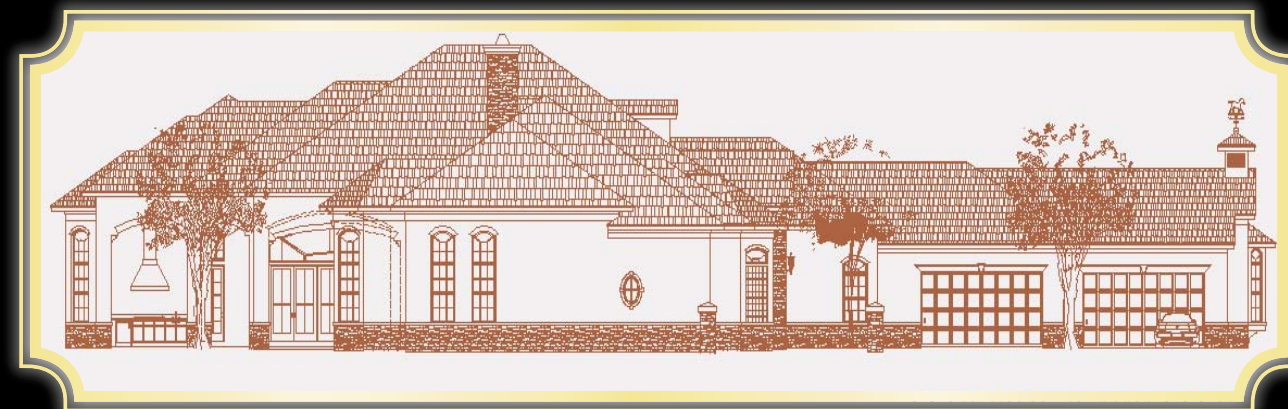
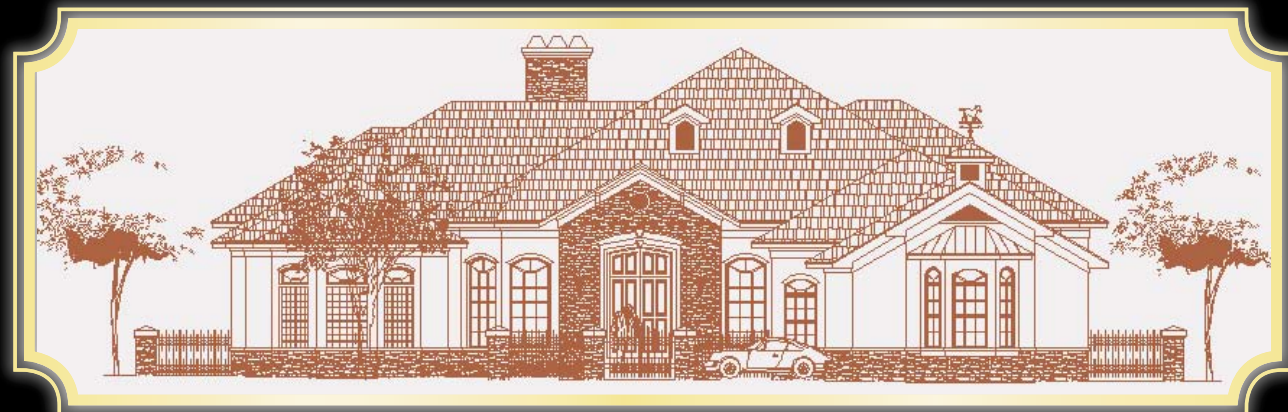


PARKLAND CUSTOM HOMES

Le Chateau Francais



9150 NW 72ND STREET

PARKLAND RANCHES PARKLAND



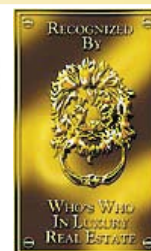
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Information believed accurate but is not warranted.

Le Chateau Francais

Magnificent one story French Country style Custom Home is being built on a one acre lot in the heart of Parkland Ranch Estates. This is one of the few remaining areas in Broward County boasting a true, horse ranch style family oriented community.

