



COLONIAL PALMS



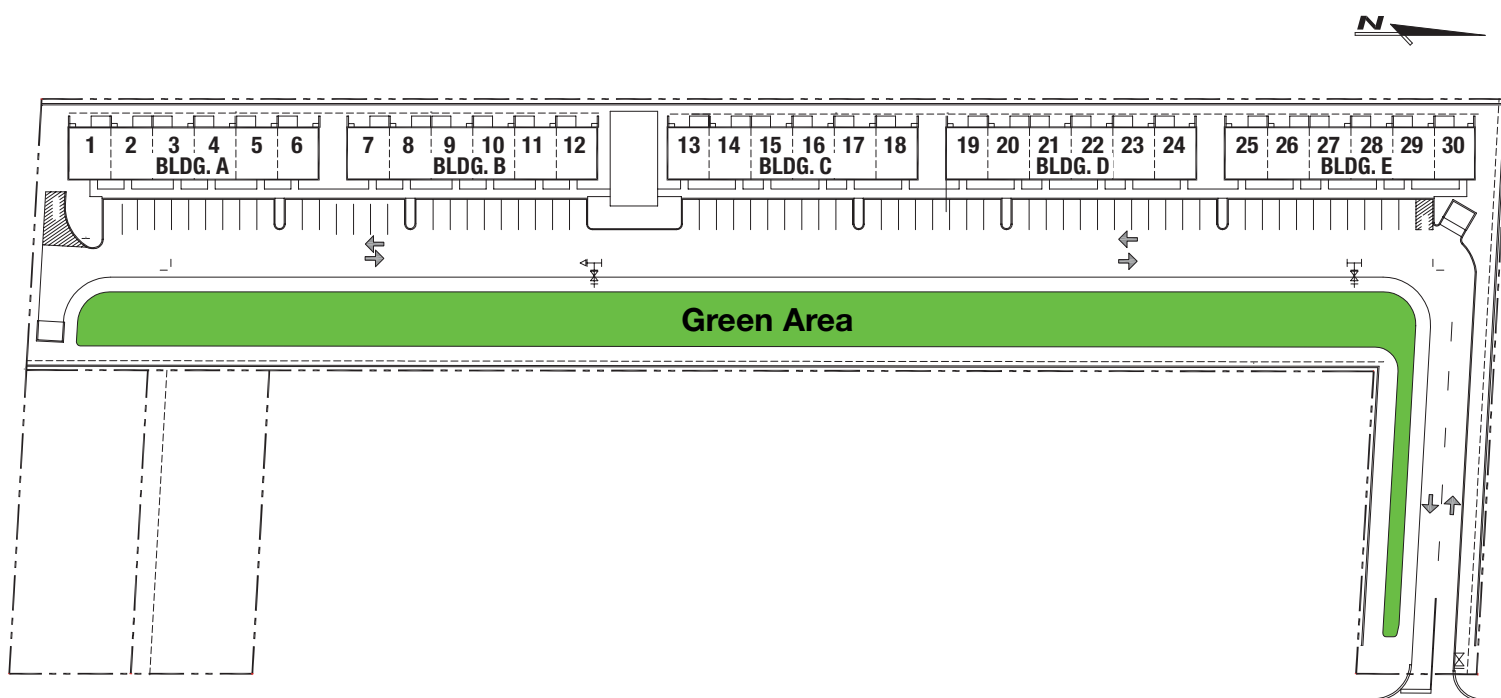
Colonial Palms

Guardian American
H O M E S



COLONIAL PALMS

S I T E P L A N



Since 1963, Guardian American Homes has been a trademark for excellence and commitment, for its innovative award winning designs, and the added value it builds into every home.

Based in Florida, Guardian American Homes is recognized for building high quality homes in affordable neighborhoods throughout the South Florida area.

Guardian American has built hundreds of townhomes, single family residences, apartments, and custom estates. Familiar

Guardian American
H O M E S

names like Woodbridge at Pembroke Lakes, Mayfair at Jacaranda, Guardian Estates, Driftwood Estates and Hidden Court Townhomes represent just a few of the communities built by Guardian American Homes.

Guardian American knows that with each new homebuyer, our reputation is on the line. That is why you can be sure that you will receive the same unsurpassed attention to quality, and unwavering commitment that we put into every home we build.

