

PALMESTA

3 bedroom / 2 Bath Condos with Single-Car Garage



Construction Features:

Concrete Block Construction
Stucco Exterior
Single-Car Garage
White Aluminum Windows
Continuous Concrete Tie Beam
Vaulted Ceilings (2nd Floor)
Aluminum Vented Soffit

Marble Window Sills
Fully Insulated Walls & Ceilings
Dryer Vent and Washer Hookup
Mirrors Over Vanities
Cultured Marble Vanity Tops
Ceramic Tile in Baths, Kitchen & Entry
Screened Lanai

High Eff. Air Conditioning & Heat
Pre-Wired TV and Phone Outlets
Floor Coverings
European Style Cabinets - White
Appliances - Dishwasher/Range/
Refrigerator/Microwave

Amenities:

Clubhouse and Pool
Private Roads & Street Lamps
City Water and Sewer
Cable TV Service Available

Gated Community
Private Lake
Common Recreational Area
Low Maintenance Construction

Underground Utilities
Excellent Drainage/High Lots
Energy Efficient Homes
Lawn Maintenance

\$343/Month Condominium Fee includes lawn and pool care, hazard insurance (excluding interior), water, sewer, refuse, and maintenance of building exterior and common areas.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Sales Center

Open Daily 10am-5pm, (Sun 11-5)
Phone: 239.498.7645
After Hours: 239.571.1472
Web Site: www.HedrichGroup.com

Hickory Homes, Inc.

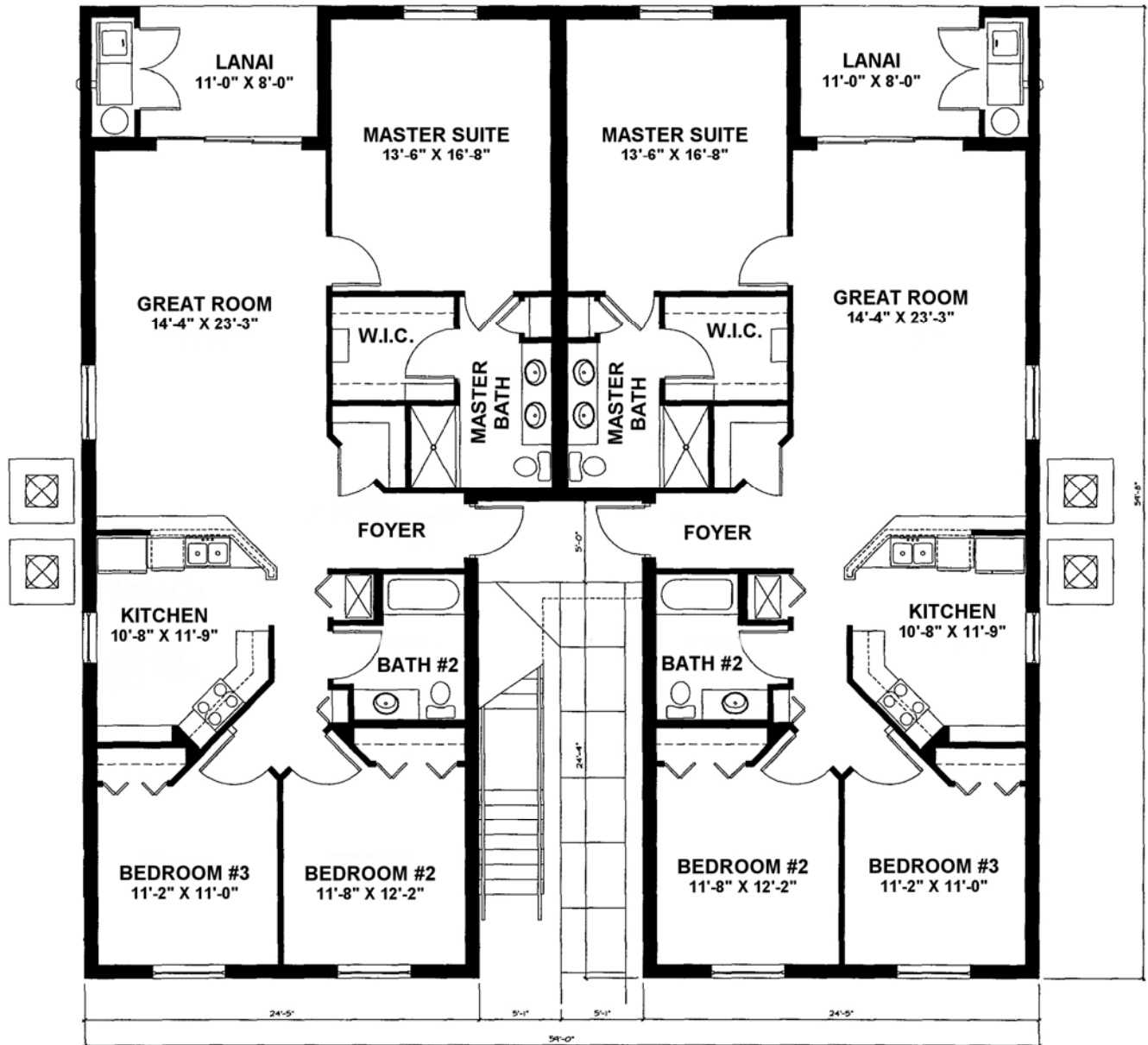
Builders & Developers Since 1976
Phone: 239.992.2254
Email: HickoryHomes@HedrichGroup.com
Web Site: www.HedrichGroup.com

