

La Estancia™

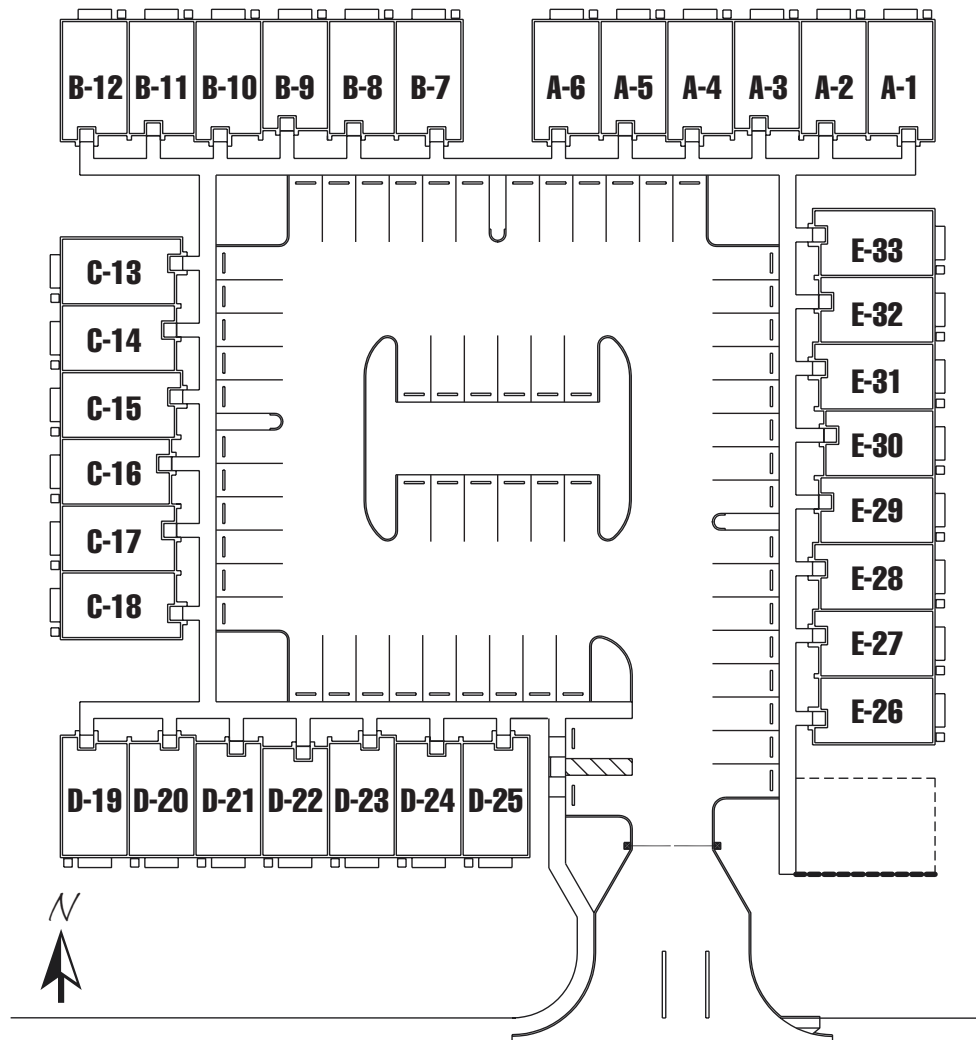
33 Townhome Development



Guardian American
H O M E S

La Estancia™

S I T E P L A N



Site plan subject to change without notice.

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 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 Center Open Daily 10am - 6pm • 3091 Griffin Road • Dania Beach, Florida 33312

Sales: 954-981-1007 • Fax: 954-981-0887 • sales@guardianamerican.com

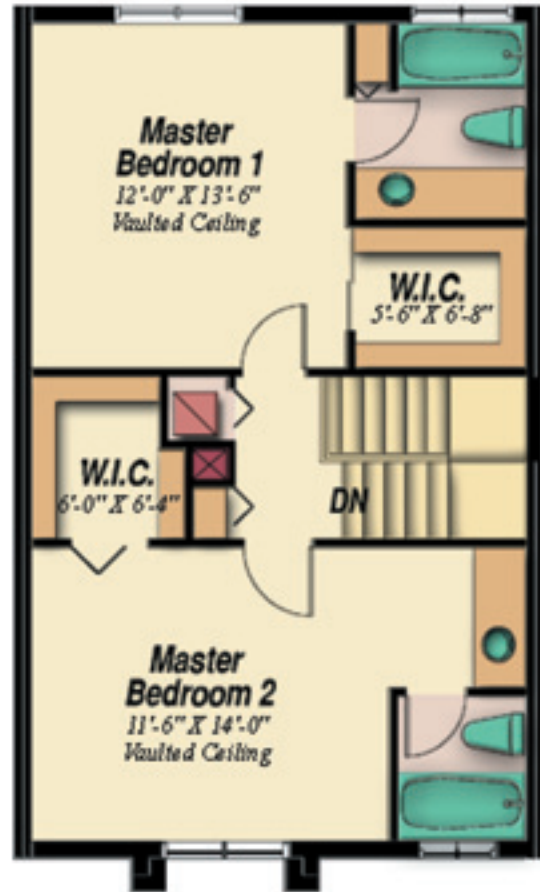
View our other great properties at: www.guardianamerican.com



