

GRACIOUS LIVING

- Premier community in Ponte Vedra in St. Johns County
- Neighborhood recreation center with beautiful Residents' Club featuring a fitness center and spacious, resort-style swimming pool
- Community park featuring tennis, basketball, softball, tot lot, and multipurpose field
- Controlled access community entrance with 24-hour attendant
- Lake and nature preserve views available
- Attractive exterior design choices creating a varied streetscape

DESIGNER INTERIORS WITH LUXURY FEATURES

- Upgraded Thermatru® 8' fiberglass entry door
- Kwikset® brushed nickel lever interior door hardware
- 8' Doors on the first floor and 6'-8" doors on the second floor
- Coffered ceilings in the dining room and master bedroom (per plan)
- Custom crown molding in the foyer and dining room (per plan)
- 5-1/4" Baseboards throughout the home with 3-1/2" door casing
- Coach lights (per plan)

MAGNIFICENT KITCHENS

- Kohler® stainless steel sink with Kohler® Coralais™ one-touch faucet
- Gourmet kitchen with custom Corian® countertops
- Beautifully crafted Yorktowne® cabinetry with 42" uppers and rich crown molding
- Ceramic tile in kitchen and nook
- Whirlpool® stainless steel appliances including electric oven tower, dishwasher, gas cooktop vented to the exterior, and 1/2 HP disposal
- Recessed can lighting in kitchen (per plan)

SUMPTUOUS BATHS

- Cultured marble countertops accentuated with stylish Kohler® faucets
- Raised vanities in master bath
- Kohler® Roman tub in tile raised deck in the master bath and Kohler® Sterling™ tubs in the secondary baths
- Ceramic tile flooring in the master and secondary baths (per plan)
- Ceramic tile surround at the secondary tub(s) (per plan)
- Master bath ceramic tile shower area with glass shower enclosure (per plan)

CONVENIENCES

- Located on the doorstep of the Intracoastal Waterway and the Atlantic Ocean
- Nocatee aquatics park with waterslide and lazy river within walking distance
- Nocatee trail system adjoining the community park
- Nocatee town center anchored by Publix®

CONSTRUCTION HIGHLIGHTS

- 30-Year architectural shingles
- Single-hung insulated windows with screens
- 2"x6" Exterior walls with R-19 insulation for additional energy efficiency
- High-efficiency 14 SEER Carrier® heat pump system
- Digital programmable thermostat(s)
- Minimum 50-gallon quick recovery gas water heater
- Ceiling fan pre-wire in all bedrooms and family room
- Efficient off-ridge roof venting
- Hardibacker® tile backer board at all wet wall locations
- Minimum 200-AMP electrical service
- Security and comfort of a storm room and storm shutters
- Yorktowne® base cabinet with laundry sink (per plan)
- Structured wiring package
- Security system
- Drywall finished garage walls with interior trim
- Custom wood window sills
- TAEXX® Built-in pest control system
- 200 AMP Electrical service

LANDSCAPING AND IMPROVEMENTS

- Attractive concrete paver driveway, walkway, and front entry in a choice of color, pattern, and design
- Rear covered lanai
- Fully sodded yard with St. Augustine grass
- Lush landscape package with personalized design
- Fully irrigated landscape with a programmable timer

QUALITY ASSURANCE AND WARRANTY

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high quality material, all the way through to on-site supervision by experienced project managers, and construction manages.*
- First home buyer orientation/inspections 5-7 days prior to settlement with a
 - 300-item checklist
 - Second home buyer orientation prior to settlement to ensure work is complete
 - 10-year limited warranty program

CUSTOMIZING SERVICE

- Pre-priced options allowing additional customizing to fit your particular needs: skylights, wet bars, additional fireplaces, whirlpool tubs, coffered ceilings, bonus rooms... and many more!
- Professional interior color selection assistance at our Regional Design Studio

Your new Toll Brothers Ambassador Collection home at COASTAL OAKS AT NOCATEE is unequalled in design and delivered value.



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