



**D·R·HORTON**<sup>®</sup>  
*America's Builder*

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MERRICK SQUARE

RAFAEL COMAS  
NEW HOME SPECIALIST  
 (305) 778-7869

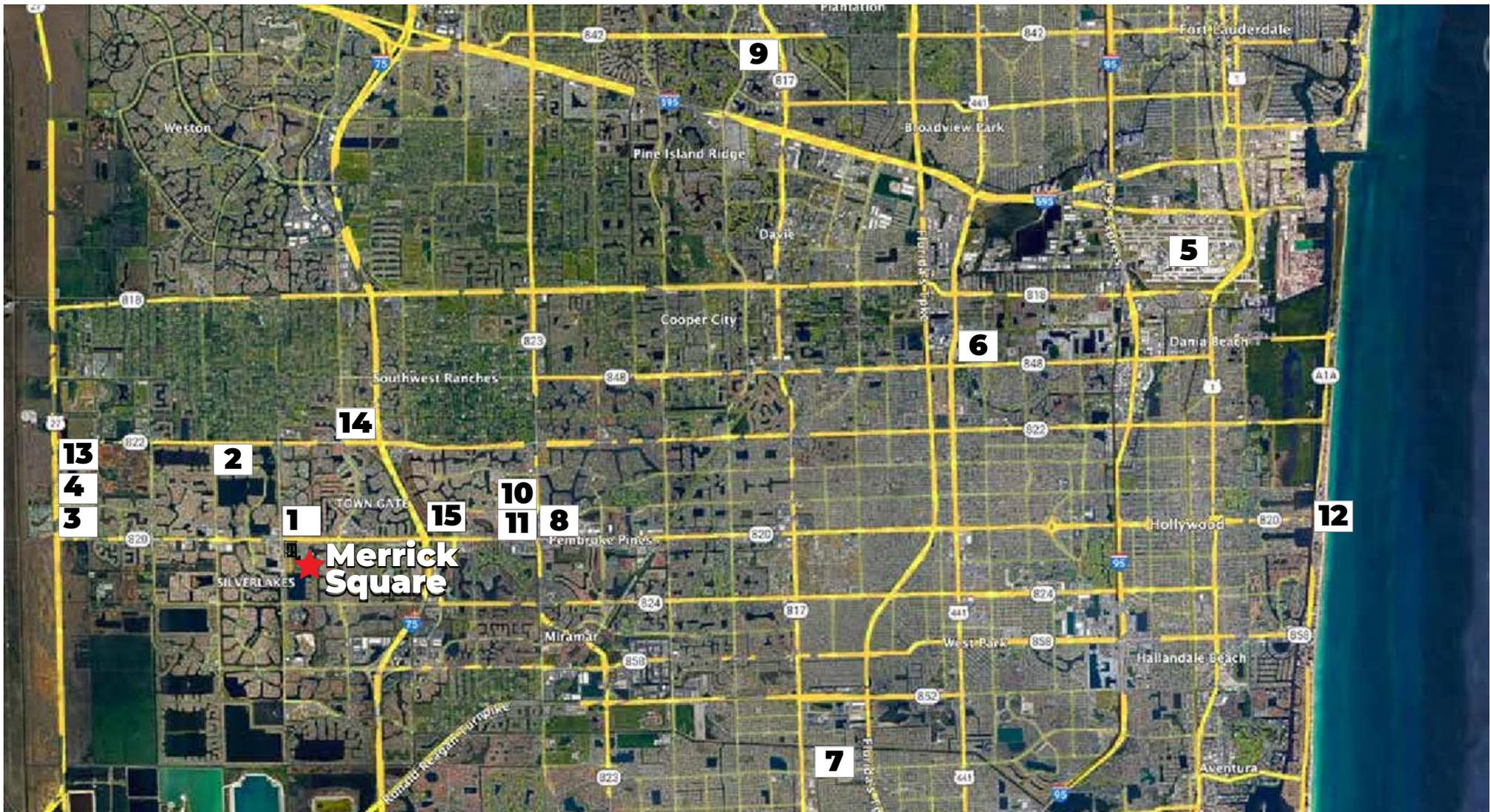
TOWNHOMES  
Emerald Series<sup>SM</sup>



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AMENITIES  
Coming Soon  
Clubhouse | Swimming Pool | Fitness Center  
Tot-Lot | Gated Community



