



THE RESIDENCES AT  
**CLUB ADENA**

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VILLA TOWNHOME COLLECTION





## *An Exquisite Enclave of Bespoke Residences.*

A testament to meticulous design, where every detail has been carefully curated to elevate your lifestyle. The panoramic views from the Villa Towns redefine the art of living with a seamless blend of modern amenities and timeless French-inspired elements, creating an ambiance that is both opulent and inviting.





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A harmonious blend of sophistication and natural beauty.  
Immerse yourself in the enchanting ground and elegance at Club Adena.



*Every Villa is an Individual Masterpiece*



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Artist's Concept





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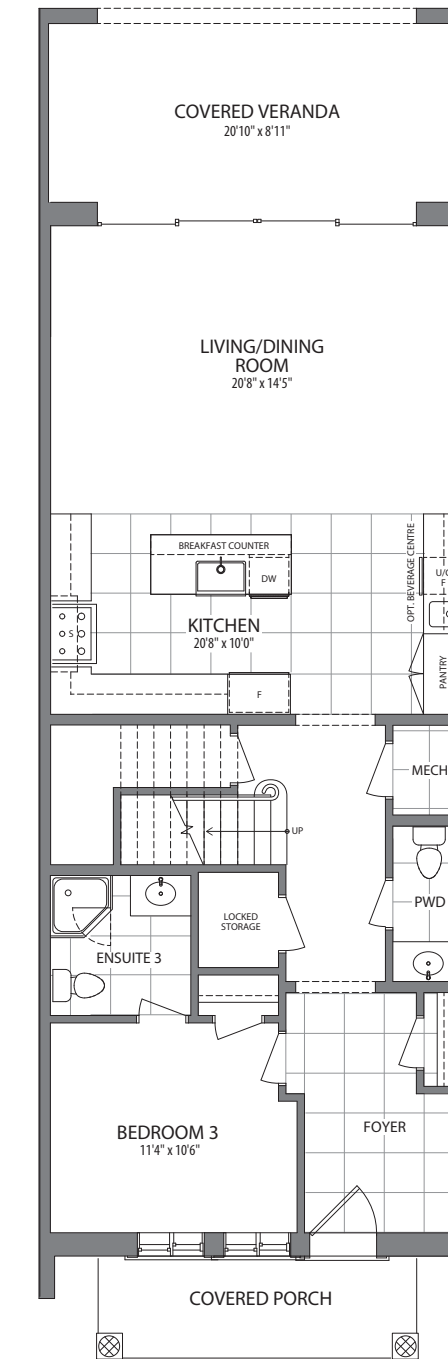
MAJESTIC STRIDE