Pollard & Hedrich Realty, Inc.

Phone: 239.947.3432
After Hours: 239.571.1472
Email: PHRealty@HedrichGroup.com
Web Site: www.HedrichGroup.com

PALMESTA

1ST FLOOR



The Developer reserves the right to make modifications to floor plans, materials and specifications without notice. Prices are subject to change without notice. Dimensions are approximate.

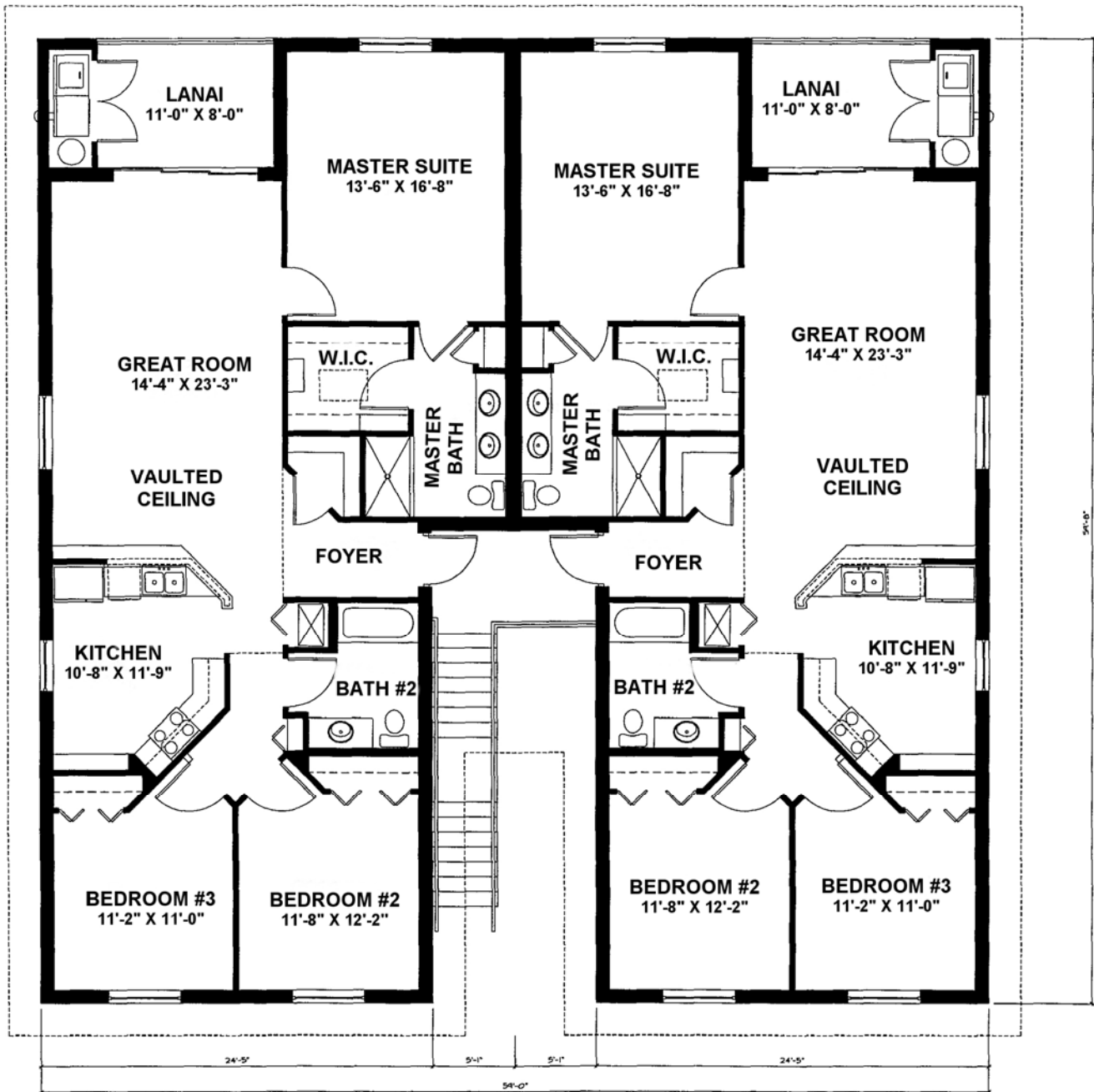
3 BEDROOMS, 2 BATHS (1ST FLOOR)
1,900 TOTAL SQUARE FEET
INCLUDING SINGLE-CAR GARAGE (264 SQUARE FEET)