The Bastion



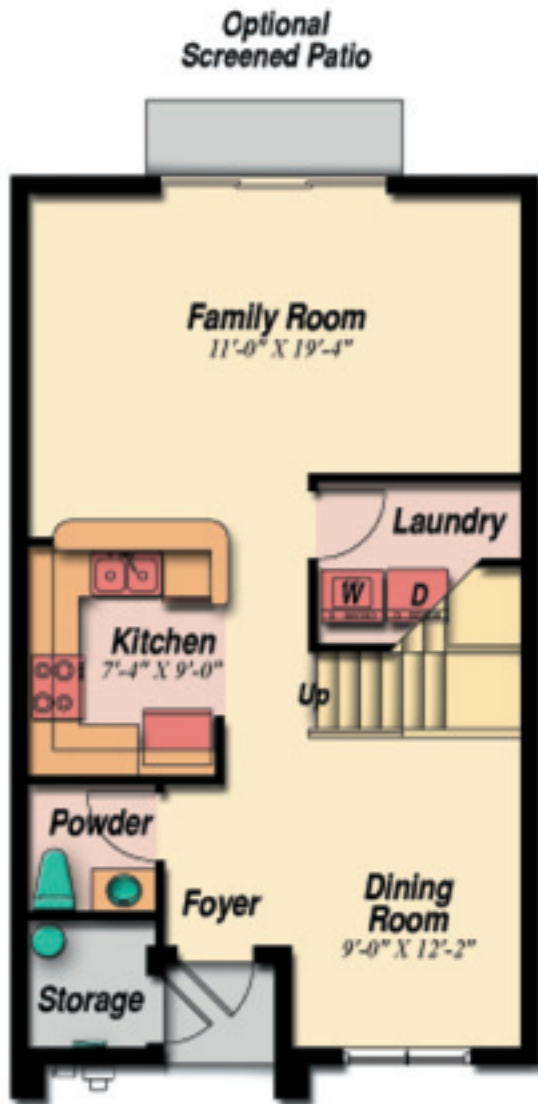
First Floor Plan



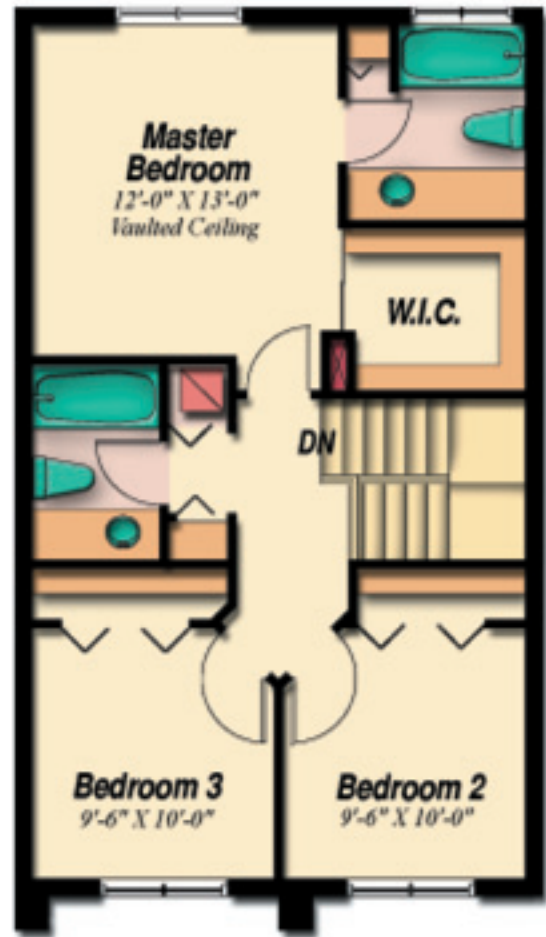
Second Floor Plan

First Floor	646 Sq. Ft.
Second Floor	639 Sq. Ft.
Total	1,285 Sq. Ft.