# NEIGHBORHOOD Map

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. Panther Run Elementary School</li> <li>2. Silver Trail Middle School</li> <li>3. West Broward High School</li> <li>4. Somerset Academy</li> <li>5. Fort Lauderdale Int'l Airport</li> <li>6. Seminole Hard Rock Hotel &amp; Casino</li> <li>7. Hard Rock Stadium<br/>Home of the Miami Dolphins</li> </ul> | <ul style="list-style-type: none"> <li>8. Memorial West Hospital</li> <li>9. Broward Mall</li> <li>10. CB Smith Park</li> <li>11. Paradise Cove Water Park</li> <li>12. Hollywood Beach</li> <li>13. Chapel Trail Nature Preserve</li> <li>14. Cinemark Paradise 24</li> <li>15. Shops at Pembroke Gardens</li> </ul> |
|--|---|



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INCLUDED  
Features

### **Architectural Artistry**

- Reinforced concrete monolithic foundation slab
- Masonry exterior walls
- Professionally engineered roof with hurricane clips and bracing
- Baked in color through cement roof tiles
- Architecturally designed exterior elevations available
- Professionally designed landscaping
- Gutters in front area of driveway, entry walkway
- Hunter® automatic irrigation system
- Paver driveway, entry walkway and patio or lanai
- Durable metal garage door
- Therma Tru® insulated fiberglass front door
- Impact resistant glass windows and sliding glass doors
- Exterior weather proof outlets (G.F.I.)
- Exterior hose bib connection

### **Heart of the Home**

- Knockdown textured finish on walls and ceilings
- Jeld-Wen® 2-panel interior doors
- Maxim® light fixtures
- Kwikset® keyed entry handleset
- Kwikset® interior door levers throughout
- Vinyl-coated ventilated shelving in all closets
- Daltile® 24" x 24" porcelain tile flooring in all first floor living areas (excluding bedrooms)
- Mohawk® luxurious wall-to-wall carpeting installed over dense padding (per plan)
- Sherwin Williams® bright white interior paint

### **A Gourmet's Delight**

- Whirlpool® stainless steel appliances:
  - 24 Cu. Ft. side x side refrigerator with ice maker
  - Glass top range with microwave above
  - Built-in dishwasher
- Moen® pull out faucet
- Moen® garbage disposal
- Sterling undermount stainless steel sink
- Kitchen island waterfall
- Quality crafted custom-designed full overlay cabinets with 36" uppers, hardware and soft close doors and drawers
- Small crown molding above kitchen cabinets
- 3CM Granite countertops
- Subway tile backsplash
- Puck lights in the kitchen

### **Thoughtful Details**

- Uponor PEX® plumbing water lines
- Tankless water heater
- Interior washer/dryer hook-up
- R-30 blown insulation in all attic spaces above living areas
- R-13 BATT insulation between interior wall and garage wall
- R-4.1 insulated exterior masonry walls
- Energy efficient central A/C and heating system
- Puck lights in living room or great room

### **Bathroom Conveniences**

- Adult-height custom-designed full overlay cabinets with hardware and soft close doors and drawers
- Cultured marble tops
- Daltile® 10" x 14" ceramic tile walls & 2" x 2" shower floor
- Full vanity mirrors
- Frameless enclosures in all showers
- Elongated commodes throughout
- Moen® bathroom faucets throughout
- Broan® exhaust fans

### **Technology Standard Features**

- Square D® surge protection on all major appliances
- Pre-wired for ceiling fans with switches in all bedrooms and living room or great room
- High speed structured wiring for 4-line phone, video and computer Includes CAT-5 data lines and RG-6 quad shield coaxial cable (per plan)
- BRK® electrical smoke detectors with battery back-up
- BRK® carbon monoxide detector
- Deako® switches
- Minimum 150-amp electrical panel with circuit breakers