3 BED - 3.5 BATH  
2280 SQ.FT.

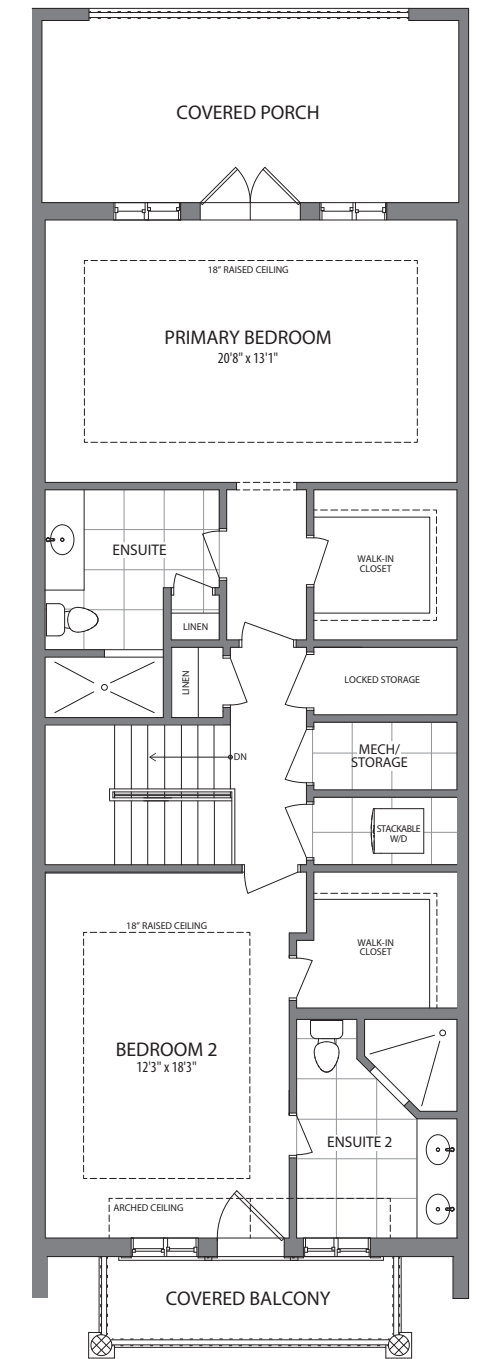
+

580 SQ.FT. COVERED SPACE

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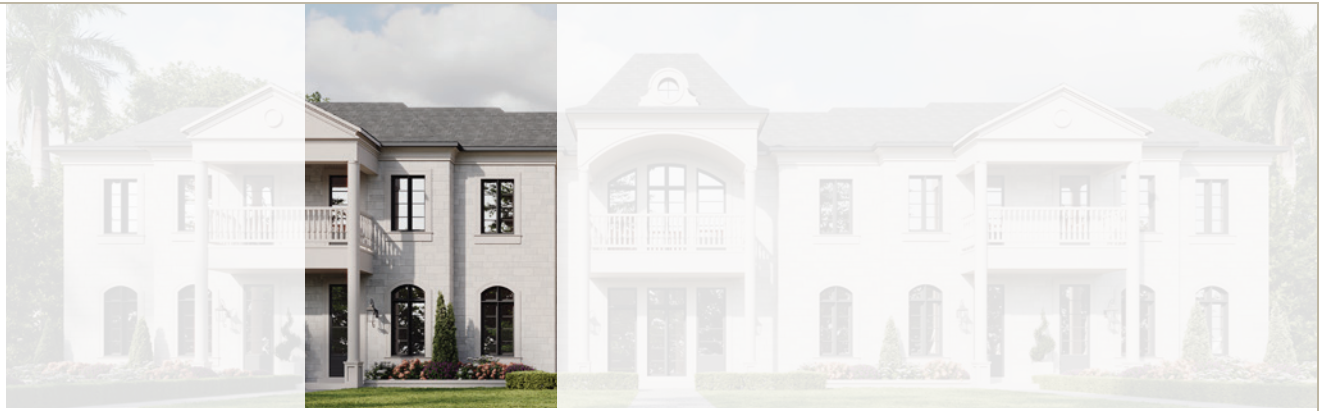


