







# POINTS OF INTEREST

\*Refer to map (back page)

## AIRPORTS AND PORTS:

- 1 Fort Lauderdale - Hollywood International Airport
- 2 Port Everglades

## HOT SPOTS

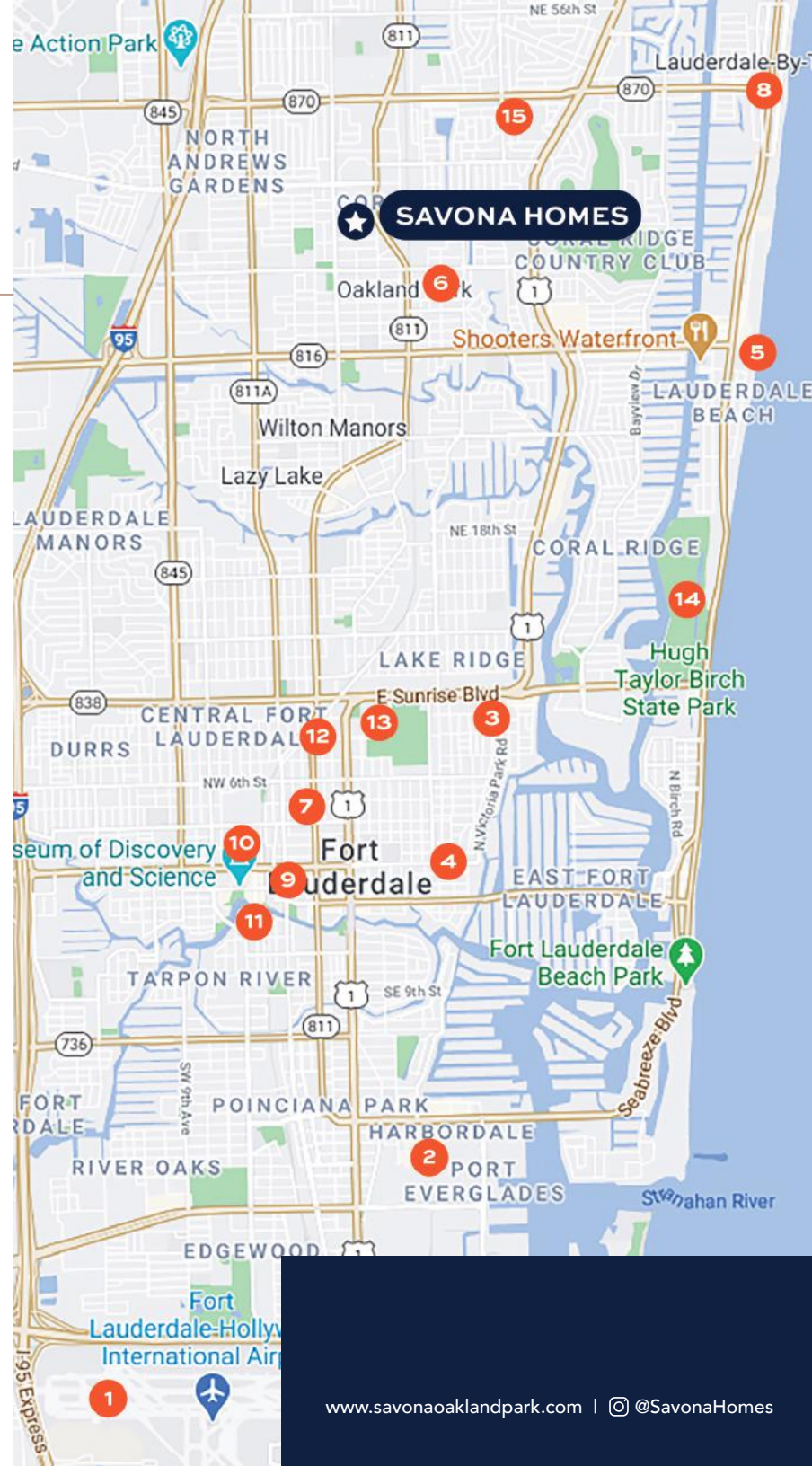
- 3 Galleria Mall
- 4 Las Olas Boulevard
- 5 Fort Lauderdale Beach (15 min minute drive to the beach)
- 6 Funky Buddah
- 7 Downtown Fort Lauderdale
- 8 Lauderdale-By-The-Sea

## PARK AND RECREATION (ENTREAINMENT)

- 9 Broward Center of Performing Arts
- 10 Fort Lauderdale Museum of Discovery and Science
- 11 NSU Art Museum Fort Lauderdale
- 12 Parker Playhouse
- 13 Holiday Park
- 14 Hugh Taylor Birch State Park