### **Home Is® Connected**

- Qolysys IQ Panel II 7" HD Touchscreen with built-in 5MP camera
- ADC 750 WiFi video doorbell
- Echo Pop™ with Alexa
- Z Wave™ Thermostat
- Z Wave™ Light Switch
- Z Wave™ Door Lock
- WiFi enabled garage door opener with two transmitters
- Security System w/ one motion detector and three door contacts

### **D.R. Horton's Personal Touch**

- Personalized New Homeowner Orientation
- D.R. Horton 1-Year Warranty
- 10-Year RWC™ warranty to protect your investment
- 10-Year Carrier® limited warranty
- 3rd party home inspections

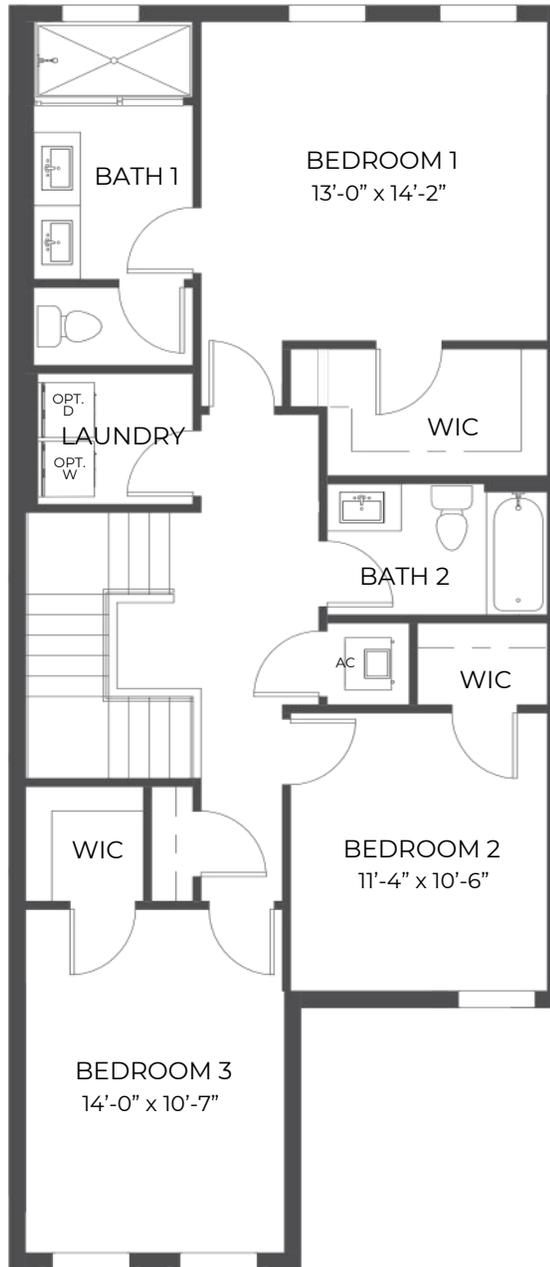
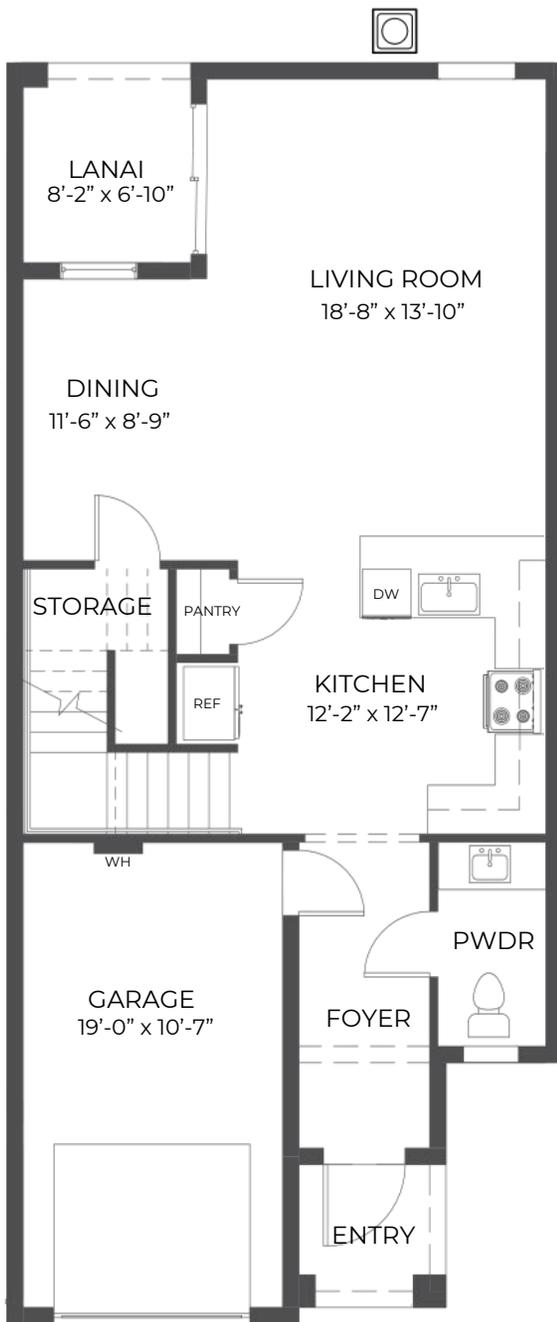




