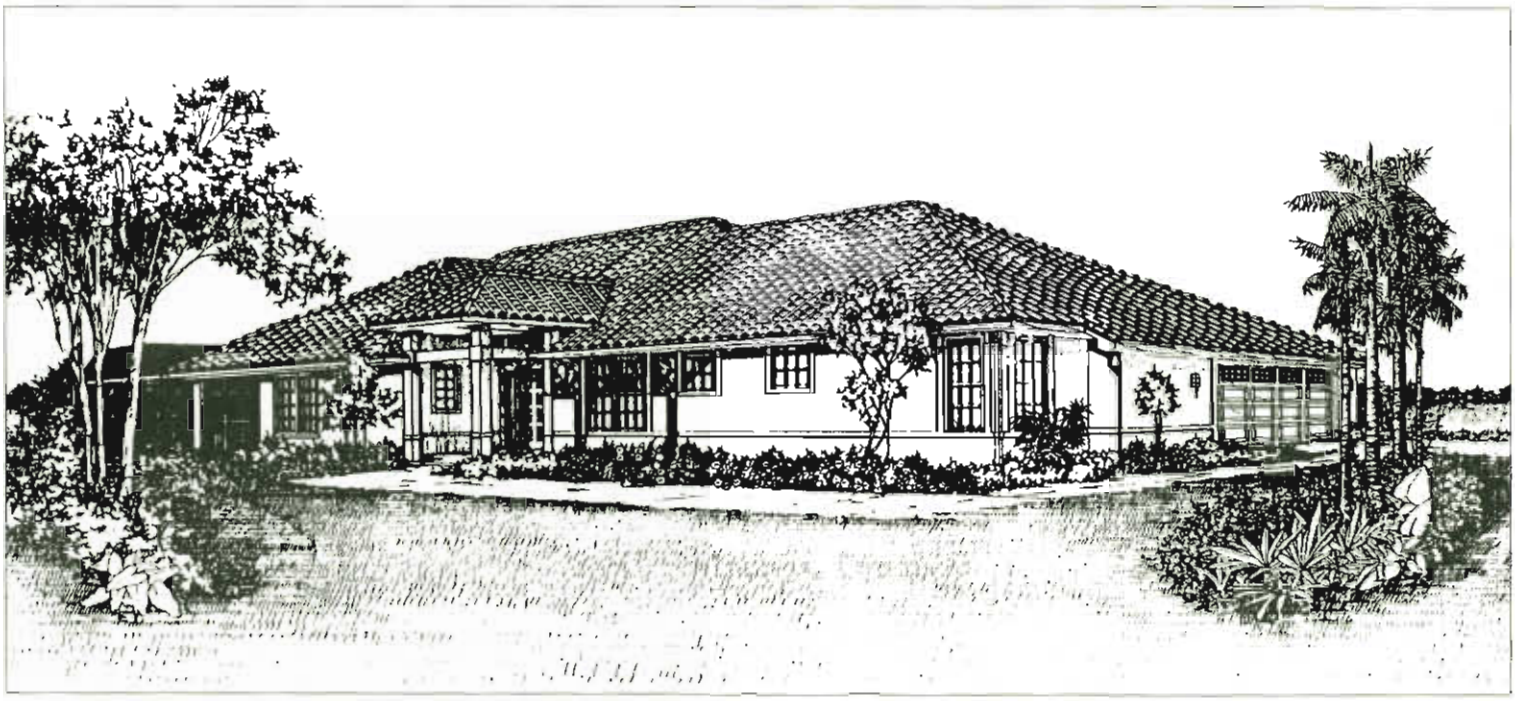
# The Dominica *3 Bedrooms/Study, 3 Baths*



## Distinctive Interiors

- Tile entry foyer floor in choice of colors
- 12′ ceiling in entry foyer and living room; volume ceilings throughout
- Solid wood colonial-style door casing and base board
- 6 panel colonist-style interior doors
- Schlage door hardware
- Textured wall finish throughout
- Kitchen and bathroom walls finished smooth
- Pre-wired telephone jacks, cable television outlets
- Pre-wired ceiling fan outlets
- Name brand, stain resistant wall-to-wall carpeting in choice of colors
- Grey tinted, single hung windows with white or bronze finish
- 8′ high sliding glass doors
- Spacious utility room with utility sink
- Large linen closet
- Optional door placement for fourth bedroom/study

## Luxurious Master Bath

- Acrylic soaking tub set in ceramic tile deck
- Moen faucetry and water closets
- Ceramic tile floor and walk-in shower
- Full mirror above vanities
- Cultured marble countertops
- Clear glass shower enclosure
- Large walk-in closet

## Inviting Kitchen

- Quality cabinetry with white raised panel doors
- G.E. kitchen appliance package including:
  - Side-by-side refrigerator/freezer with ice maker
  - Spacemaker microwave oven
  - Five cycle dishwasher
  - Self cleaning oven with range
  - Garbage disposal
- Double stainless steel sink with single lever faucet
- Armstrong Cambray no wax vinyl floor covering
- Spacious pantry
- Plant shelf