Pollard & Hedrich Realty, Inc.

10981 Bonita Beach Road, Bonita Springs, Florida 34135
 Phone: 239.947.3432, Fax: 239.9474531, Email: PHRealty@HedrichGroup.com
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PALMESTA

2ND FLOOR



The Developer reserves the right to make modifications to floor plans, materials and specifications without notice. Prices are subject to change without notice. Dimensions are approximate.

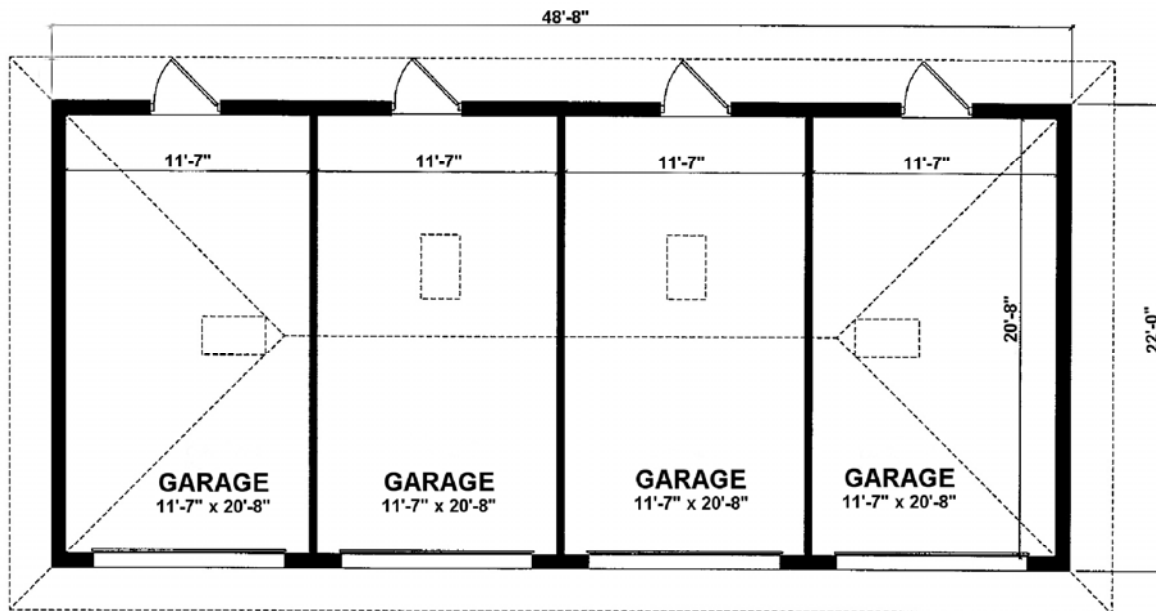
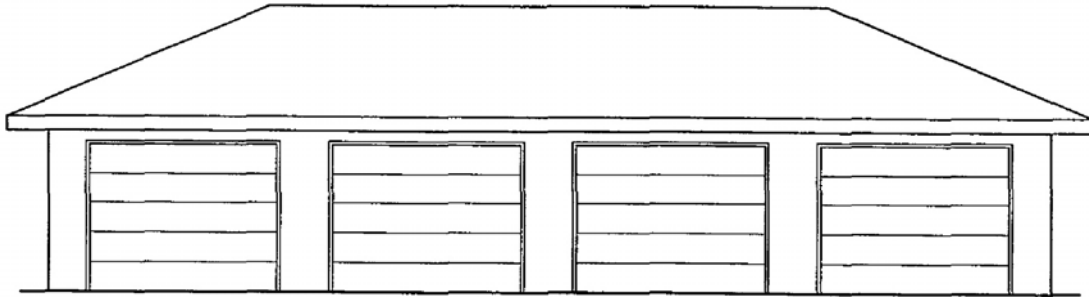
3 BEDROOMS, 2 BATHS (2ND FLOOR)
1,900 TOTAL SQUARE FEET
INCLUDING SINGLE-CAR GARAGE (264 SQUARE FEET)