The Citadel



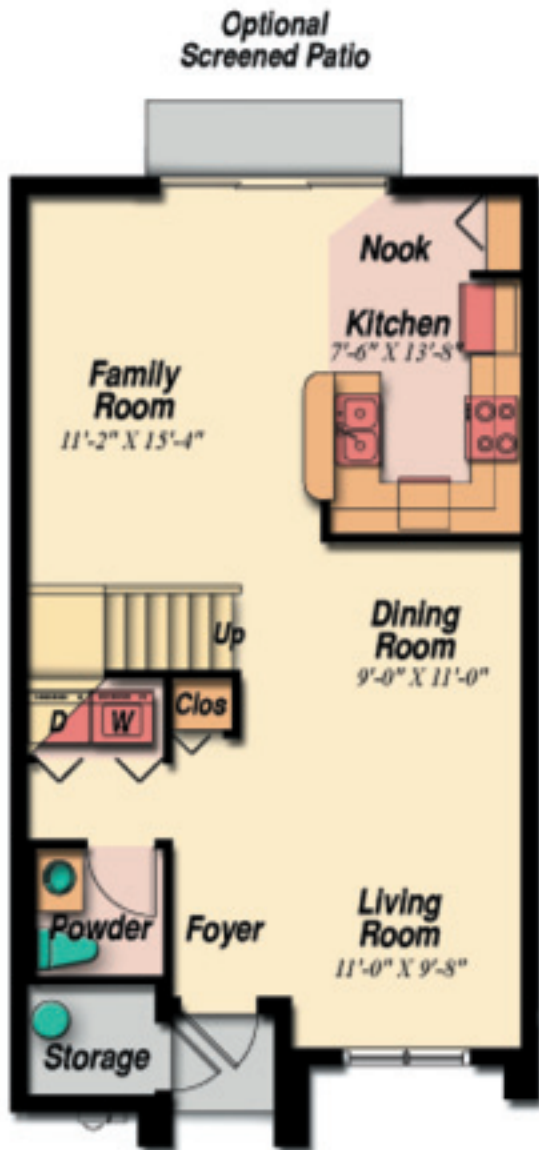
First Floor Plan



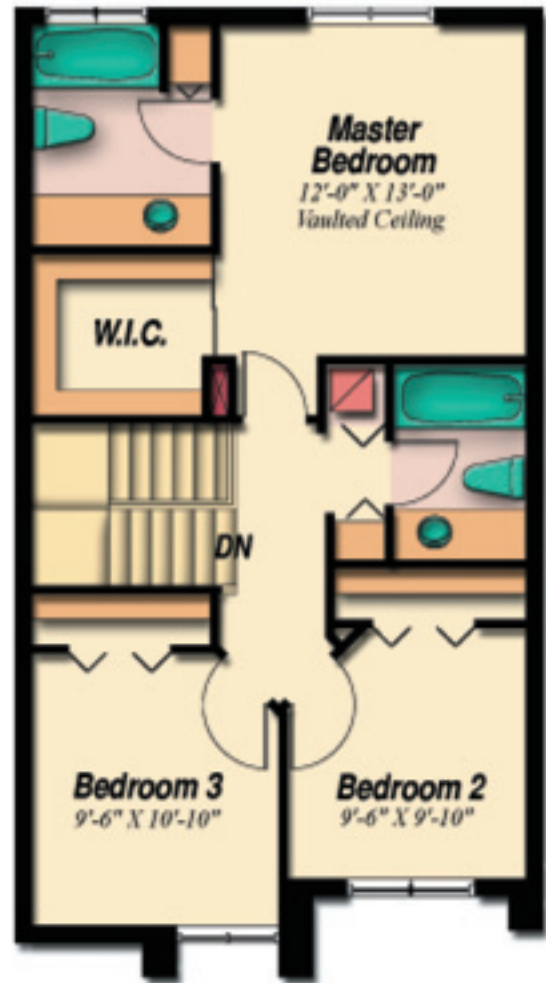
Second Floor Plan

First Floor	679 Sq. Ft.
Second Floor	674 Sq. Ft.
Total	1,353 Sq. Ft.

The Chateau



First Floor Plan



Second Floor Plan

First Floor	700 Sq. Ft.
Second Floor	688 Sq. Ft.
Total	1,388 Sq. Ft.