MAIN FLOOR



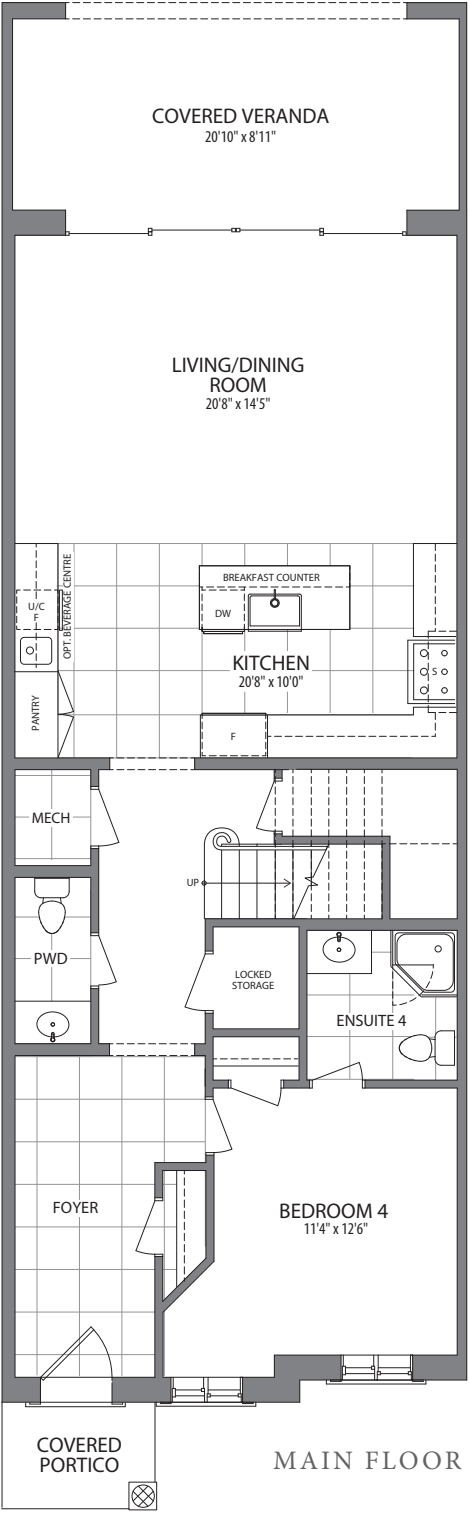
SECOND FLOOR



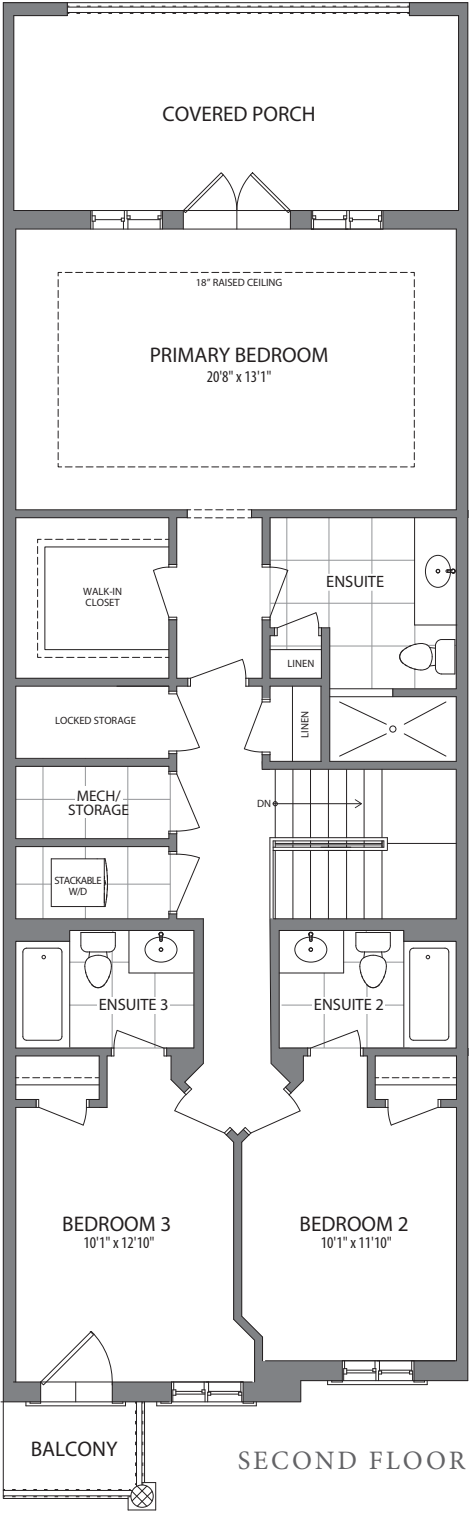


ROYAL CAVALRY

4 BED - 4.5 BATH  
2400 SQ.FT.  
+  
