

# Atlantic East

— LUXURY ENCLAVE



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*Guardian-American Homes has been proudly creating high quality homes and neighborhoods in South Florida for over four decades. Our most recent creation, The Residences of Atlantic East, offers an urban lifestyle within a beautifully landscaped, privately fenced, secluded community. Appropriately named for its East Pompano Beach location, Atlantic East is just moments away from the ocean, boat marinas, as well as plentiful shopping, dining and entertainment.*

*Choose from one of five distinctive, spacious models with standard features such as balconies, terraces, high ceilings, downstairs master bedrooms, high impact windows, concrete second floors, internet/video smart wiring, and private, full-sized garages. Community amenities include a beautifully landscaped paver décor entranceway, clubhouse with heated swimming pool, jacuzzi, family picnic area, and community guest parking.*

*With quality features built into every home we build, our buyers can simply purchase and move in. Nevertheless, our design center is available to help our more discriminating buyers choose upgrades to realize their vision of the ideal Guardian American home. With only a limited number of units available, we recommend calling today. Our sales center can be reached at 954-582-9998.*

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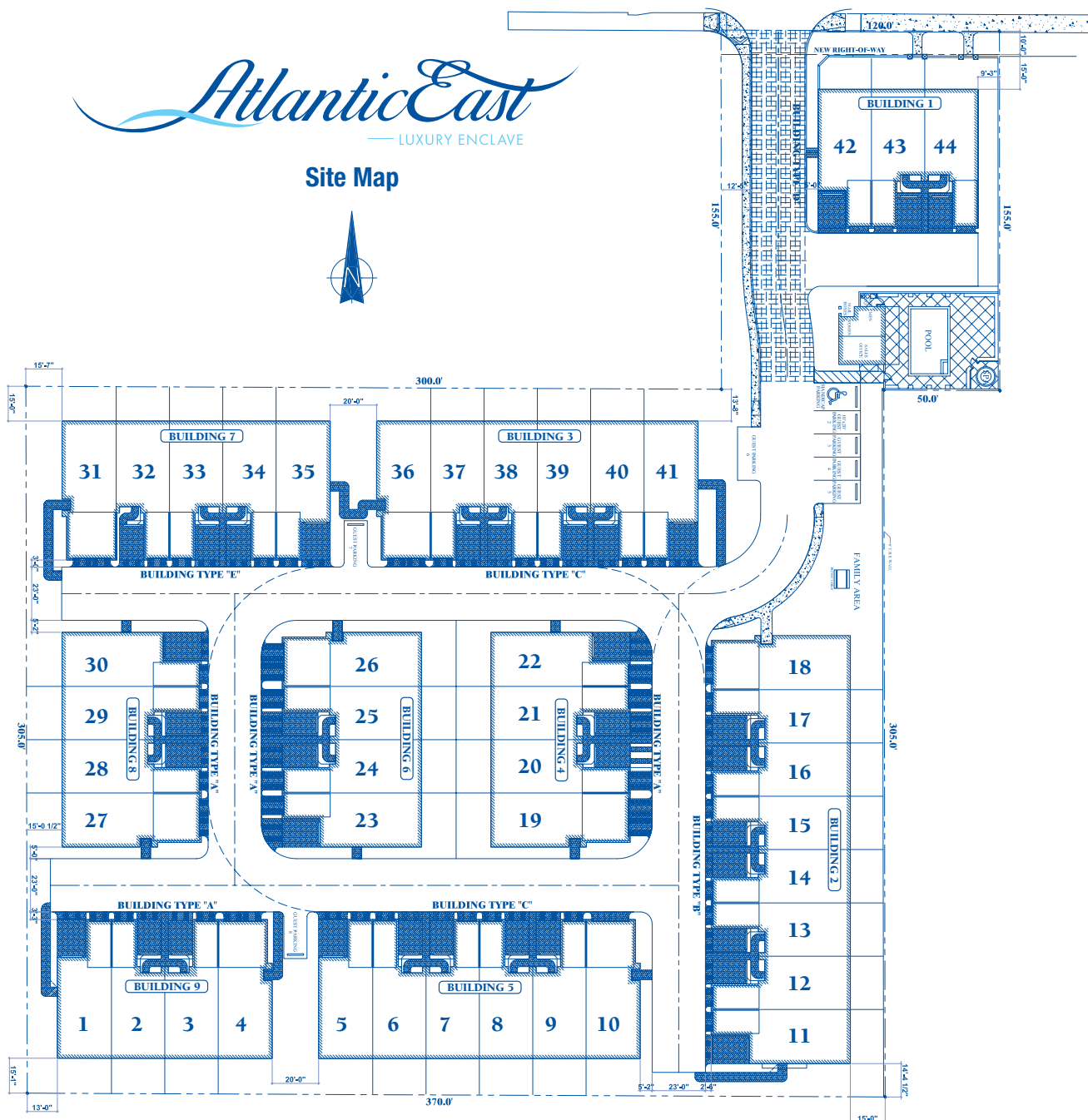