La Estancia™

FEATURES & OPTIONS

La Estancia 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
- Common area lighting for safety and security

Guardian American Quality Building

- Over 40 years of building experience
- 10 year builder's warranty
- Energy efficient central air
- Energy efficient hot water heaters
- State of the art insulation
- All construction conforms to latest building codes (post Hurricane Andrew building codes)

Exterior Standard Features

- Concrete block & stucco construction (CBS)
- Townhomes professionally landscaped
- Tile roofing for durability & style
- 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
- Block construction between townhomes on first and second Floors for added privacy
- 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

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
- Patio screen enclosures
- Microwave oven
- Additional phone and cable wiring
- Kitchen appliance upgrades

*slight changes may occur as project matures

Guardian American
H O M E S

Guardian-American Company, L.L.C.

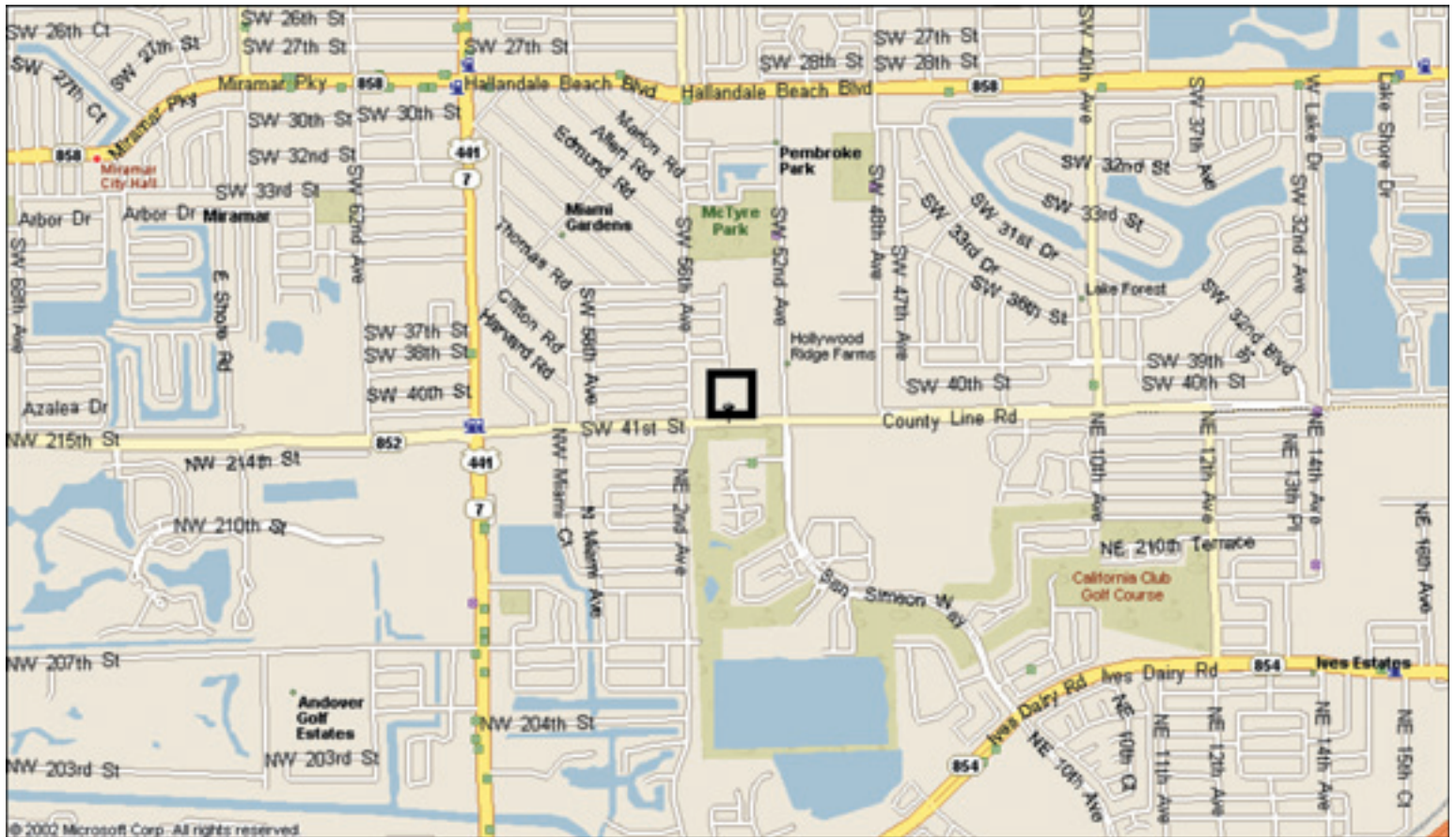
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2.1 Acre Site

5455 SW 41st Street
Pembroke Park, FL 33023

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