## HOSPITALS

- 15 Holy Cross Hospital



# SAVONA

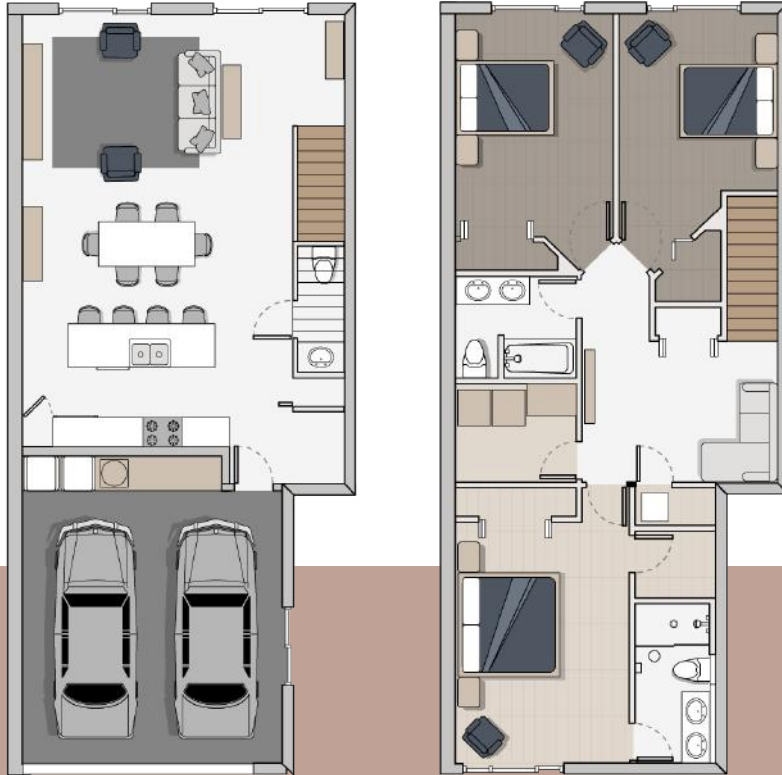
HOMES



4200 NE 7TH TERRACE, OAKLAND PARK, FL

# SAVONA HOMES

## Floor plans



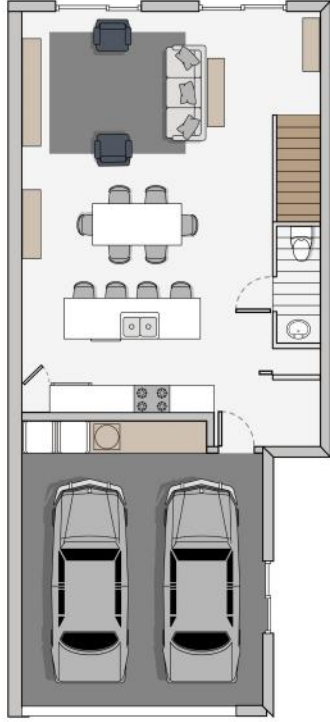
8 Townhomes and common area that feature a modern design with 1,874 SF per house, SAVONA HOMES is located in a dead-end street which provides more privacy to residents.

For more details and information visit [www.savonaOaklandpark.com](http://www.savonaOaklandpark.com)

# FEATURES

- Two story
- 3 Bedrooms
- 2.5 Bathrooms
- 1 Den
- 2 Car Garage
- Private back patio























**Powder Room Wall Sconce— 24" Long**



**Master Bathroom Wall Sconce— 36" Long**



**Linen Closet Lamp**



**Garage Lamp – 48" Long**



**Laundry Lamp – 48" Long**



**Closet Lamp**



**\*Or Similar  
Subject to product availability**

**Exterior Ceiling Mount Lamp  
(Covered Entry and back patio)**



**Exterior Wall Sconce 5"x5'  
(Garage and entrance)**



**\*Or Similar  
Subject to product availability**



# **Savona Homes**

## **Frequently Asked Questions**

1. HOA is \$452.00 per month, what does it include? Front landscaping of your unit, landscaping for the common areas, a portion of the roof insurance, the reserve fund for the roof, parking lot, and common areas.
2. Are these townhomes fee simple or a condo townhome? These are fee simple townhomes; you own the lot and block.
3. Are there any amenities? The property does not have any common amenities.
4. Is the community fenced? No, the community will have a wall on three sides.
5. Do you still expect completion by September 2022? Yes, we are expecting completion Sept/Oct 2022. Pending no unexpected pandemic issues.
6. Can I choose upgrades? Yes, we are currently confirming our vendors and locking down prices. We will provide an upgrade list as soon as possible. Some of the upgrades will include window blinds, custom closets, lighting, and tile upgrades.
7. Is there a swimming pool? No, however, there is room for a small pool or spa in your back yard.
8. Does the home have hurricane protection? Yes, all windows and doors are hurricane rated (impact windows).
9. Does the home come with appliances? Yes, the home comes with Maytag (or similar), stainless steel appliance package including a dishwasher, microwave, stove/oven, and refrigerator in your kitchen, garbage disposal included. Your home also comes with Samsung (or similar) front load Washer & Dryer upstairs.
10. Does the HOA allow pets? Yes, 2 pets are permitted. All pets must comply with Oakland Park's restrictions.
11. Do you allow Airbnb or short-term rentals? Yes, all rental limits must comply with Oakland Park's restrictions.
12. How big are the townhomes? The townhomes are approximately 1867 square feet under air conditioning. Your garage is an additional 400 sqft (approx. 20' X 20"). The total lot size is approximately 1737 - 2,347 square feet. \* All sizes to be verified with the county tax appraiser's office.
13. Can I rent my townhome immediately? Yes, you can rent your townhome immediately after purchasing the home.
14. How wide are the townhomes? Approximately 23 feet wide, the corner unit are about 4 inches wider.
15. How big is my backyard? The backyards are approximately 14 feet long and as wide as your home. The corner units have an additional side yard.

**Thank you. If you have any other questions, feel free to call Scott or Daniel @ 954-281-2166**