Home Features

- Over 5500 Square feet of air conditioned living area
- Oversized 4 car side entry garage
- 4 Bedroom suites with optional 5th Bedroom/Game Room, Office/Library, Media Room
- 5 ½ Baths
- Covered Patio

Interior Features

- 8' high solid core flush Masonite doors throughout with #390 raised appliqué on both faces of doors
- CA4 door casing with 7" Plinth blocks and 6" S & D style wood baseboards.
- 71/4" Crown Molding in all Bedrooms, Game Room & Bathrooms
- Game room featuring custom built-in wet bar
- Schlage "Flair" or equal door hardware in brushed nickel for all interior and exterior doors
- Central Vacuum system with standard tool kit
- Fully contacted alarm system with (3) key pads and exterior alarm. Monitoring capability.
- TV and telephones pre-wired and home run to central box. Pre-wire for satellite dish. Media room to be pre-wired (only) for surround sound
- Fireplace to include 48" LP gas pre-fabricated with gas logs and remote control. Simulated stone floor façade from floor to ceiling including mantel
- Custom closet built-in shelving allowance for all closets (\$6000 allowance)
- Interior walls to include 3 5/8' 26 gauge metal stud with all 5/8' drywall semi-slick finish coated with first coat primer compound before painting. Wet area walls to receive concrete Dura rock wall board
- Interior paint to include top quality Sherwin Williams (or equal) latex paint including 3 colors
- All mill work includes 2 coats of top quality Sherwin Williams (or equal) oil based enamel (1 color throughout all millwork package)
- Walls to be insulated with R-4.2 alfoil at perimeter and R-30 attic insulation
- W.W.P. brand all wood cabinets in door style in wet bar
- Morning bar & wet bar to include 4" marble back splash in standard color
- HVAC system to include flexible duct and high efficiency 3-zone 15 SEER Carrier (or equal equipment)
- Plumbing includes all copper water lines with PVC plastic waste lines
- Electrical system to include copper wiring with 300 amp electrical service. Dacora white switches and receptacles. 85 recessed hi-hat lights with white baffle trims and 75 watt bulbs. Pre-wired fan boxes per electrical layout. Decorative and non-decorative light fixtures and fans per allowance of \$15,000
- Laundry counter top to include marble with 4" backsplash
- Tung & Groove wood ceiling in Living room
- Main hallway features Chair rail & Wainscot
- Bead Board in 2 bedrooms
- Wood cased doors, windows, and archways

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Kitchen

- Gourmet Kitchen to include C.W.P all wood cabinets in door style 1 or 2
- 42" upper kitchen cabinets with crown molding
- One (1) set of glass doors, Four (4) roll-outs, Two (2) turned posts
- Granite countertops with 1 ½' DuPont edge (in standard color by Triple D or Venci Marble)
- Kitchen Backsplash to be full height tumbled marble in standard color
- Appliance package to include the following:
 - Stainless Steel 48" Sub-zero refrigerator with ice & water in door
 - Stainless Steel 36" Kitchen Aid designer series gas cook top with Best Hood module
 - Stainless Steel Kitchen Aid designer series dishwasher
 - Stainless Steel Kitchen Aid 30" double oven
 - Whirlpool Neptune Washer & Dryer in white
 - Two (2) U-line 24" under counter refrigerators

Master Bath

- 18" x 18" Crème Marfil Select with 4" x 4" granite inserts on floor and shower walls
- 18" x 18" Crème Marfil Select at tub deck face and top.
- Frameless shower doors
- Vanities to include 4" marble back splash
- Wainscot

Bathrooms

- 12" Saturnia with tumble stone inserts or Listellos
- Frameless shower doors in bath #2, 3 & 4
- Wards cabinetry with "Windsor" raised panel doors
- Vanity tops in Marble with 1 ½" DuPont edge and 4" backsplash
- Full height and width vanity mirrors at all vanities except powder room
- Powder bathroom featuring Onyx Wainscot & chair rail. Black Absolute granite & furniture base vanity