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## Site Map



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

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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 9am - 5pm • 726 E. Atlantic Blvd. • Pompano Beach, Florida 33060**

Sales: 954-582-9998 • Fax: 954-582-9929 • [sales@guardianamerican.com](mailto:sales@guardianamerican.com)



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# Features & Amenities

## Site Amenities

- Landscaped Entrance with Pavers
- Secluded, fenced community
- Residential units with Boulevard exposure
- Air Conditioned Clubhouse with Multipurpose Room
- Heated Swimming Pool
- Private Sundeck
- Jacuzzi
- Common Area Lighting for Safety & Security

## Foundation and Exterior Features

- Structural warranty
- Steel reinforced concrete with monolithic foundation
- Concrete block exterior walls including gables
- Concrete second floor
- High impact windows for hurricane protection
- White aluminum window frames with tinted glass and integral screening
- Pre-finished white aluminum sliding doors with impact-resistant, tinted glass
- Optional french doors in place of sliding doors
- Private, full size garages with automatic door opener and remote transmitters
- Decorative paver walkways with complementary paver designs in walkways and private carports
- Stucco exterior finish
- Galvanized aluminum bone white metal roofing
- Professionally designed landscaping
- Lights at exterior entries

## Interior Features

- Five models to choose from
- Upstairs living areas with Balconies/Terraces
- 2, 3 & 4 bedroom models available
- Up to 4-1/2 baths available
- Downstairs master bedroom available
- Textured knockdown ceilings & walls
- Smooth ceilings and walls in bathrooms
- 9' ceilings - 1st and 2nd floors
- Tray ceilings in master bedrooms
- Six panel interior doors
- Decorative wood baseboards throughout
- Quality plumbing fixtures throughout
- Chrome and clear glass shower enclosures
- Ceramic tile at front entry foyer, powder room, bathrooms, kitchen and laundry room
- Carpet in all other areas

## Air Conditioning, Heating & Insulation

- Energy-efficient central air conditioning and heating system
- Exhaust fans in all bathrooms
- Bedroom ventilation ducts with baffles
- Fiberglass insulation in ceilings
- Foil insulation at exterior block walls

## Appliances

- Side-by-side refrigerator with door ice and water supply
- 30" smooth glass cooktop & oven
- 30" microwave oven/hood
- 24" multi-cycle dishwasher
- Optional washer and dryer

## Electrical and Fixtures

- All copper electrical ac power wiring
- Decorative light switches throughout
- Pre-wired for computer, telephone, cable TV, and Internet access
- Optional wiring and fixtures for integrated, whole house audio and home automation systems
- Exterior light fixtures at front and rear entries
- Pre-wired for whole house security system – Optional security monitoring plans
- Smoke detectors

## Kitchen

- Granite countertops
- Wood cabinet doors and drawers
- Extended height raised panel cabinetry

## Master and Guest Bathrooms

- Granite countertops
- Raised panel base cabinets with decorative doors and drawers.