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FLOORPLANS



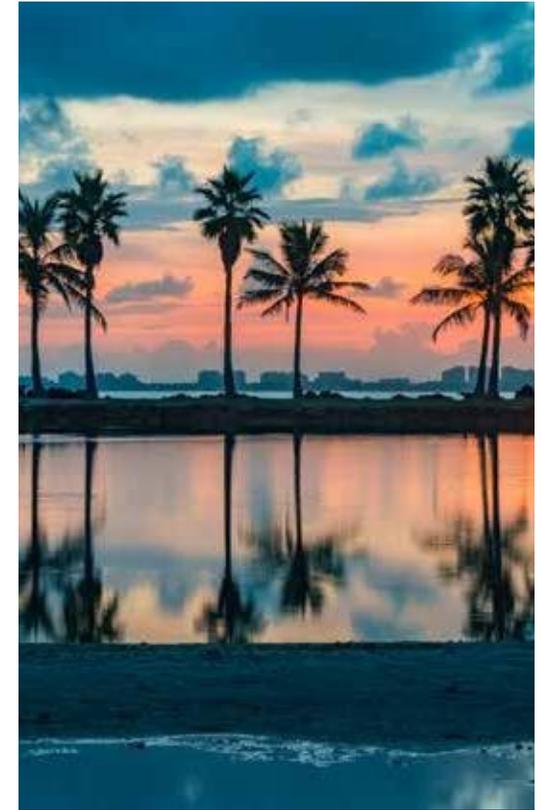