Sales: 954-582-9998 • Fax: 954-582-9929 • sales@guardianamerican.com

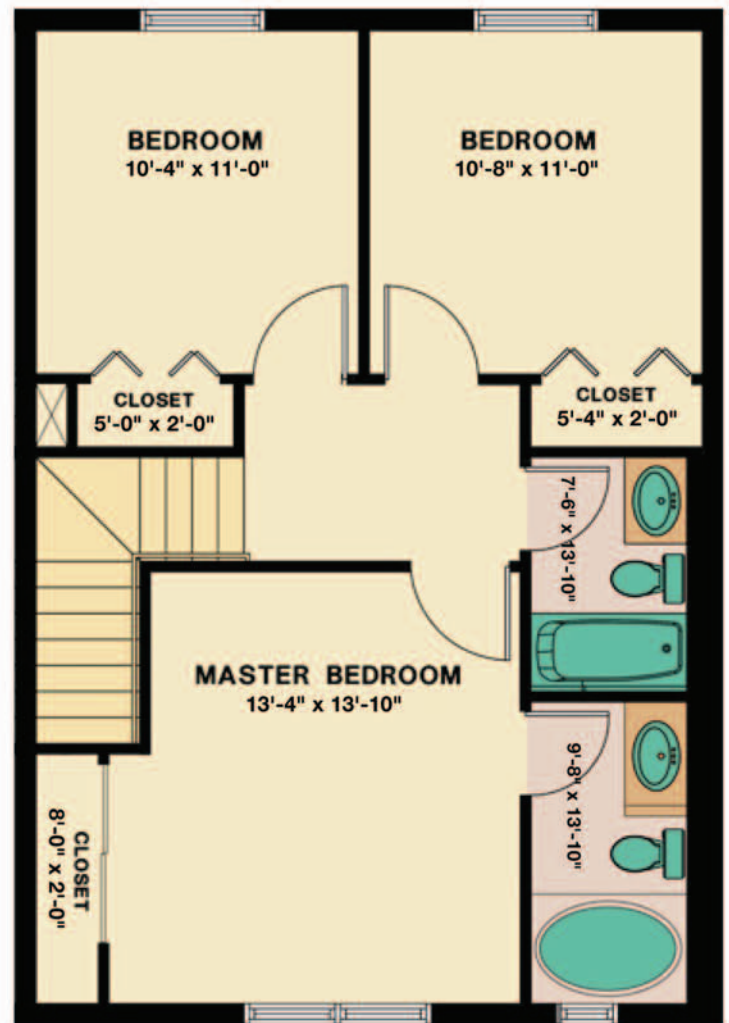
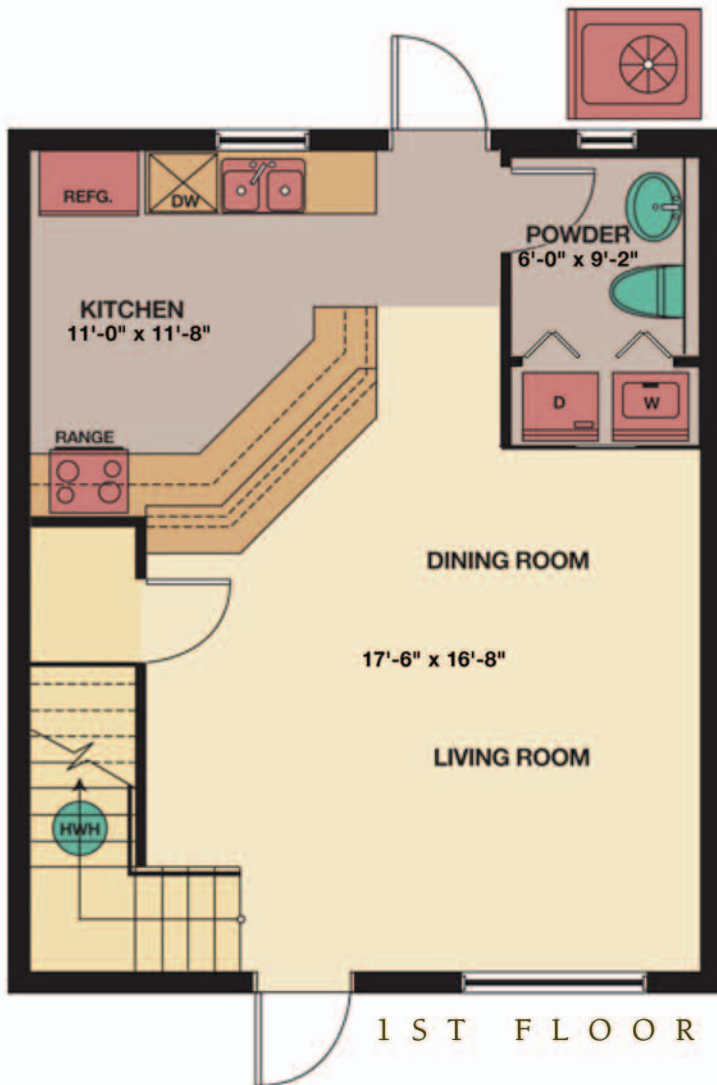