*\*Slight changes in area and design may occur.*



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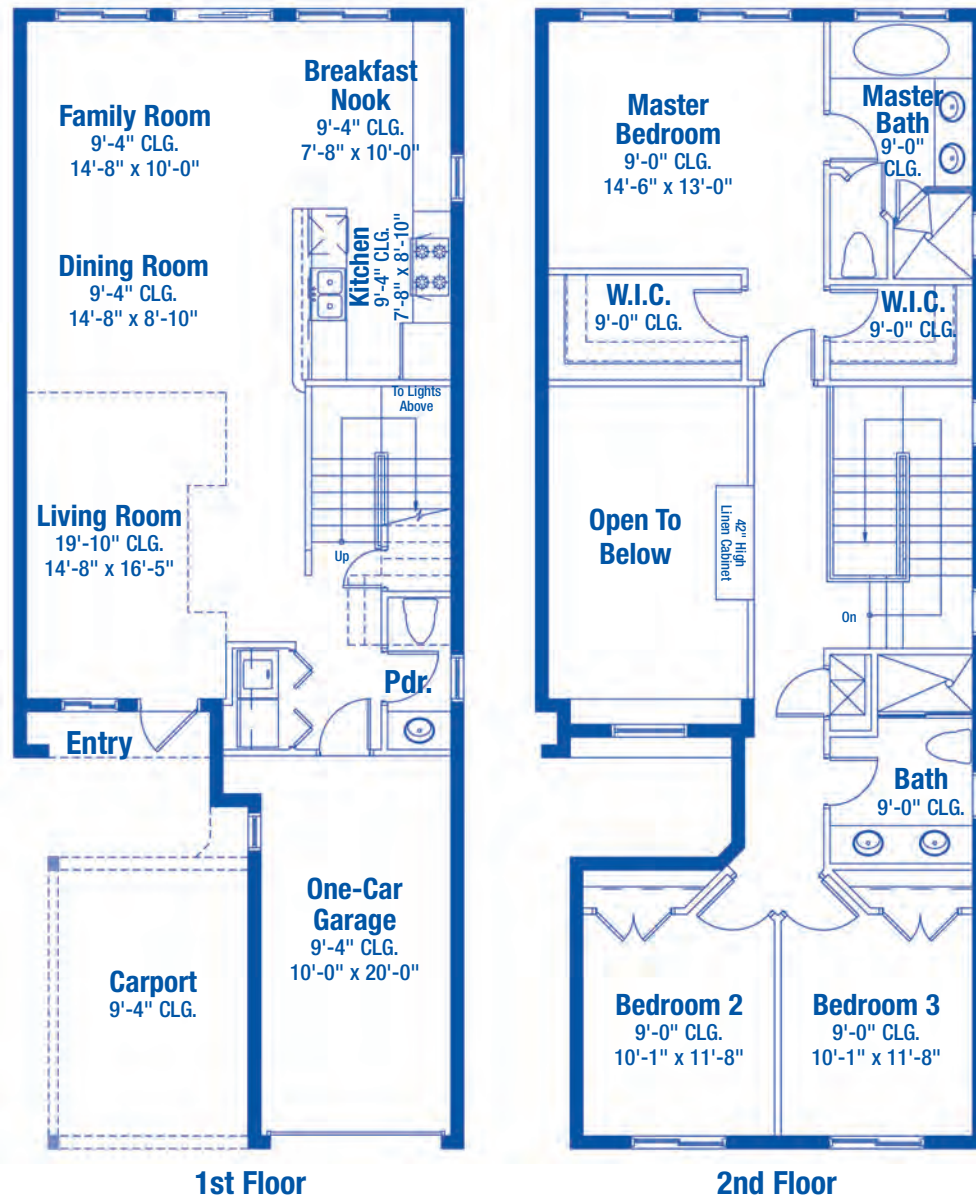


# Antigua

**3 Bedroom • 2-1/2 Bath • Garage • Carport**

## Area Calculations:

|                           |                      |
|---------------------------|----------------------|
| First Floor A/C:          | 881 Sq. Ft.          |
| Second Floor A/C:         | 1,002 Sq. Ft.        |
| <b>Total A/C:</b>         | <b>1,883 Sq. Ft.</b> |
| Covered Entry:            | 25 Sq. Ft.           |
| Garage:                   | 240 Sq. Ft.          |
| Carport:                  | 161 Sq. Ft.          |
| <b>Total Under Cover:</b> | <b>2,309 Sq. Ft.</b> |