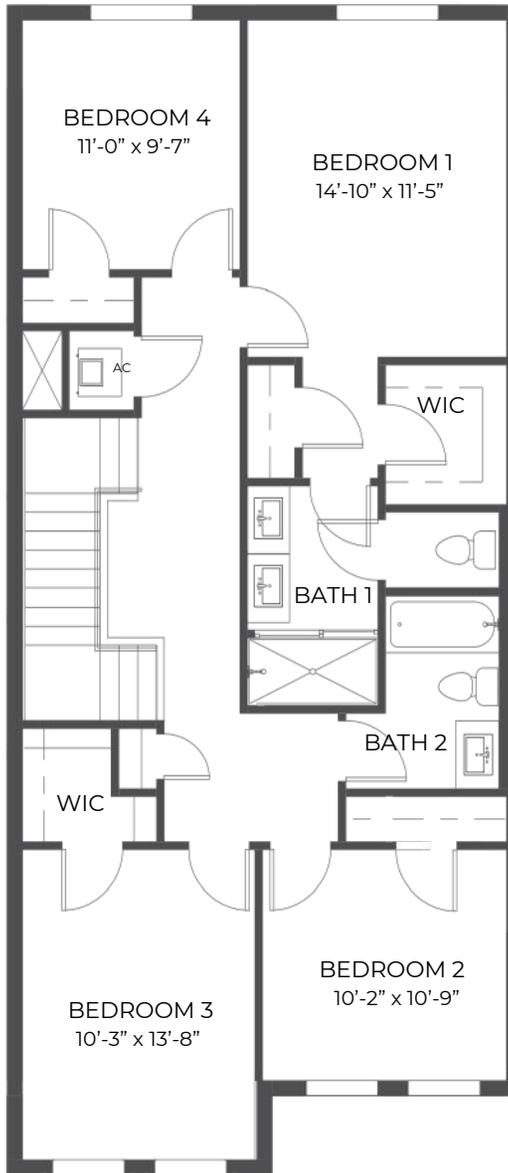
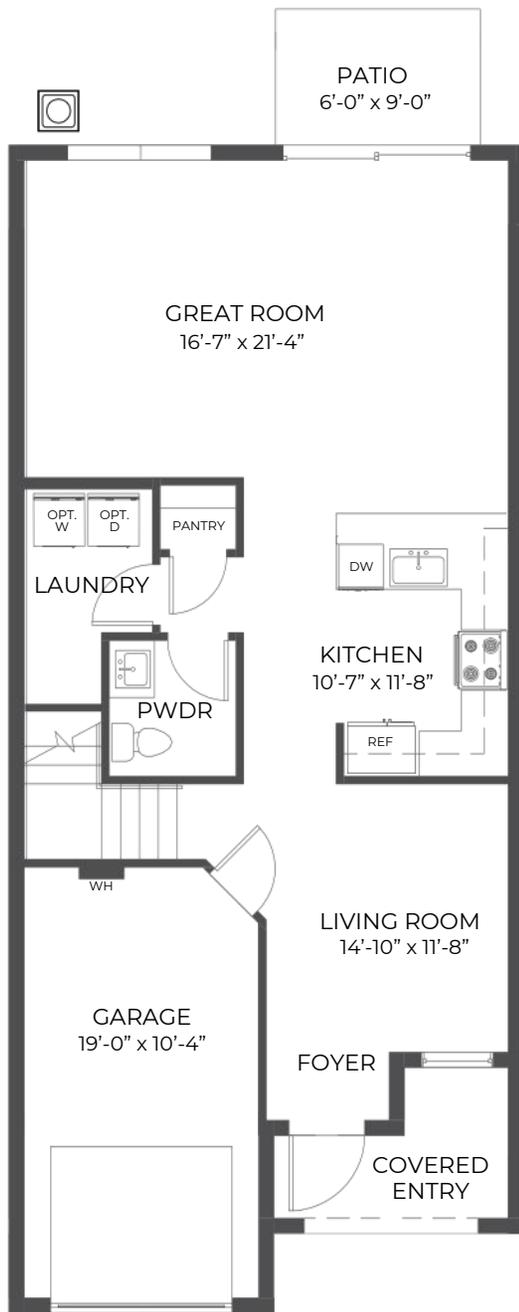
## BONNET