500 SQ.FT. COVERED SPACE



MAIN FLOOR



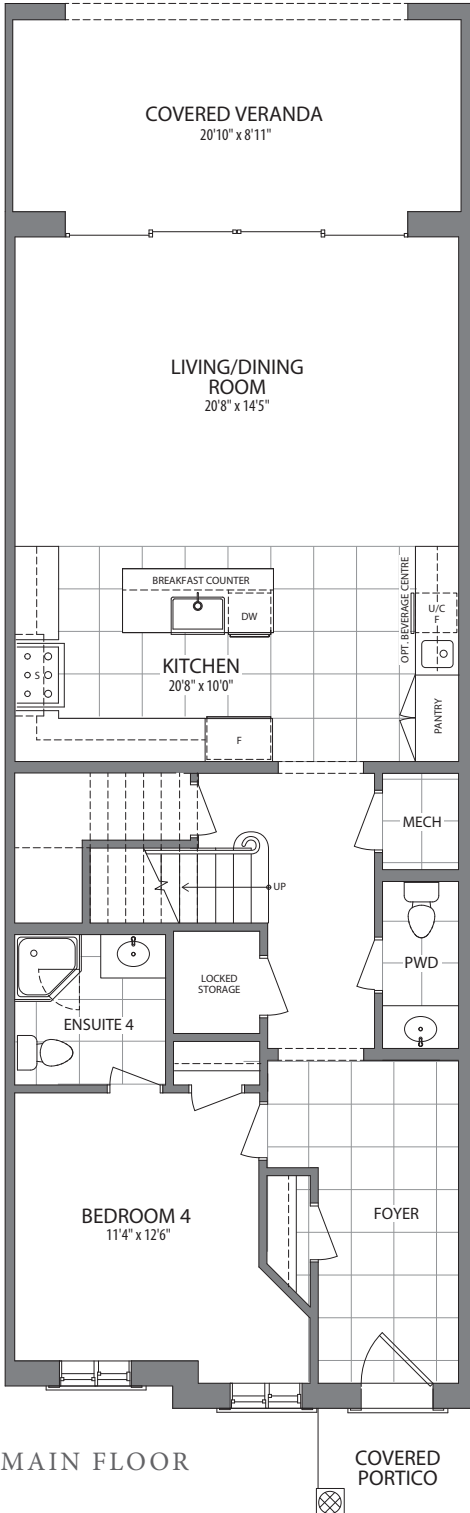
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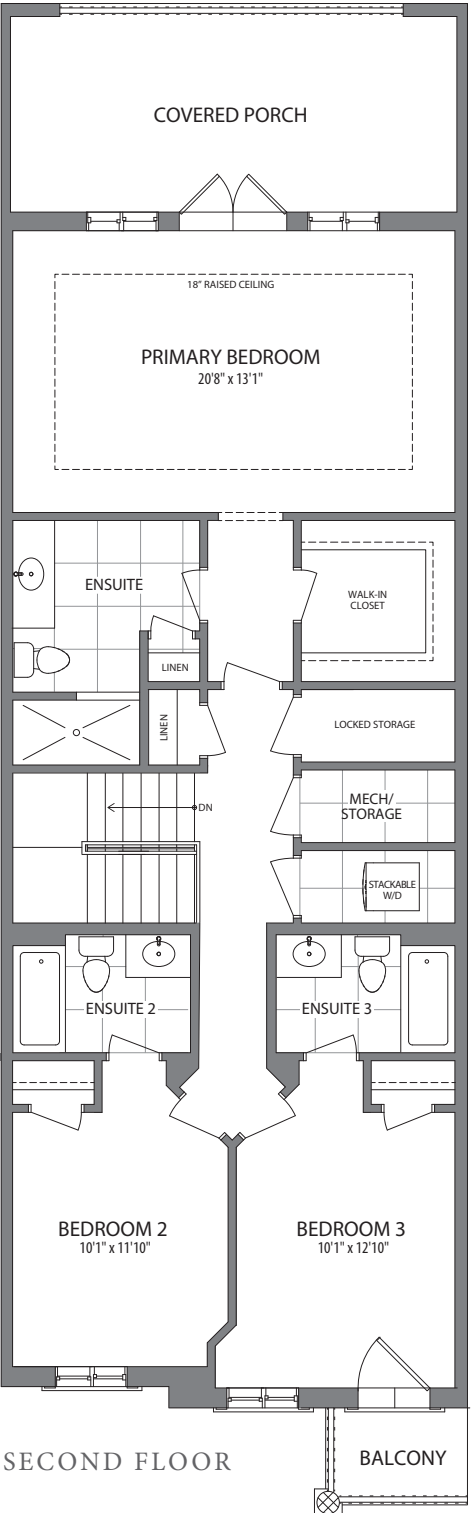


