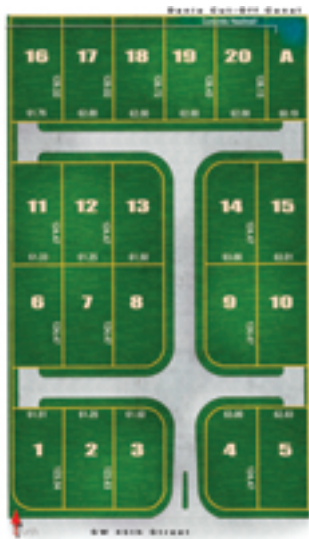




This secluded residential setting has inspired Guardian American Homes to create BridgeWater Estates – a small, yet exclusive, single family home community located in Dania Beach. Only twenty distinctive homes await those who want to capture the nautical flavor of living alongside the Dania Cutoff Canal. This gated community offers the security and conveniences of modern home living – just a short ride from the ocean. Located among well established single family residences, BridgeWater Estates is within a stones throw of two public parks. With many deluxe features offered as standard, your new BridgeWater Estates home provides built in value from the start.



Foundation and Exterior Features

- 10 year limited structural warranty
- Steel reinforced concrete monolithic foundation, concrete block exterior walls, poured concrete second floor.
- White aluminum, single-hung windows with impact-resistant, tinted glass, and screens
- Pre-finished white aluminum sliding doors with impact-resistant, tinted glass and Mullions
- Arched windows with Mullions
- 2 and 3 car garages with automatic door opener and remote transmitters.
- Stucco exterior finish with choice of color
- White exterior trim
- Color through cement S-tile roof in three available colors
- Decorative concrete driveways and walkways
- Raised panel garage doors
- Pre-finished aluminum mailbox
- Professionally designed landscaping
- Ceiling mounted lights at exterior entries

Interior Features

- Textured knockdown ceilings
- Smooth finish walls
- 9' ceilings - 1st and 2nd floors
- Solid core wood interior doors
- Decorative wood baseboards throughout
- Choice of door hardware
- Chrome and clear glass shower enclosures
- Chrome bathroom hardware
- Ceramic tile at front entry foyer, powder room, bathrooms, kitchen and laundry room
- Carpet in all other areas
- Top quality plumbing fixtures throughout

Another Quality Community by:



Air Conditioning, Heating & Insulation

- Energy-efficient central air conditioning and heating system.
- Exhaust fans in all bathrooms.
- Bedroom ventilation ducts with baffles
- R-19 fiberglass batt insulation at ceilings
- R-4.2 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
- Large capacity washer (white)
- Large capacity dryer (white)

Electrical and Features

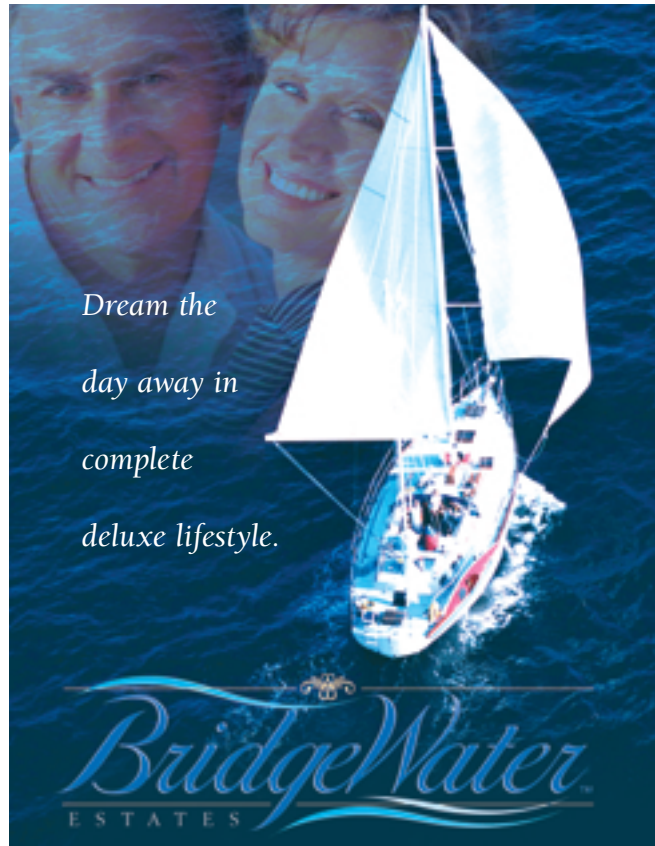
- All copper electrical wiring
- Decorative light switches throughout
- Pre-wired for computer, telephone, cable TV, and Internet access
- Wall-mounted exterior light fixtures at front and rear entries.
- Security alarm system with contacts on all 1st floor doors and windows, control keypad, motion sensors, and smoke detectors as required by code



Sales Center

Open Daily 10am - 6pm

1900 NE 16th Terrace
Fort Lauderdale, Florida 33305
954-566-7828
954-568-2254 fax



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Chesapeake



Elevation A



Elevation B



Options

- Bidet in Master Bath
- French doors instead of sliding doors
- Washer and dryer upstairs
- Laundry chute
- Patio outside of Breakfast
- Menu desk in Kitchen
- Two step tray ceiling in Master Bedroom
- Exterior side door in Bath

Ask your sales professional about other additional options

The Chesapeake

First Floor A/C 1,355 sq ft
Second Floor A/C 1,034 sq ft
Total under A/C 2,389 sq ft

Entry Porch 46 sq ft
Garage 484 sq ft
Home Total 2,919 sq ft

Room sizes are approximate and actual sizes may vary.

Coronado



Elevation A



Elevation B



Optional Bedroom

Optional Bath

Options

- Bidet in Master Bath
- French doors instead of sliding doors
- Washer and dryer upstairs
- Bedroom 5 instead of loft
- Menu desk in Kitchen
- Two step tray ceiling in Master Bedroom

Ask your sales professional about other additional options

The Coronado

First Floor A/C 1,465 sq ft
Second Floor A/C 1,215 sq ft
Total under A/C 2,680 sq ft

Entry Porch 66 sq ft
Garage 654 sq ft
Home Total 3,400 sq ft

Optional Patio 245 sq ft

Sanibel



Elevation A



Elevation B



Optional Bath

Options

- Bidet in Master Bath
- French doors instead of sliding doors
- Covered Patio
- Wet Bar in Dining Room
- Menu desk in Kitchen
- Two step tray ceiling in Master Bedroom

Ask your sales professional about other additional options

The Sanibel

First Floor A/C 1,274 sq ft
Second Floor A/C 1,020 sq ft
Total under A/C 2,294 sq ft

Entry Porch 41 sq ft
Garage 448 sq ft
Home Total 2,783 sq ft

Optional Patio 187 sq ft

BridgeWater
ESTABLISHED 1988

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