3 Bedrooms  
2.5 Bathrooms  
1-Car Garage

1st Floor A/C Sq. Ft.....	769
2nd Floor A/C Sq. Ft.....	969
<b>Total A/C Sq. Ft.....</b>	<b>1,738</b>
Garage.....	219
Entry.....	35
<b>Total Sq. Ft. ....</b>	<b>1,992</b>

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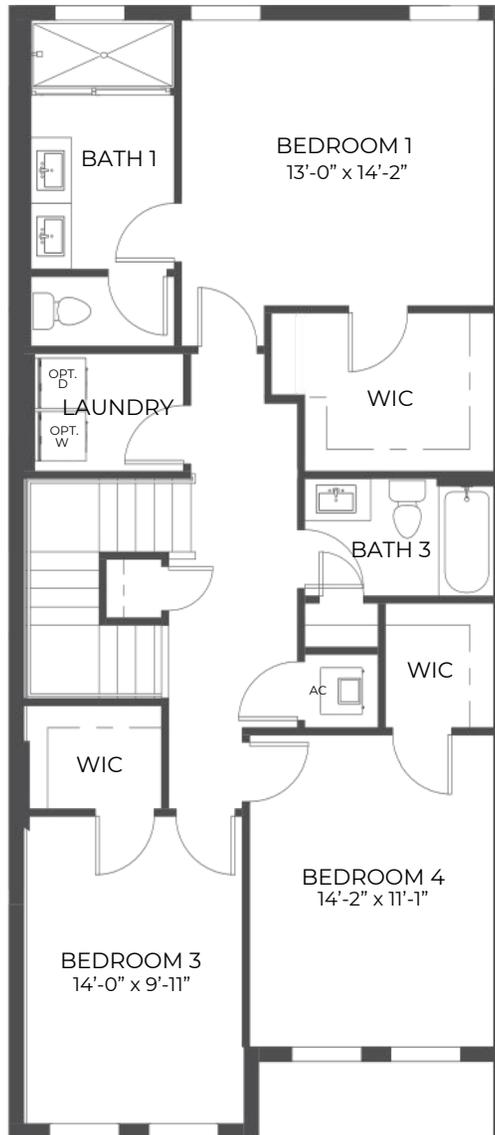
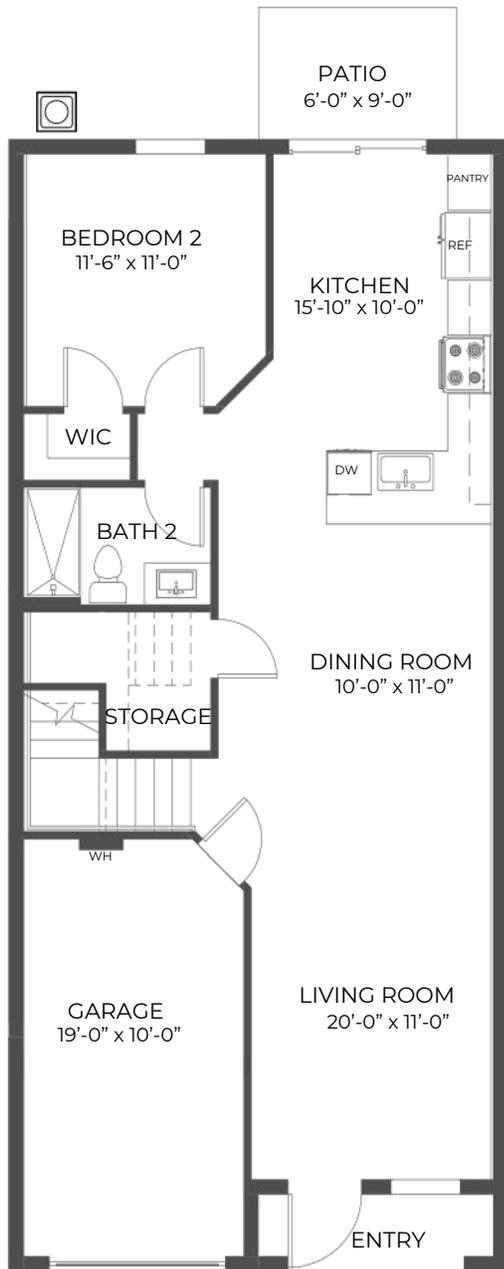
# GILLIAM

4 Bedrooms  
2.5 Bathrooms  
1-Car Garage

1st Floor A/C Sq. Ft.	823
2nd Floor A/C Sq. Ft.	1,037
<b>Total A/C Sq. Ft.</b>	<b>1,860</b>
Garage	215
Covered Entry	61
<b>Total Sq. Ft.</b>	<b>2,136</b>