CROWNED EQUESTRIAN

4 BED - 4.5 BATH  
2400 SQ.FT.  
+  
500 SQ.FT. COVERED SPACE



MAIN FLOOR



SECOND FLOOR

BALCONY

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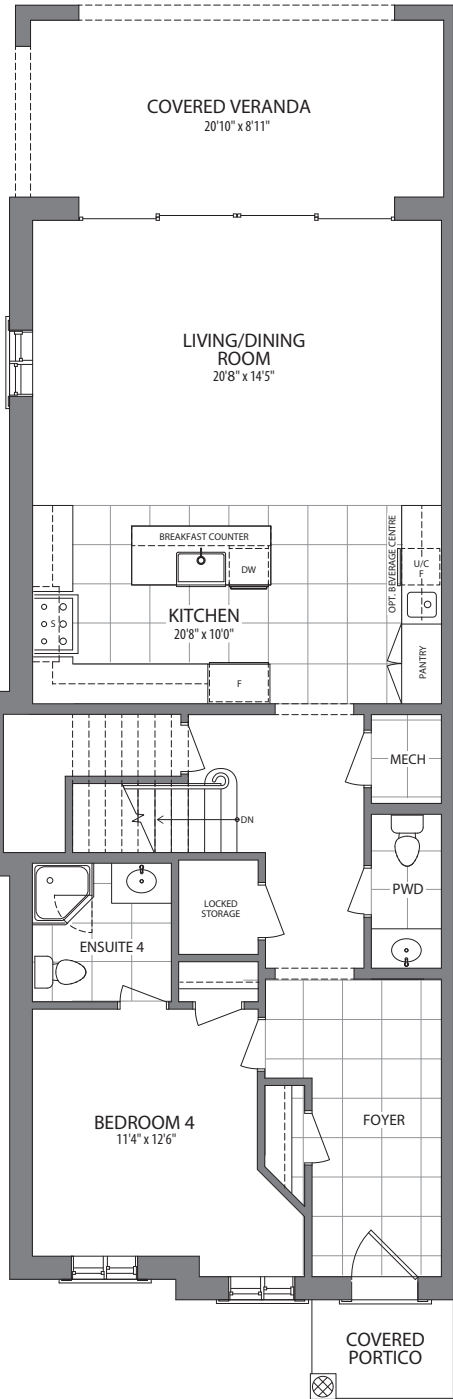




