

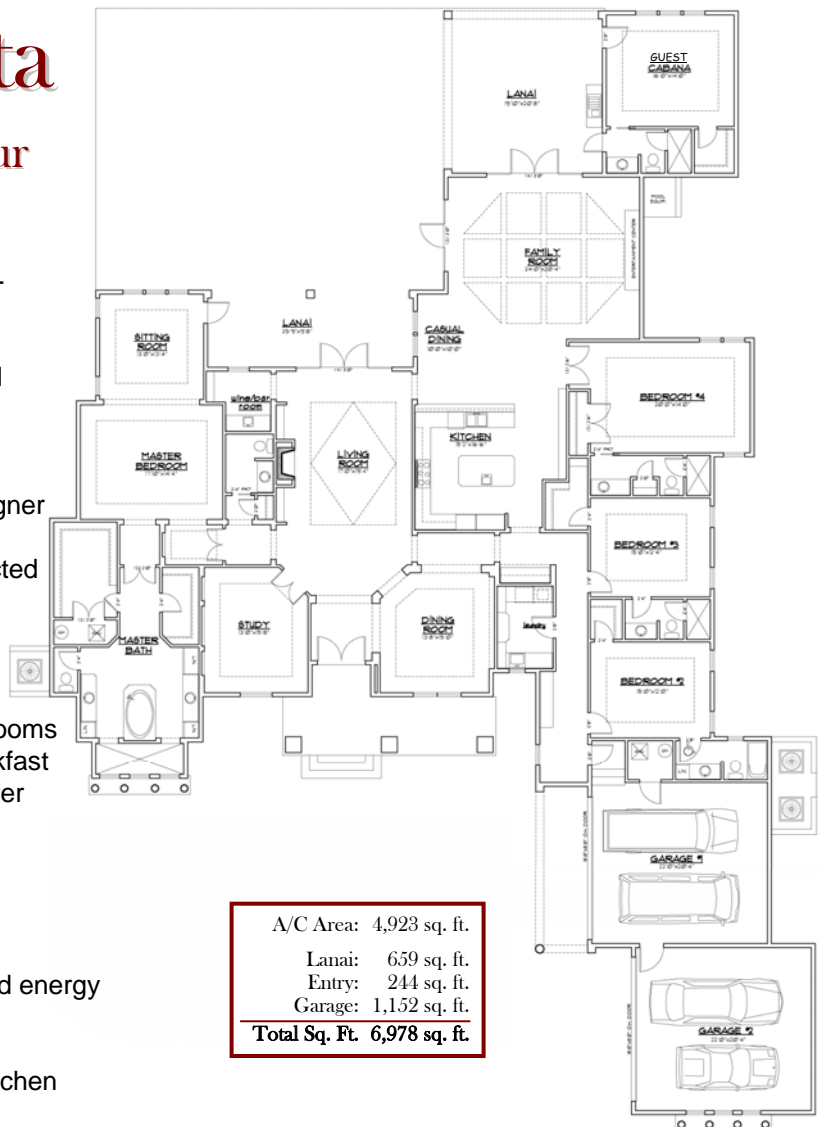


# The Bella Vista

Lot 35 at Queen's Harbour

## Included Features:

- Approximately 1.4 acres spectacular marsh-front view
- 4-car garage
- Synthetic stucco over wire lathe with natural swirl finish
- Concrete tile roof
- Insulated glass metal-frame windows
- Insulated fiberglass exterior doors and designer front entrance doors
- Extensive trim & specialty moldings at selected locations
- Ventless Isokern fireplace with specialty surround
- Textured drywall finish in formal areas
- Crown molding in formal areas and all bedrooms
- Stone floors at entrance foyer, kitchen/breakfast area, powder room, laundry room and master bathroom
- Designer appliances and plumbing fixtures
- Granite countertops
- Modular shelving in master closets
- Imported designer cabinets
- Security system, central vacuum system and energy efficient air conditioning system
- Extensive landscape/irrigation package
- Stainless steel barbecue grill at Summer Kitchen
- Pool with custom screened enclosure



A/C Area:	4,923 sq. ft.
Lanai:	659 sq. ft.
Entry:	244 sq. ft.
Garage:	1,152 sq. ft.
<b>Total Sq. Ft.</b>	<b>6,978 sq. ft.</b>

**Priced at \$1,650,000**



## The Benchmark Pledge

Each individual element of your home will be a showcase of creativity, craftsmanship and attention to detail and quality...

**You have our promise!**

1579 The Greens Way #12  
Jacksonville Beach, FL 32250

Phone: (904) 280-8777

Fax: (904) 280-9060

Email: [nancy@customluxuryhomes.com](mailto:nancy@customluxuryhomes.com)

Web: [www.customluxuryhomes.com](http://www.customluxuryhomes.com)