

GRACIOUS LIVING

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

DESIGNER INTERIORS WITH LUXURY FEATURES

- Impressive 8' raised-panel interior doors with detailed casing throughout (per plan)
- Polished brass or satin nickel lever interior door hardware
- Handsome custom wood mantle over fireplace with tile surround
- Two-step crown molding in foyer, dining room, living room, or study (per plan)
- Upgraded entry door with decorative glass insert
- Luxurious stain-resistant carpet over 3/8" pad

MAGNIFICENT KITCHENS

- Luxurious full granite countertops with KOHLER® kitchen sink
- Beautifully-crafted 42" cabinets with rich crown molding
- Luxurious gourmet kitchen with Whirlpool® appliances, including microwave/ single-wall oven tower, downdraft cooktop, dishwasher, and disposal

SUMPTUOUS BATHS

- Extravagant master bath including drop-in KOHLER® Roman tubs with tile tub decks, independent ceramic tile showers, custom crafted shower enclosures, and opulent Corian® vanity tops
- Luxurious KOHLER® bath fixtures
- Additional baths with ceramic tile flooring, ceramic tile shower walls,
- KOHLER® tubs and custom Corian® vanity tops
- Upgraded 18" x 18" ceramic tile floorings and 13" x 13" tile walls

CONVENIENCES

- Westminster Security System pre-installed with infrared motion sensor, 2 digital keypads, siren, and security contacts on all first-floor windows and doors (*with 3-yr. monitoring agreement)
- GE® Interlogix™ home communications structure wiring package
- Garage door opener for each garage door
- Drop-in sink in base cabinet at laundry room
- Community is located on the doorstep of the Intracoastal Waterway and the Atlantic Ocean, with access to both only minutes away!

CONSTRUCTION HIGHLIGHTS

- High-efficiency Carrier® 14 SEER heat pump system
- Grandiose and accommodating raised panel steel garage doors
- Security and comfort of a pre-engineered storm room
- Minimum 200-amp electrical service
- 36" fireplace with gas log set (per plan)

LANDSCAPING AND IMPROVEMENTS

- Lush landscape package with personalized design
- Fully irrigated landscape with the convenience of a hands-free programmable timer
- Attractive concrete paver driveway, walkway, and front entry in a
- choice of color, pattern, and design

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 Estate Collection home at **COASTAL OAKS AT NOCATEE** is unequalled in design and delivered value.

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