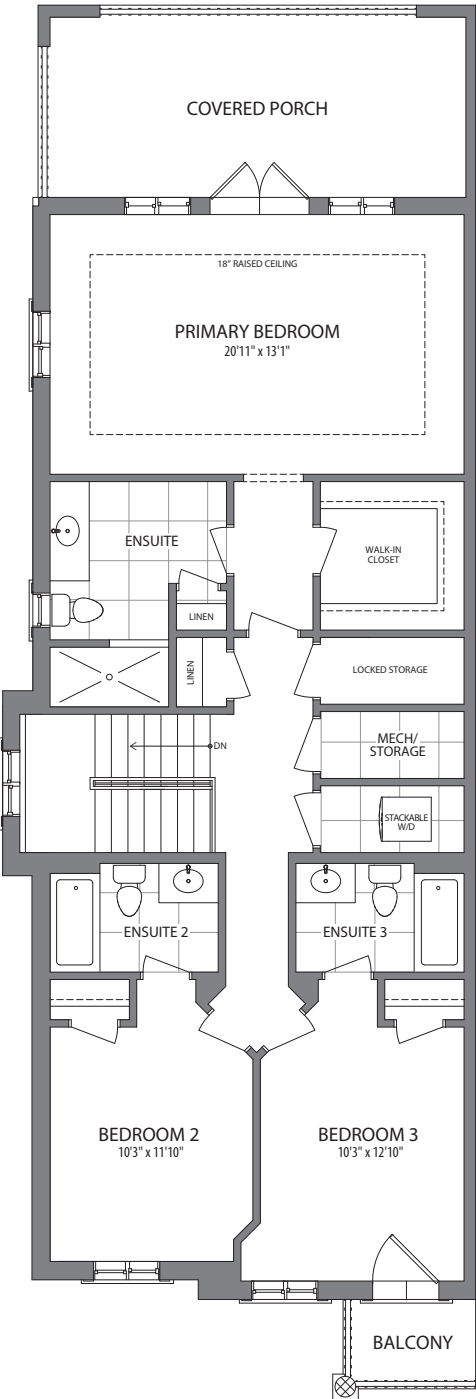


NOBLE STEED  
END UNIT

4 BED - 4.5 BATH  
2500 SQ.FT.  
+  
500 SQ.FT. COVERED SPACE



MAIN FLOOR



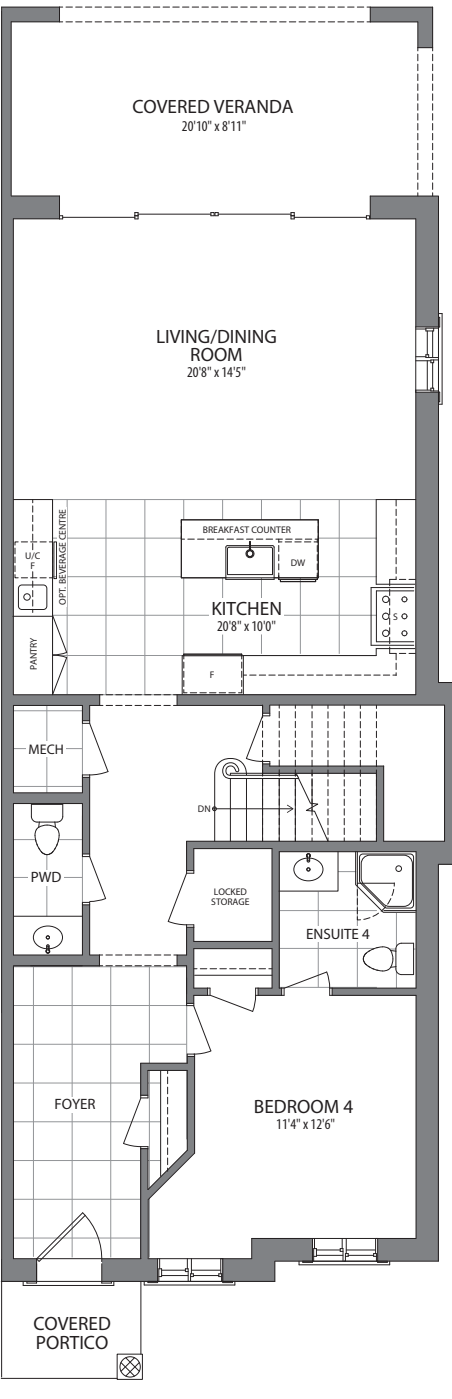
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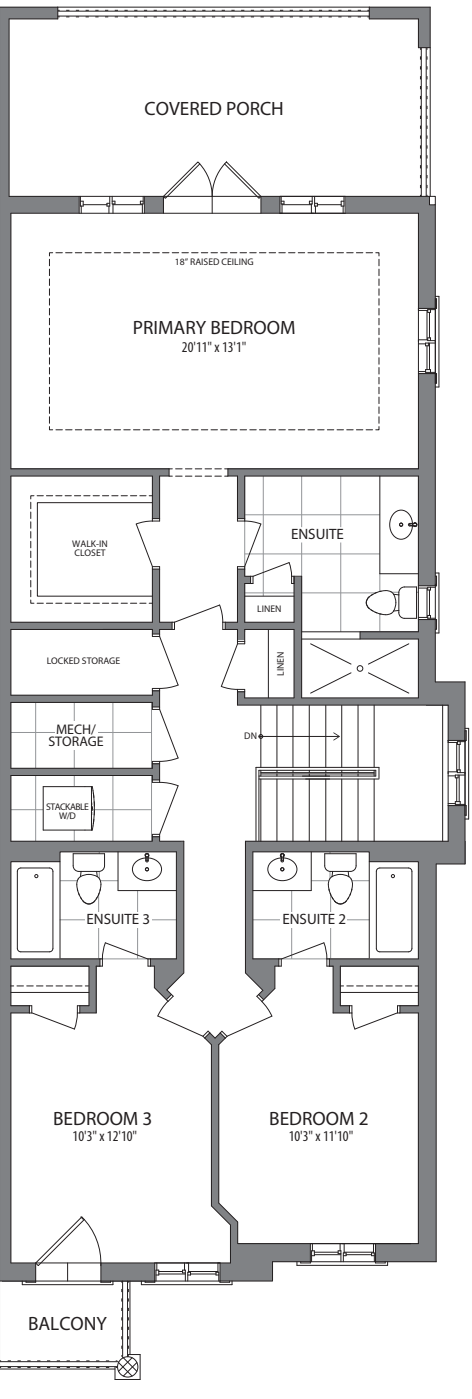


