

WHERE COMFORT MEETS CONVENIENCE

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FACT SHEET

LOCATION: 2807 SW 15TH AVE, FORT LAUDERDALE, FL 33315

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TELEPHONE: 954.526.HOME (4663)

PROJECT DESCRIPTION:

WELCOME TO THE RESERVE AT EDGEWOOD. A PRIVATE GATED COMMUNITY OF 105 MODERN TOWNHOMES IN THE HEART OF FORT LAUDERDALE, FL.

PROPERTY TYPE: FEE SIMPLE TOWNHOMES

TEAM:

DEVELOPER - BRICK O.

ARCHITECT - GUSTAVO J. ARCHITECT P.A.

SALES & MARKETING - COLDWELL BANKER RESIDENTIAL REAL ESTATE

AMENITIES:

GATED COMMUNITY / FITNESS CENTER / CLUBHOUSE / GRILLING AREA / PARK / RECREATION AREA
HEATED SWIMMING POOL AND SPA / CHILDREN PLAYGROUND / DOG PARK

FEATURES:

MODEL A: 3 BEDS / 2.5 BATHS - 1,435 SQFT LIVING AREA - ATTACHED GARAGE. PORCH, DECK & BALCONY

MODEL B: 2 BEDS / 2.5 BATHS - 1,109 SQFT LIVING AREA - ATTACHED GARAGE. PORCH, DECK & BALCONY

MODEL C: 3 BEDS / 2.5 BATHS - 1,386 SQFT LIVING AREA - PORCH & DECK

- CONSTRUCTION MATERIAL: CBS / FLAT-TILE ROOF
- HURRICANE IMPACT WINDOWS
- CENTRAL A/C
- CEILING HEIGHT: 9FT
- FLOORING: CERAMIC TILE & CARPETS. (UPGRADE INCLUDES PORCELAIN TILE & ENGINEERED WOOD)
- KITCHEN APPLIANCES: GE ELECTRIC
- LAUNDRY ROOM IN RESIDENCE
- WALK-IN CLOSETS
- PETS ALLOWED

DEPOSIT SCHEDULE:

\$5,000 AT RESERVATION

10% OF PURCHASE PRICE AT CONTRACT (INVESTORS - 20%)

5% OF PURCHASE PRICE AT GROUND BREAKING

5% OF PURCHASE PRICE AT ROOFTOP

80% OF PURCHASE PRICE AT CLOSING (INVESTORS - 70%)

SALES AND MARKETING EXCLUSIVELY BY COLDWELL BANKER RESIDENTIAL REAL ESTATE.

FOR MORE INFORMATION CONTACT THE ON-SITE SALES TEAM.



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