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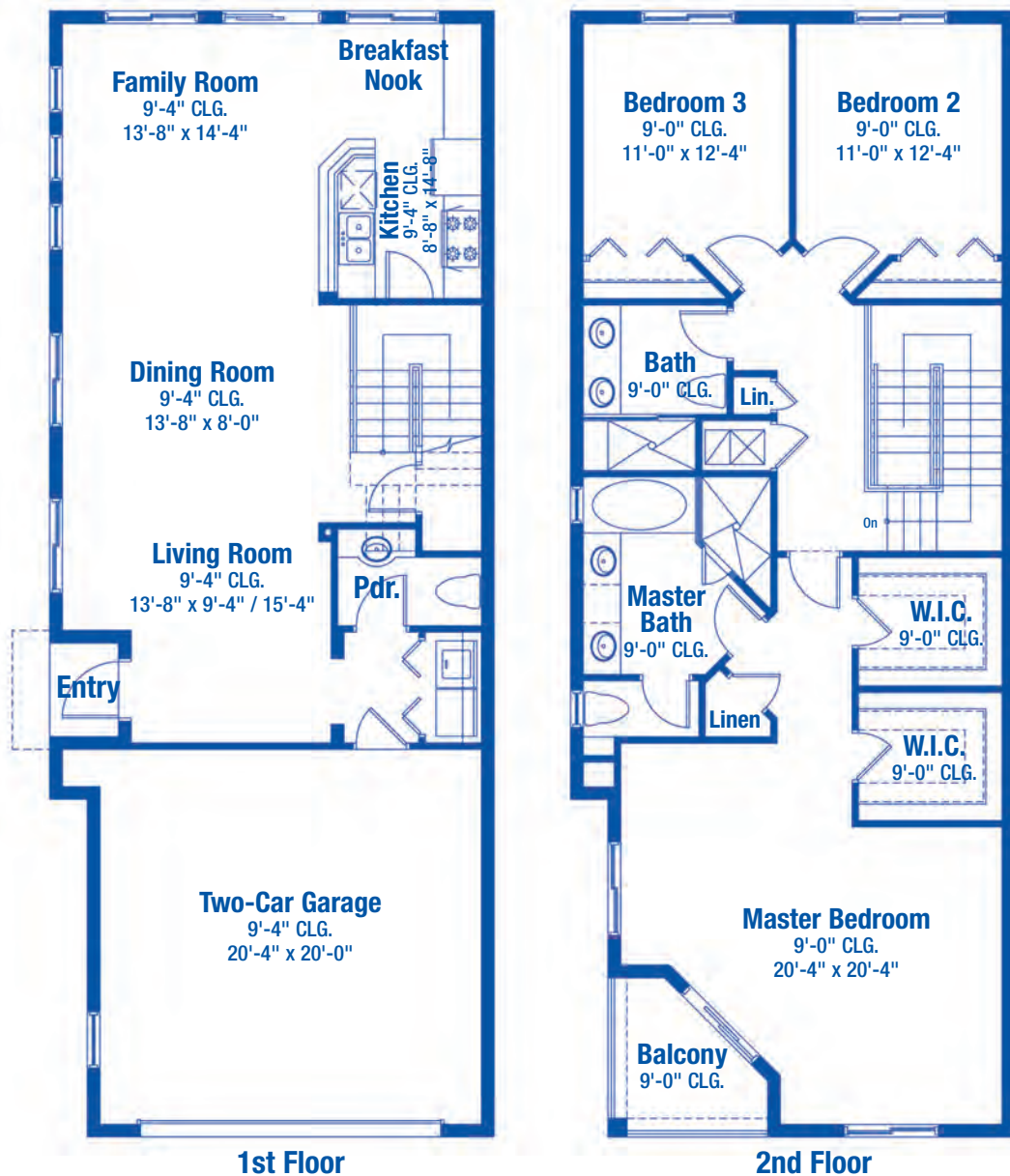
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# Biscayne

**3 Bedroom • 2-1/2 Bath • 2-Car Garage**

## Area Calculations:

|                           |                      |
|---------------------------|----------------------|
| First Floor A/C:          | 897 Sq. Ft.          |
| Second Floor A/C:         | 1,214 Sq. Ft.        |
| <b>Total A/C:</b>         | <b>2,111 Sq. Ft.</b> |
| Covered Entry:            | 18 Sq. Ft.           |
| Garage:                   | 449 Sq. Ft.          |
| Carport:                  | 57 Sq. Ft.           |
| <b>Total Under Cover:</b> | <b>2,635 Sq. Ft.</b> |