NOBLE HORSEMAN  
END UNIT

4 BED - 4.5 BATH  
2500 SQ.FT.  
+  
500 SQ.FT. COVERED SPACE



MAIN FLOOR



SECOND FLOOR

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Distinctive Appointments

SPECTACULAR EXTERIOR APPOINTMENTS:  
*A rich blend of traditional and contemporary influences*

- Architecturally controlled and harmoniously designed streetscapes that reflect the timeless beauty of nature and the beautiful surroundings.
- Exquisite elevations with complementing exterior color schemes, styles, and materials that not only look splendid but also last longer.
- Unique stucco, stone and roof in complimenting exterior color schemes, as per elevation.
- Color-coordinated, durable and low-maintenance pre-finished aluminum soffits, fascia, eavestroughs and downpipes.
- Striking sectional garage door(s) in clad-wood with decorative glass inserts, as per plan.
- Garage interiors fully dry-walled, primed and gas proofed.
- Elegant and sophisticated 8' front door in fiberglass or metal, as per plan.
- Brushed chrome finish grip set and deadbolt lock, from Vendor's samples.
- French patio door(s) with screens, as per plan.
- Large, energy-efficient casement windows, vinyl Low-E argon-filled throughout (excluding basement windows) as per plan.
- All operating windows are to be screened, will have decorative grilles, as per plan.
- Driveway to be finished with a topcoat of asphalt.
- Fully sodded lot.
- Carefully appointed rear verandas, as per plan.

IMPECCABLE INTERIOR FEATURES:  
*Designed to combine southern comfort with effortless elegance*

- Soaring 10' (+/-) ceilings on the main floor, excluding low headroom areas due to mechanical and/or dropped areas.
- Second floor includes dramatic 9' (+/-) ceilings, excluding low headroom areas due to mechanical and/or dropped areas or sloped ceilings.
- Painted white 7 ¼" baseboards throughout with 3 ¼" backbend casing on all windows and doors with painted Classique series interior passage doors.

