	3,064 sq.ft.
Front Entry	108 sq.ft.
Courtyard	375 sq.ft.
2 Car Garage.....	578 sq.ft.
Total Area	4,275 sq.ft.





SEAHORSE COTTAGES

AT CAMBRIA

THE SEA GLASS



Features

- Offering a 3 Bedroom PLUS Bonus Room
- Three Full and One Half Bath
- Two Car Oversized Garage
- Brick Paver Driveway
- Hurricane Rated Windows & Doors
- Metal Roof with 50 year warranty
- His & Her Master Closets
- Butler's Pantry in Kitchen

Living Area	.....	2,937 sq.ft.
Front Entry	.....	69 sq.ft.
Covered Lanai	.....	375 sq.ft.
Balcony	.....	375 sq.ft.
2 Car Garage	.....	464 sq.ft.
Total Area	.....	4,201 sq.ft.





Standard Features

OUTSIDE YOUR HOME

- Hurricane Rated Windows and Sliders Throughout
- Hurricane Rated Metal Roof
- Private Swimming Pool (12 x 28) with Tile, Sun Shelf and Brick Paved Deck
- Brick Paved Driveway, Walkway, and Entry
- Fully Screened Lanai Under Roof
- Ceiling Fan Pre-Wired on Lanai
- Plumbing and Electric for Outdoor Kitchen (kitchen not included)
- Hurricane Rated 8' Front Entry Door
- Schlage (or equivalent) Door Hardware in Satin Nickel Finish Throughout
- Professionally Landscaped and Fully Sodded Home-Site
- Automatic Irrigation System
- Hurricane Rated Decorative Raised Panel Garage Doors
- Keyless Entry Pad on Garage Door
- Decorative Carriage Lights
- Weatherproof Outlet on Entry and Lanai
- Conveniently Located Hose Bibs
- Finished Garage Floor (Gray Paint)

INSIDE YOUR HOME

- Luxury Maintenance Free COREtec (or equivalent) Plank Flooring in Living Areas and Bathrooms
- Stain-Resistant, Wall to Wall Carpet in Bedrooms
- Air Conditioning System with Programmable Thermostat
- 50 Gallon Water Heater
- Washer and Dryer
- Laundry Sink and Base Cabinets with Countertop
- 8' Raised Solid Panel Doors
- Designer Windowsills
- Decorative Base Molding and Casing
- Walk-In His and Her Closets in Owners Suite
- Ventilated Wired Shelving in All Closets
- Pre-Wired Ceiling Fans Throughout
- Decorator Rocker Switches
- Recessed Lighting Fixtures
- Textured Drywall Finish Throughout

ENERGY EFFICIENCY

- Money-Saving Features: High-Efficiency Central Air and Heater; Water Heater; and Plumbing Fixtures
- "Blower Door" Envelope Leakage Test to Ensure Energy Efficiency

INSIDE YOUR KITCHEN

- Expansive Island Kitchen, 42" Upper Cabinets
- Solid Quartz (or equivalent) Countertops
- Kitchen Aid Appliance Package (or equivalent) Including Refrigerator, Range, Microwave, and Dishwasher
- 1/2-Hp Garbage Disposal
- Farmhouse Sink with Moen Faucet (or equivalent)
- Tile Backsplash
- Pantry Closet with Wall to Wall Counter Space
- Recessed Lighting
- Combination USB Charging Receptacles

INSIDE YOUR BATHROOMS

- Frameless Glass Shower Enclosure in Owner's Bathroom
- Ceramic Tiles Shower
- Moen Faucet Fixtures (or equivalent)
- 36" Vanity Cabinets
- Solid Granite, Quartz or Equivalent Surface Vanity Tops with His and Her Sinks
- Privacy Water Closet in Owner's Bath, and in Guest Suite
- Elongated Commodes in All Bathrooms
- Recessed Lighting
- Designer Lighting in All Bathrooms

SAFETY FEATURES IN YOUR HOME

- Wireless Security System with Two Keypads
- Hardwired Smoke Detectors with Battery Backup
- Carbon Monoxide Detector
- Hurricane Rated Windows, Sliders, and Doors Throughout the Home

Every attempt to accurately depict the project and home has been made, however, oral representations and/or promotional material are not to be relied upon in the decision to purchase. The sales contract represents the entire agreement between buyer and seller. This brochure does not constitute an offer to sell Real Estate in any jurisdiction where prior registration or other qualification is required and further information can not be provided unless the developer has already complied with such requirements. Void where prohibited. CBC1261742



Available Upgrades

AVAILABLE OUTSIDE THE HOME

- Standard Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Screen Enclosure with Concrete Columns and Beams (to fully enclose pool area)
- Water Feature to Include 3 Water Bowls Overflowing into Pool
- Pool Heater
- 5/6 Person Hot Tub Located Outside of Master Suite
- Travertine Deck on Rear Lanai
- Outdoor Kitchen to Include SS Doors, Wine Cooler, Kitchen Aide (or equivalent) SS Grille, Stone Countertop with SS Sink and Moen (or equivalent) Faucet, Built-in Wine Cooler
- Privacy Package to Include Oversized Calusa's Lining the Property for Optimum Privacy
- Hurricane Rated Wood Garage Door
- Hurricane Rated Wood Garage Door with Top-Panel Windows
- Garage Floor Epoxy

AVAILABLE INSIDE THE HOME

- Lighting Package
- Fan Package
- Level 4 Smooth Drywall
- Ceramic Wood Flooring Throughout (as seen in display home)
- Wine Cooler in Butler's Pantry (available as single wine cooler under counter or double stack as seen in display home)
- Stone Backsplash in Kitchen
- Stone Backsplash in Laundry Room
- Upper Cabinets in Laundry Room
- Tongue and Groove in Great Room
- Tongue and Groove in Two Entry Walls
- French Doors Enclosing Den Area
- Bathtub in Owner's Suite Bathroom
- Wood Shelving in Closets (all bedrooms)
- Sliding Barn Door in Master Suite
- Pocket Door for Butler's Pantry
- Smart Home Integration
- Window Trim Option Available for Bedroom Windows

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