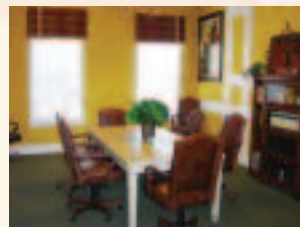




*T*allahassee's Most
 Prestigious Condominium
 Community.
 Enjoy A Lifestyle of
 Sophistication,
 Simplicity & Style





COMMUNITY FEATURES:

- ▶ Conveniently located near shopping, restaurants, banking, health care facilities, Leon County Public Library, and schools.
- ▶ Presently zoned for Hawks Rise Elementary, Deerlake Middle, and Chiles High schools.
- ▶ Restricted gated entry access.
- ▶ Large clubhouse with fully equipped activities room, private conference room, billiards/game room, fully equipped fitness center, indoor half-court basketball, and private theatre.
- ▶ Resort-style pool and spa with cookout area.
- ▶ Lighted tennis court.
- ▶ Car-care center.
- ▶ Extensive landscaping and green space areas.
- ▶ Monthly Maintenance Assessment fee includes insurance on all common-owned improvements, management and administrative fees, real estate taxes on all association owned property; termite bond continuation and exterior pest control, utilities for all common-owned facilities, trash service for all units, reserves for replacements of long-lived structural components (roofs, painting, paving, landscaping, and building repairs); and miscellaneous working capital.
- ▶ Professionally managed.

CONDOMINIUM HOME FEATURES:

- ▶ Spacious 1, 2 and 3 bedroom offering 12 different floor plans.
- ▶ All units sold with new paint and floor coverings.
- ▶ Spacious walk-in closets in all units.
- ▶ Fully equipped kitchens with GE appliance package including refrigerator, hooded range with fan, dishwasher, disposal, washer and dryer.
- ▶ Intrusion alarm systems in all units.
- ▶ Wood panel cabinetry in kitchen and bathrooms.
- ▶ Garden tubs in all units.
- ▶ Computer desk in all units.
- ▶ Built-in entertainment centers in select units.
- ▶ High-speed internet capability in all units.
- ▶ Window coverings in all units.
- ▶ Garages and additional storage available.
- ▶ Home warranty information available.



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