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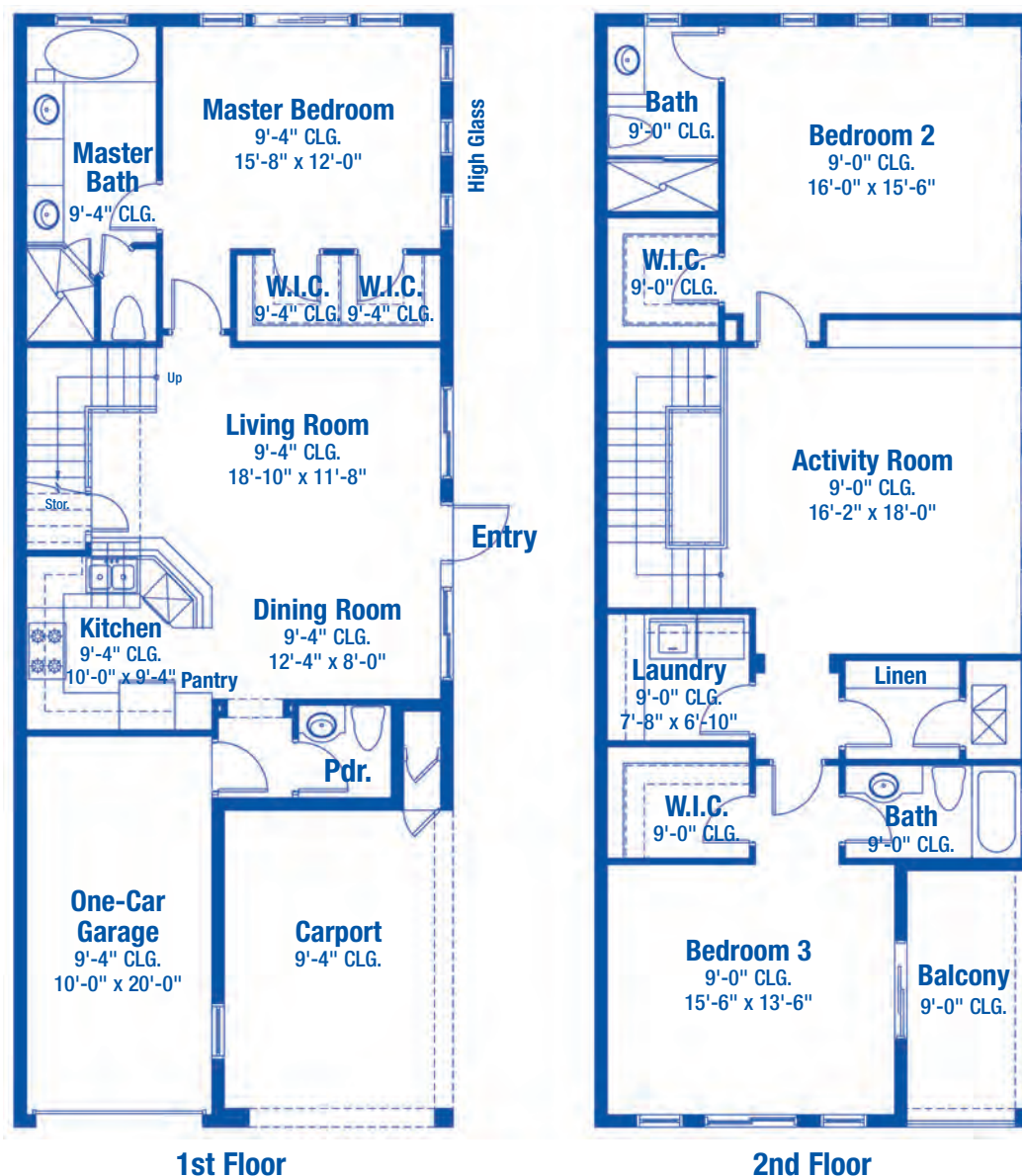
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# Captiva

**3 Bedroom • 3-1/2 Bath • Garage • Carport • Upstairs Balcony**

## Area Calculations:

|                           |                      |
|---------------------------|----------------------|
| First Floor A/C:          | 946 Sq. Ft.          |
| Second Floor A/C:         | 1,215 Sq. Ft.        |
| <b>Total A/C:</b>         | <b>2,161 Sq. Ft.</b> |
| Garage:                   | 230 Sq. Ft.          |
| Carport:                  | 225 Sq. Ft.          |
| Covered Balcony:          | 95 Sq. Ft.           |
| <b>Total Under Cover:</b> | <b>2,711 Sq. Ft.</b> |