## Energy Saving Features

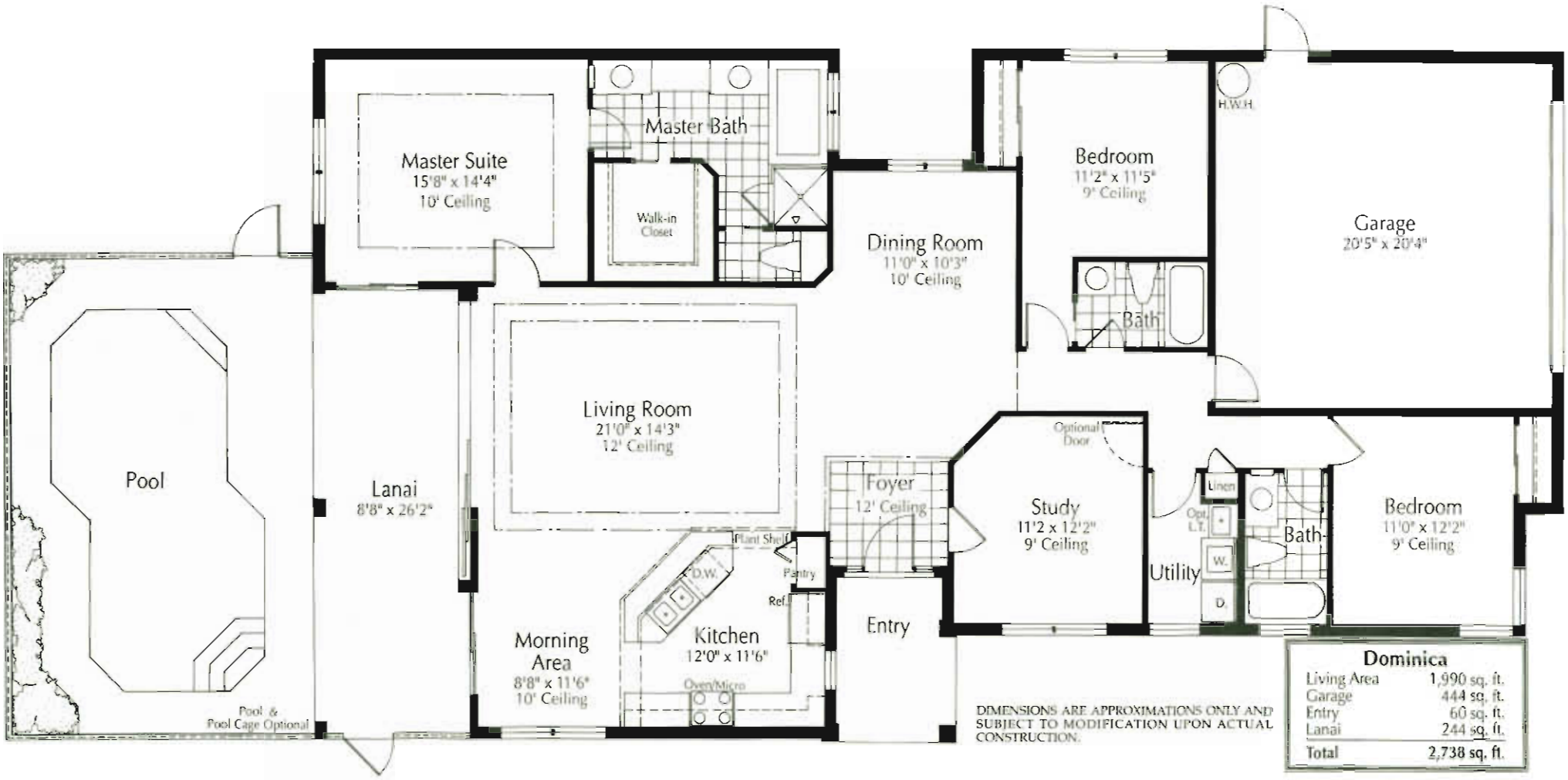
- R-30 ceiling insulation in living areas
- R-19 insulation in exterior 2″ x 6″ frame walls
- R-11 insulation in exterior 2″ x 4″ frame walls
- R-4.2 insulation on exterior block walls
- High efficiency Bryant air conditioning and heating system
- 40 gallon quick recovery hot water heater

## Exterior Features

- Covered side entry
- Choice of Palladian or Square top front windows
- Concrete block construction
- Stucco Exterior
- Lifetile concrete roof tile
- Maintenance-free aluminum fascia and soffits
- Screen-enclosed lanai
- Fully landscaped and Floratam sodded yard
- Automatic sprinkler system with rainfall sensor
- Brushed concrete driveway
- Raised panel steel garage door with automatic opener and 2 transmitters

Longshore L·A·K·E

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATION MAKE REFERENCE TO THE PURCHASE CONTRACT. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE PRODUCTS OR MATERIALS WITH ITEMS OF EQUIVALENT QUALITY.




DIMENSIONS ARE APPROXIMATIONS ONLY AND SUBJECT TO MODIFICATION UPON ACTUAL CONSTRUCTION.

**Dominica**

| | |
|---|---|
| Living Area | 1,990 sq. ft. |
| Garage | 444 sq. ft. |
| Entry | 60 sq. ft. |
| Lanai | 244 sq. ft. |
| **Total** | **2,738 sq. ft.** |

**The Dominica Villa Floor Plan | Longshore Lake, Naples FL | Courtesy of McGreevy and Comisar | Domain Realty Group**

mcgreevyandcomisar.com | domainrealtygroup.com | Plans for reference only; sizes and features vary by home.