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PALMESTA

GARAGE



The Developer reserves the right to make modifications to floor plans, materials and specifications without notice. Prices are subject to change without notice. Dimensions are approximate.

**3 BEDROOMS, 2 BATHS (GARAGE)
1,900 TOTAL SQUARE FEET
INCLUDING SINGLE-CAR GARAGE (264 SQUARE FEET)**

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PENNSYLVANIA AVENUE (EXISTING)

EXISTING ARROYAL HEIGHTS MULTIFAMILY (NOT PART OF PROJECT)

0.78 ACRE PRESERVE (0.30 AC. WETLAND, 0.48 AC. UPLAND BUFFER, 37.0' AVG. BUFFER, 15' MIN. BUFFER)

GATEHOUSE

EMERGENCY ACCESS GATE

PALMESTA

1.23 ACRE LAKE

POOL / SPA
POOL CABANA

4 UNIT CONDO BLDG. (TYP.)

PHASE 6

PHASE 5

PHASE 4

PHASE 3

PHASE 2

PHASE 1

ARROYAL ROAD (EXISTING)

PALMESTA CIRCLE

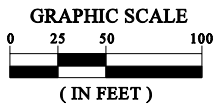
PALMESTA CIRCLE

SOUTHVIEW DRIVE (EXISTING)

EXISTING POLYNESIAN VILLAS CONDOMINIUMS (NOT PART OF PROJECT)

NOTES:

1. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS COMMON ELEMENT AREA. REFER TO THE APPLICABLE SECTIONS OF THE DECLARATION OF CONDOMINIUM FOR DEFINITION AND DESIGNATION OF THE COMMON ELEMENTS. CE = COMMON ELEMENT. LCE = LIMITED COMMON ELEMENT.
2. CERTAIN SPECIFIC EASEMENTS ARE NOT GRAPHICALLY ILLUSTRATED HEREON. REFER TO THE APPLICABLE SECTIONS OF THE DECLARATION OF CONDOMINIUM FOR DEFINITION AND DESIGNATION OF THE EASEMENTS DESCRIBED THEREIN.
3. SEE THE RESPECTIVE FLOOR PLANS FOR ADDITIONAL DETAIL OF THE APPROXIMATE DIMENSIONS AND BOUNDARIES OF EACH UNIT. REFER TO THE APPLICABLE SECTIONS OF THE DECLARATION OF CONDOMINIUM FOR DEFINITION AND DESIGNATION OF THE UNIT BOUNDARIES.
4. BUILDING AREA PREPARED FROM ARCHITECTURAL PLANS FURNISHED BY ALLIANCE DESIGN GROUP PA.
5. ALL SINGLE-CAR GARAGES AND ALL STAIRWAYS SHALL BE LIMITED COMMON ELEMENTS.
6. A BLANKET UTILITY EASEMENT SHALL BE PLACED OVER THE PROPERTY.



<p>APPLICANT: BONITA SPRINGS INVESTMENTS III, INC., 10981 BONITA BEACH ROAD BONITA SPRINGS, FLORIDA 34135 PHONE: 239.947.3432</p>	<p>LATITUDE: N 26° 20' 13.7" LONGITUDE: W 81° 48' 08.3" SECTION: 34 TOWNSHIP: 47 S RANGE: 25 E</p>	<p>HEDRICH ENGINEERING, INC. 10981 BONITA BEACH ROAD BONITA SPRINGS, FLORIDA 34135 PHONE: 239.495.5766 FAX: 239.947.4531 EMAIL: HedrichEng@HedrichGroup.com</p>	<p>CITY OF BONITA SPRINGS FLORIDA LEE COUNTY PALMESTA PLOT PLAN DATE: 08/16/2005</p>
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