Flooring

- Main area flooring to include 24" x 24" grade "A" Saturnia floors or equal, installed on the diagonal.
- Tumble stone foyer insert by design.
- Office to include ½' pre-finished Maple wood floors over plywood
- Marble floors in game room
- Carpet included in 3 bedrooms and Theatre room

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Exterior

- Exterior walls to include concrete block with 3,000 PSI concrete tie beam over 2,500 PSI concrete monolithic slab
- Old World textured stucco façade with cultured stone Wainscote at front elevation
- PGT impact resistant aluminum windows
- French doors with impact resistant glass
- Raised panel mahogany front doors to be stained and varnished
- Baldwin mortised hardware in brushed nickel finish
- Simulated slate roof tile with copper flashings over pre-engineered roof truss system
- Simulated smooth stucco accent banding per elevation
- Exterior paint to include top quality Sherwin-Williams (or equal latex paint) with two coats. Two colors for the exterior. Facia boards to be painted with 2 coats of top quality Sherwin Williams (or equal) oil based enamel
- Two (2) 16' x 8 garage doors. Double insulated overhead doors by Clopay or equal with simulated Pecky Cypress appliqué and automatic door openers
- Septic waste water system
- Water source is well with 2-stage purification and containment system
- Fully sodded home site and irrigated by well water
- Lushly landscaped 1 acre estate (\$20,000 tree and bush allowance)
- Paver driveway per design in concrete tumble stone category #1 color
- L.P. Gas system includes 250 gallon leased, sunken tank with lines to feed gas barbeque, cook top, pool and spa heater and fireplace
- Exterior BBQ area to be all concrete construction with stainless steel access door, 30" DCS stainless steel grill and granite top with 1 ½" bull nosed edge and 4" backsplash
- Pre-painted aluminum gutters and leaders (200' linear ft allowance)

Pool

- 16' x 32' free-form design with bull nosed brick coping
- Tile at edge of steps, waterline and swim out
- Two (2) lights
- Automatic cleaner line
- 1 ½ hp pump
- Raised 6' spa with marble spill over
- Five (5) jets
- Separated pump and air switch
- Tile on back side of spa wall
- 300,000 BTU Teledyne Laars or equal gas heater.
- 3000 square feet of patio deck to include concrete tumbled stone pavers in category #1 color.
- 5' high perimeter aluminum safety rail in Bronze finish with two (2) gates (200 linear ft)

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Marta DuPree

RE1 - SINGLE FAMILY RESIDENTIAL

Southeast Florida MLS

ML: F785067 BC: KEYE37 OF: Keyes Company 7 AREA: 3613 AZON: STATUS: A
AD: 9150 NW 72ND ST CITY: PARKLAND RP: LLP: LP: \$2,350,000
CT: BROWARD F#: 484103180010 ZIP: 33076 GEOAR: NW41 ZN: RES STYLE: R31 #I: 10
LG: ESTATES OF TROTTERS WEST 174-25 B LOT 1

MC: TN: 4841 SE: 3 SD: 18 PN: 0010 MAP: ST: FL TYPE: / SINGLE
DV: RANCHES SN: RANCHES MN: LE CHATEAU FRANCAIS

LA: 5,509 TA: 7,716 YR: 2006/ UC CONV: BED: 6 FBATH: 5 HBATH: 1

GARAG: 4/ ATT CPT: 0 WF: FACE: N F\$: U

PARK: DRIVEWAY PAVERS PARK RESTR:

LT: 1.04 ACRES SF: 45,435 LOTDS: 1-2ACRE INTERIOR

WTRFR: N VIEW: GARDEN POOL

WTRAC: DESGN: DETACH/ 1STORY ES: PARKTR

CONST: CBS NEWCONST STUCCO UNDCONST ROOF: FLATTILE MS: WESTGL

FLOOR: CARPET MARBLE WOOD DINE: BREAKAR FORMAL SNACKBAR HS: STONMN

ROOMS: DEN FAMILY MEDIA RECREATN UTIL-LAU

POOLS: Y/ BELOWGRD GUNITE POOLBATH PL: 16X32 SPA: Y

REM: CHOOSE YOUR FINISHES, NEW CONSTRUCTION WITH ONLY THE FINEST INCLUDED! FALL 2006 COMPLETION! THIS HOUSE CONTAINS 4 BDRMS, EXERCISE RM, LIBRARY, MEDIA RM, PLAY RM, & SITTING RM OFF MASTER. IMPACT GLASS, MARBLE, WOOD, SIMULATED SLATE ROOF TILE, 4-CAR GARAGE, CENTRAL VAC, (GAS BBQ, COOK TOP, SPA HEATER & FIREPLACE). WOOD CABINETS WITH GRANITE TOPS. EXTENSIVE TRIM PKG W/CROWN MOLDINGS, APPLIED MOLDINGS ON DOORS, ETC. OUTDOOR BBQ, LARGE POOL, & GAS HEATED SPA! DON'T MISS THIS GREAT OPPORTUNITY!

DIR: TAKE HOLMBERG RD TO NW 87TH AVE, TURN NORTH TO NW 72ND STREET (TROTTERS) AND TURN WEST TO PROPERTY ON LEFT HAND SIDE OF STREET.

BRK-REM: CALL OFFICE TO OBTAIN BUILDER SPECIFICATION SHEETS, FLOOR PLAN AND ELEVATIONS.

LV: 18X18 DR: 22X12 DA: 13X14 KT: 15X21 FR: 21X17 FL: PR:
MB: 20X16 2B: 15X13 3B: 14X13 4B: 15X12 5B: DN: 14X12 PB:

BEDRM: MBRGRND MBR SITTING UR: 9X7 CF: 0

MSBTH: BIDET DUALSINKS SPTUB&SHW PETS: Y/ 20+

INTER: FIREPLACE FOYER FRENCHDR LAUNDTUB PANTRY SPLITBED VOLUMCEIL

EQUIP: AUTOGRDR CENTVAC DISHWASH DISPOSAL DRYER ELECWHTR GASLEASE MICRO OWNBALRM RANGE-G REFRIG

WINDW: ARCHED RESTR: OTHER HOPA:

EXTER: BARBEQUE BLTINGRIL PATIO

GUEST: GUEST SQ FT: 0

SUBDV: HORS-PERM PAVEDRD PUBLICRD MAINT:

HEAT: CENTRAL ELEC SPRINK: AUTO WELL CABLEAVL:

COOL: CENTRAL ELEC WTR: WELL SEWER: SEPTIC

TRMCONS: OTHER ASSUME: DAV/SOH: \$249,970

MPR: N TOA: N FEE: DMV/ASV: \$249,970

TX: \$8,874 TXYR: 2006 TAX: NEWCONST TM:

SPEC: POSS: FUNDING OTHER IDX: Y

LPID: 0201118 LS: Marta DuPree APH: 954-752-1986 OPH: 954-752-0900 x 0

2PID: 2A: 2AG: FAX: 954-753-5735

LTY: ER ON: ON#: 2PH:

URL: WWW.DUPREETEAM.COM PHOTO: NOPHO WD:

EMAILA: martadupree@dupreeteam.com VT:

COBA: COTB: CONR: VAR: N JA: N BRD: F

OCCUP: vACANT SHOW: APPT-ONLY CALL-LO LD: XD:

PREV STATUS: STATUS CHNG: OK ADV: N L1:

PREV\$: \$2,450,000 PRICE CHNG: 03/08/07 ORIG LP: \$2,450,000 L2:

INet: Y/CHOOSE YOUR FINISHES, NEW CONSTRUCTION WITH ONLY THE FINEST INCLUDED! THIS HOUSE BOASTS 4 BDRMS, EXERCISE RM, LIBRARY, MEDIA RM, PLAY RM & SITTING RM

MOBILE HOME DECAL: SZ: S#: BRAND:

FEEinCL: MISC:

PD: CONTING: DM: FURN: CD: SP:

ECD: CB: SPID: SS: S1:

