

HYDRANGEA 3CAR

Internet International Realty Corp

9815 Lemonwood Drive

Boynton Beach FL.33437

561-699-8468 or 561-699-6778

by Chris Construction II LLC



We are pleased to present highlights of our Very Special, Hydrangea 3 Car Garage Model. This home features 2,515 square foot of air-conditioned luxury living space, 563 square foot of garage, 349 square feet of covered patio entertainment area, and a gracious covered entry. Total 3,501 square feet.

Chris Construction's design, building, and sales team have brought over 30 years' experience to create this Warm and Luxurious contemporary home. Everything Speaks Luxury in design and proportion from the columned, 12' high covered entry, the vaulted 14'4" high foyer with adjoining owner's private office. Your guests will Know you have Arrived. The coffered and crown molded foyer leads to the most beautiful 32' by 22' living/dining space we have ever created. Plus, a 27' covered patio for extended all weather entertaining.

Living areas have 11' high ceilings 12', and 14'4" high coffers. Bedrooms have 9'4" ceilings though out with a 10'4" high coffer in the master bedroom. The coffer is lighted by the continuous glow of LED strip lighting concealed in picture framed crown molding. Luxury!!!

Your Gourmet kitchen has a 9'x 4' Island Preparation and Serving area, plus seating for 5. The kitchen features 42" high Shaker Style wall cabinets. All cabinets with self-closing drawers and doors. Plus a full complement of GE Appliances. Topping of this oasis of the good life are full granite counter and island tops. The full kitchen backsplash is all designer tile.

All floors are elegantly covered by 16" x 32" marble look, Porcelain tile, over a crack proof membrane. Quality!!! The Hydrangea master bedroom shower has floor to ceiling tile as do the tub surrounds in baths 2 and 3.

Your four (4) bedrooms start with the Exciting Luxury of your 46' Private Master Bedroom suite. Enjoy the Hydrangea's expansive 14'x 19' bay windowed, Master Bedroom, then explore His and Her's 9' walk-in closets and dressing area. Next step into your private 11' x 15' master bathroom including 6' Soaking Tub with free standing tub filler or enter your Breathtaking 8' x 5' master shower with seat, and 6' wide 2 level soap/makeup/shampoo/conditioner center. And we did not forget your linen closet.

Internet International Realty Corp Serving South Florida for Over 20 years

Subject to errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice

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EXTERIOR FEATURES:

One Story Steel Reinforced Concrete Block Construction * Architectural grade roof shingles * Concrete Driveway and Walkway to Covered Front Entry. * Designer Exterior and Interior Paint by Sherwin Williams * Architect Developed color Schemes * Hurricane Impact Windows All Around * Two Raised Panel Hurricane Impact Garage Doors * Automatic Garage Door Openers with Remotes * Insulated Hurricane Impact Raised Panel Double 8' Front Entry Door. Four (4) exterior water Hose Bibs

Each home comes with a 10-year structural warranty. We offer a 10 year, insurance-backed new construction structural warranty. It covers qualified physical damage or defects to load-bearing elements of a new construction home, including Load-bearing walls/partitions Beams/girders Columns Floor Framing Roof Framing And more!

INTERIOR FEATURES:

Designer selected Tile flooring in Foyer, Office, Great room, Kitchen, Laundry Room, Pantry, All bedrooms, bathrooms, and Master Suite. * Raised Panel 8' Doors throughout * Designer Cut wide Baseboards and Door Casings * Wide Crown Molding in all Cofters, Office, and Great room, Carrier High Efficiency SEER 17 Central A/C * Heating System * Quality Lever Interior Door Hardware * Textured Walls and Ceilings * Architect specified Quality Paint on all Walls and Ceilings * Rocker Electrical Switches Throughout Home
 Electric 200 Amp Central Distribution Panel * Ceiling Fans (5) in all Bedrooms and office * 20 high hat recessed lights, Strip Florescent in Garage, Laundry, and Storage room, 3 exterior garage lights, Marble Windowsills Throughout * Smoke/Carbon Monoxide Detectors Throughout.

AND MORE HYDRANGEA 3 CAR FEATURES:

High Efficiency Electric Water Heater * Clad Ventilated Closet Shelving * GE Quality Stainless Steel Appliance Package Includes Side-by-Side Refrigerator with Ice/Water Dispenser in Door * Range with Self Cleaning Oven * Energy Saving Dishwasher * Microwave, Stainless Steel Kitchen Sink * Food Waste Disposal, BONUS ** GE Washer and Dryer ** and much more.

THE PRICES WE ADVERTISE FOR OUR SPEC HOMES HAVE NO LOT PREMIUMS

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The 2-10 HBW Structural Warranty may only be purchased by a builder who is a member of 2-10 HBW.

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We have not ignored the rest of the family providing 3 additional, generous bedrooms. This includes a fully suited Jr. Master, and two more bedrooms with a 3rd full bath, and double linen closet.

For convenient living our team has provided a large Laundry with Slop Sink. A Walk-in Pantry. Lockable walk in Storage room adjacent to the 3-car garage. Additional storage is accessed through pull downstairs from garage.

Your Builders have constructed hundreds of homes in New York and Florida including Exclusive County Club, and Waterfront communities in Delray Beach, The Polo Club, Boca Raton waterfront. As you review Hydrangea you will see many elegant touches from our multi-million-dollar homes.

True Luxury at a Remarkably Affordable Price



LONG LIVE HAPPY HOMES®

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