View our other great properties at: www.guardianamerican.com



COLONIAL PALMS

THE WASHINGTON



First Floor A/C	605 Sq. Ft.
Second Floor A/C	715 Sq. Ft.
First Floor Porch	60 Sq. Ft.
Total	1,380 Sq. Ft.

Colonial Palms Development, L.L.C.

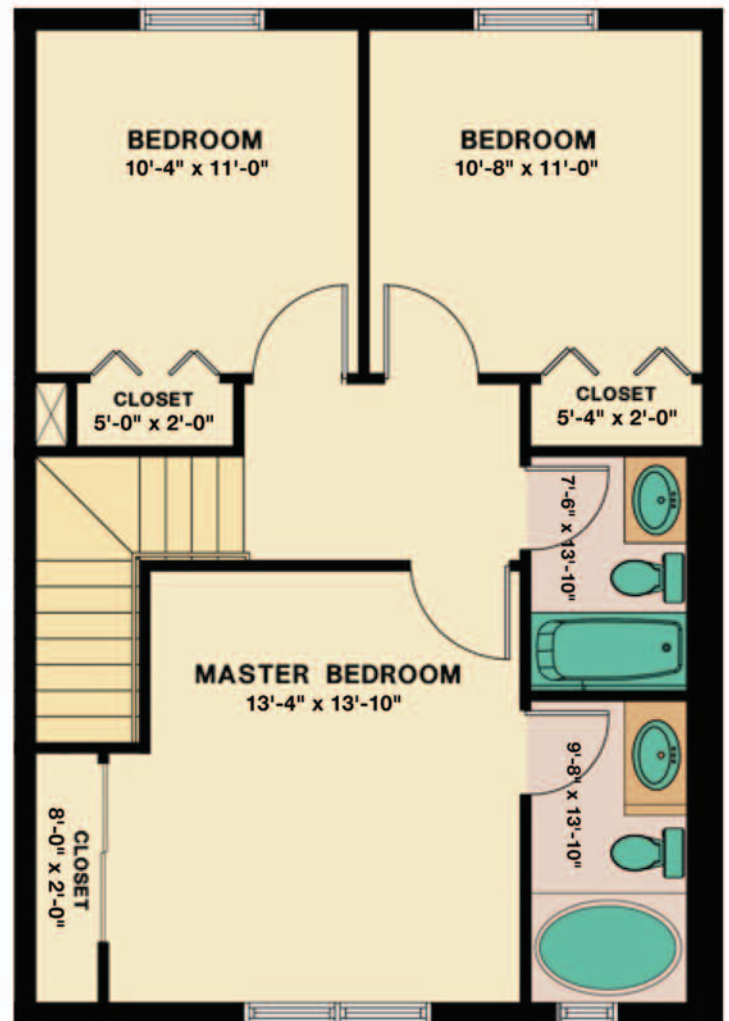
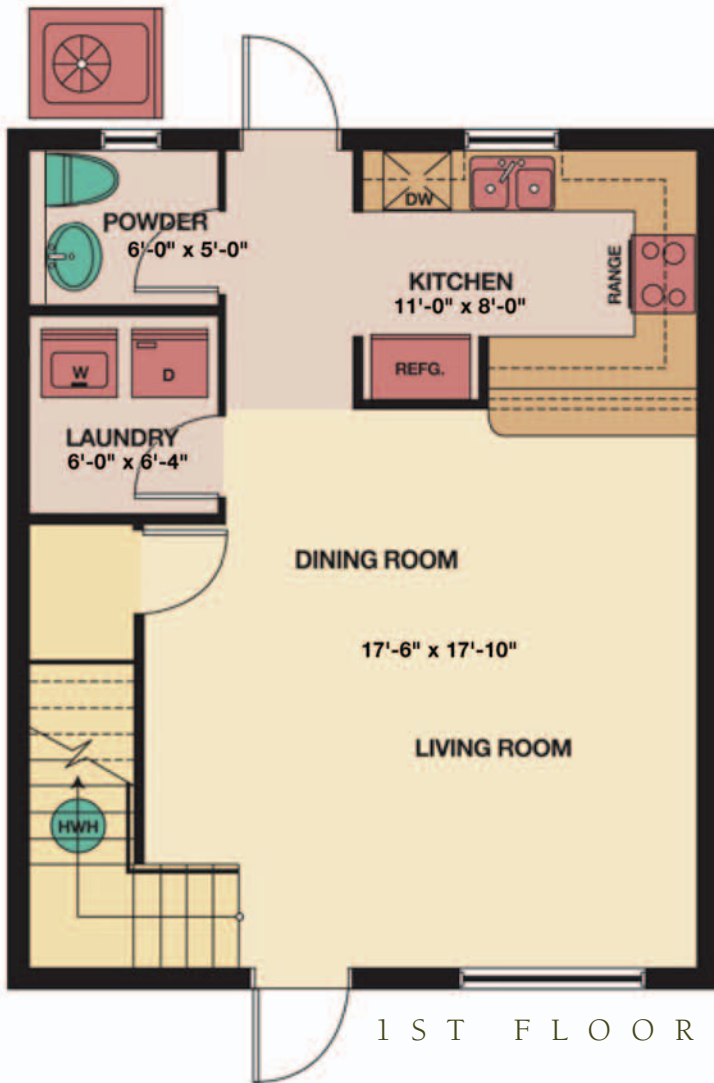
Guardian American
H O M E S