- Satin finish lever hardware on all interior doors and matching hinges.
- Trimmed archways throughout.
- Elegant coffered and/or waffle ceiling on the ground floor, as per plan.
- Pre-finished 5" Oak-Stained Hardwood flooring, as per Vendor's standard samples on the main level and second floor bedrooms, upper hall and all finished stair landings (except tiled areas).
- Oak veneer stairs in a stained with oak handrails and decorative steel spindles, from builder's standard samples.
- Porcelain tile flooring (12"x24") in all tiled areas, as per plan from Vendor's standard samples.
- Smooth ceilings throughout finished areas.
- Custom built-in closet organizer in primary Walk-in Closet (color and style from Vendor's samples).

ELEGANT GOURMET KITCHENS:  
*A Culinary masterpiece designed to bring out the master chef in you*

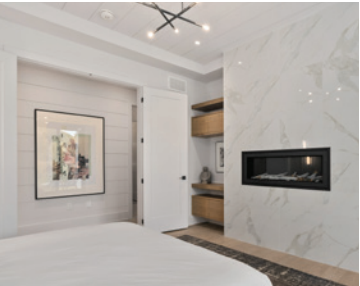
- High quality designer European-inspired cabinetry with extended upper cabinets.
- Choice of exquisite Granite or Quartz countertops in Kitchen and serveries, if applicable (as per Vendor's samples).
- Under-mounted stainless-steel Kitchen sink with single-lever faucet and integrated spray, from Vendor's standard selection.
- Stunning flush or raised breakfast bar, as per plan.
- Ceramic backsplash as per Vendor's standard samples.
- 2 Pot and pan drawers, as per Vendor's standard samples, location to be determined by Purchaser at the time of Décor selections.

REJUVENATING SPA INSPIRED BATHROOMS:  
*Reconnect with your inner Zen in this private sanctuary*

- Relaxation-ready freestanding tub in primary Ensuite, from Vendor's samples, as per plan.
- Primary Ensuite with separate shower stalls to come with overhead surface mounted waterproof light fixture and frameless glass shower enclosure complete with door, as per plan, as per Vendor's standard samples.
- Gleaming Marble or Quartz countertops with square under-mount sink(s) in all Bathrooms from Vendor's samples.
- Full width mirrors (42" high) over all Bathroom vanities.
- Privacy locks on all Bathroom doors.
- Imported ceramic 8" x 10" wall tiles installed in tub enclosures, as per Vendor's standard samples.

STATE-OF-THE-ART HOME AUTOMATION FEATURES:

- Fully integrated home pre-wiring system will provide high-tech infrastructure for today's technological features.
- Future-ready with home-office modem, home entertainment, digital audio/video distribution systems and so much more.
- Including 3 CAT 6 lines.
- Electrical door chimes with video doorbell.



ELECTRICAL FEATURES:  
*For long lasting durability and reliability*

- 100 AMP electrical service with copper wiring and circuit-breaker panel.
- Heavy-duty wiring and receptacle for stove and dryer, both to be vented to exterior.
- Bathrooms and powder room outlets are wired with a ground fault interrupter.
- Electronic smoke detector(s) and electronic carbon monoxide detector(s).
- Ceiling fixtures in all bedrooms, walk-in closets, hallways, kitchen, breakfast area, laundry, family room, living room, dining room, and home office, as per plan from Vendor's samples.
- Switch-controlled outlet in living room and family room.
- White decora plugs and switches throughout finished areas.
- Bathrooms to receive one light fixture above each sink, as per plan.
- Rough-in cable T.V. outlets in home office, family room, and all bedrooms, as per plan.
- Exhaust fans installed on separate switch to all finished bathrooms and vented to the exterior.
- Two exterior waterproof electrical outlets, one located at the front, and one located at the rear of the home.
- Elegant light fixture on front façade, and at rear door(s) (where applicable).
- Seasonal duplex receptacle located in soffit area with interior switch. Location to be determined by the Vendor.

WARRANTY SATISFACTION:  
*For your complete peace of mind*

- 1 year manufacture warranty
- Third party warranty program





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