TR: SPID2: SS2: S2:

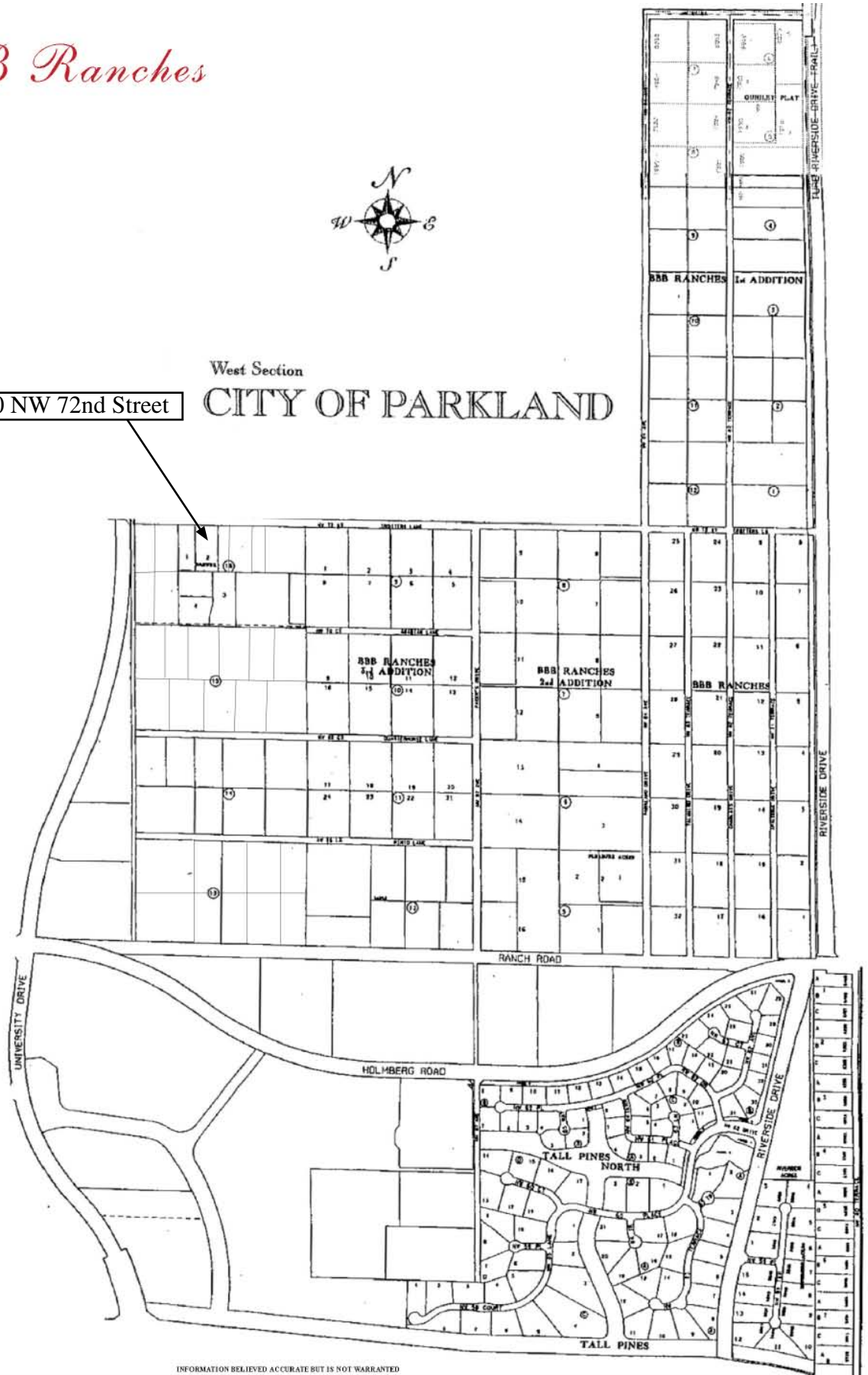
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BBB Ranches



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West Section CITY OF PARKLAND



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