*Slight changes in area and design may occur.



COLONIAL PALMS

THE JEFFERSON



First Floor A/C	605 Sq. Ft.
Second Floor A/C	715 Sq. Ft.
First Floor Porch	60 Sq. Ft.
Total	1,380 Sq. Ft.

Guardian American
H O M E S

Colonial Palms Development, L.L.C.

*Slight changes in area and design may occur.



COLONIAL PALMS

F E A T U R E S & O P T I O N S

Colonial Palms Community Benefits

- Private enclave community
- Common area with playground - tot lot
- Common area sidewalks for safety
- Signs throughout to easily direct guests
- Ample parking for owners and guests
- Professionally landscaped common areas
- Buried utilities for beautification
- Secluded, fenced community
- Common area lighting for safety and security

Guardian American Quality Building

- Over 40 years of building experience
- Energy efficient central air
- Energy efficient hot water heaters
- State of the art insulation
- All construction conforms to latest building codes

Exterior Standard Features

- Concrete block & stucco construction (CBS)
- Townhomes professionally landscaped
- Three dimensional shingle roof
- Concrete patios
- Concrete walkways
- White Aluminum Frame Windows
- Easily stowed hurricane storm panels
- Multi-textured stucco for added dimension
- Multi-colored, high quality exterior paint
- Sliding glass doorways with tempered safety glass
- Front entry door with peephole

Interior Standard Features

- Interior design/layout maximizes area usage
- Wall to wall carpeting in selected colors
- Ample windows for natural lighting
- Ceramic tile flooring in foyer, kitchen and bathrooms

- Screening on all windows and sliding glass doorways
- Acoustic floors & ceilings to minimize noise transfer
- Concrete Block Construction from slab to roof between town homes for added security, privacy, & fire protection
- Phone jacks in kitchen, family room, great room, & master bedroom
- Smoke detectors

Kitchens

- Designer cabinets in selected colors
- Mica countertops with backsplash
- Stainless steel sink
- Refrigerator/freezer with automatic icemaker
- Range
- Dishwasher
- Food waste disposal
- Washer and dryer

Bathrooms

- Enamel steel bathtubs
- Mica vanity tops in selected colors
- Modern elongated toilets
- Decorative wall mirrors
- Medicine cabinets

Optional Features

- Carpeting upgrades
- Tile floor upgrades
- Marble bathroom vanity and bathtub
- Extended concrete patios
- Microwave oven
- Optional wiring and fixtures for integrated computer, audio and video
- Kitchen appliance upgrades



COLONIAL PALMS

L O C A T I O N M A P