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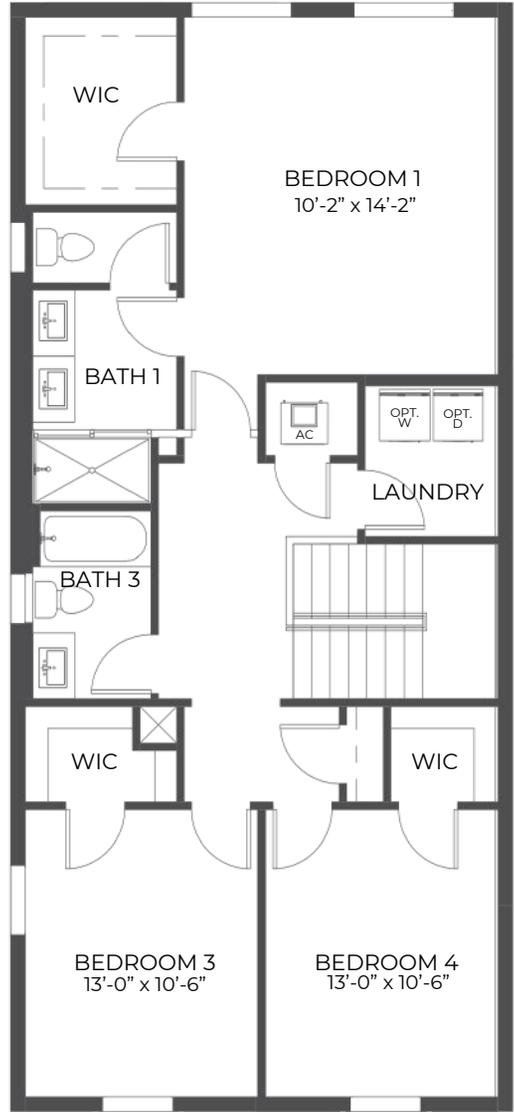
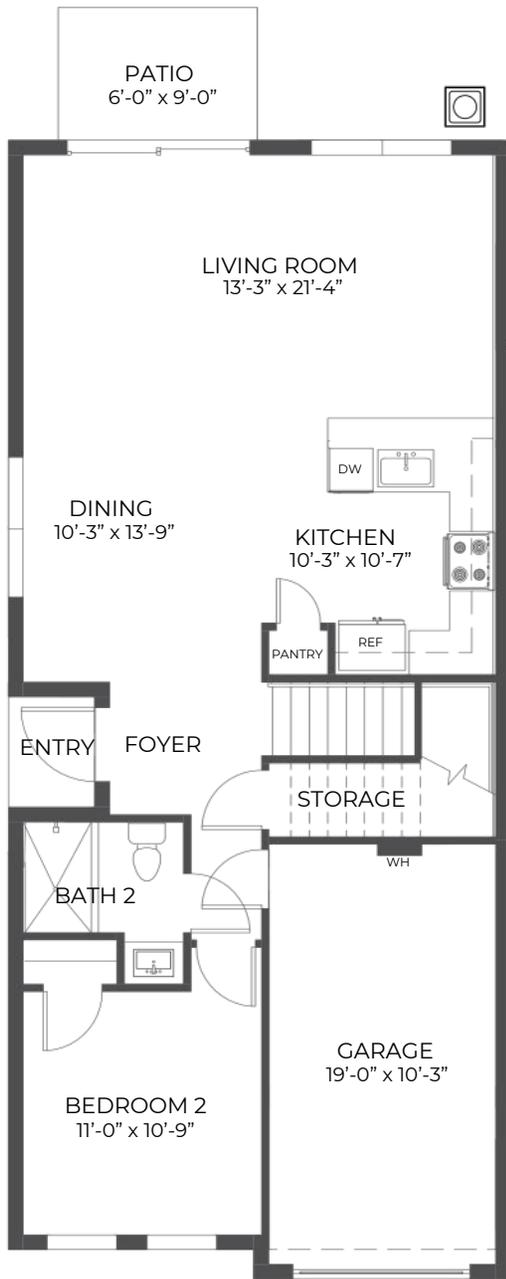
# STRANAHAN

4 Bedrooms  
3 Bathrooms  
1-Car Garage

1st Floor A/C Sq. Ft.	891
2nd Floor A/C Sq. Ft.	1,041
<b>Total A/C Sq. Ft.</b>	<b>1,932</b>
Garage	206
Entry	37
<b>Total Sq. Ft.</b>	<b>2,175</b>

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## WESLEY

4 Bedrooms  
3 Bathrooms  
1-Car Garage

1st Floor A/C Sq. Ft.....	907
2nd Floor A/C Sq. Ft.....	1,056
<b>Total A/C Sq. Ft.....</b>	<b>1,962</b>
Garage.....	209
Entry.....	25
<b>Total Sq. Ft. ....</b>	<b>2,196</b>

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COMMUNITY  
Siteplan



**PVC Fenced Yards**

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