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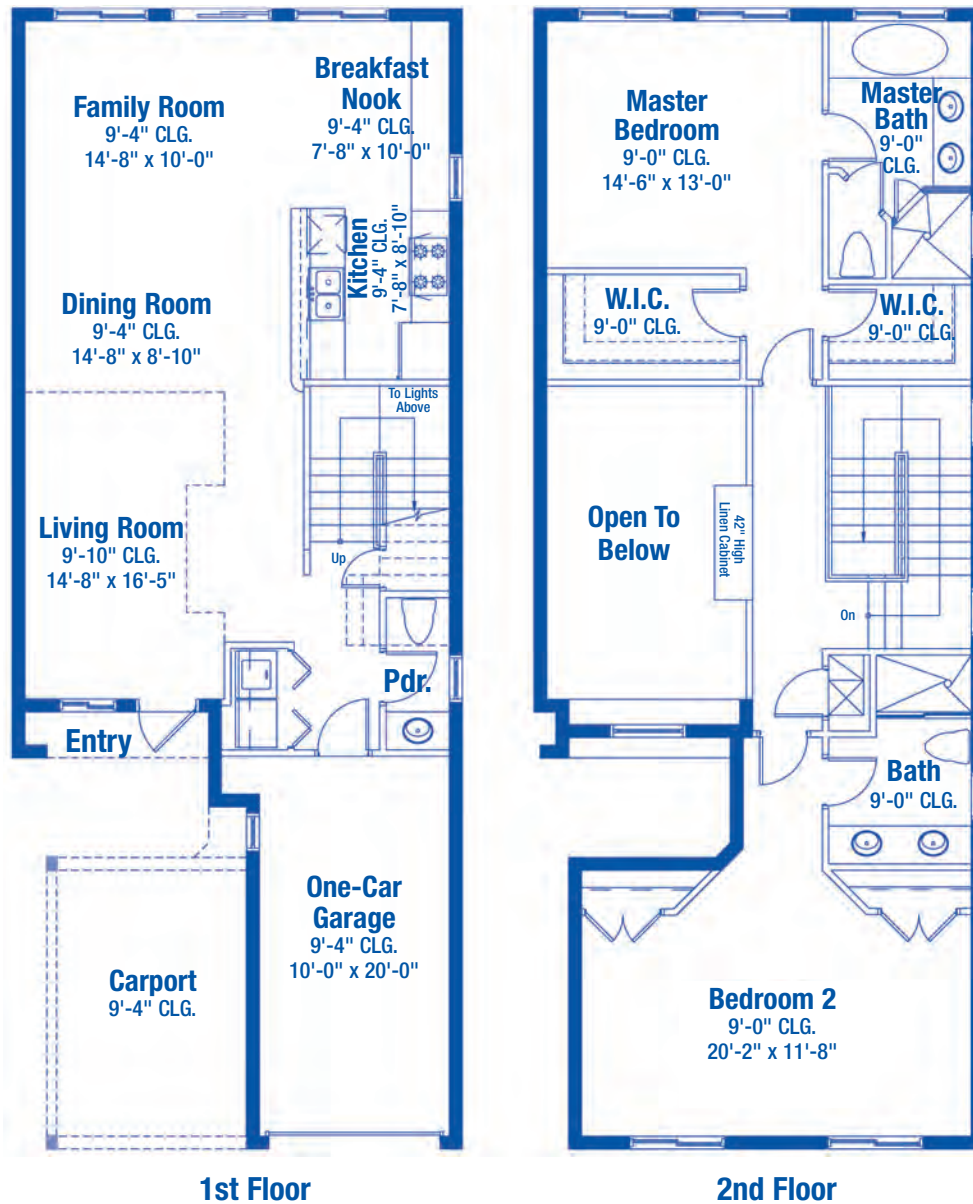
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# Encinitas

**2 Bedroom • 2-1/2 Bath • Garage • Carport**

## Area Calculations:

|                           |                      |
|---------------------------|----------------------|
| First Floor A/C:          | 881 Sq. Ft.          |
| Second Floor A/C:         | 1,002 Sq. Ft.        |
| <b>Total A/C:</b>         | <b>1,883 Sq. Ft.</b> |
| Covered Entry:            | 25 Sq. Ft.           |
| Garage:                   | 240 Sq. Ft.          |
| Carport:                  | 161 Sq. Ft.          |
| <b>Total Under Cover:</b> | <b>2,309 Sq. Ft.</b> |



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