

"The Banyan"



Living Area	1,700 Sq. Ft.
Lanai	196 Sq. Ft.
Entry	20 Sq. Ft.
Garage	446 Sq. Ft.
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TOTAL AREA.....	2,426 Sq. Ft.

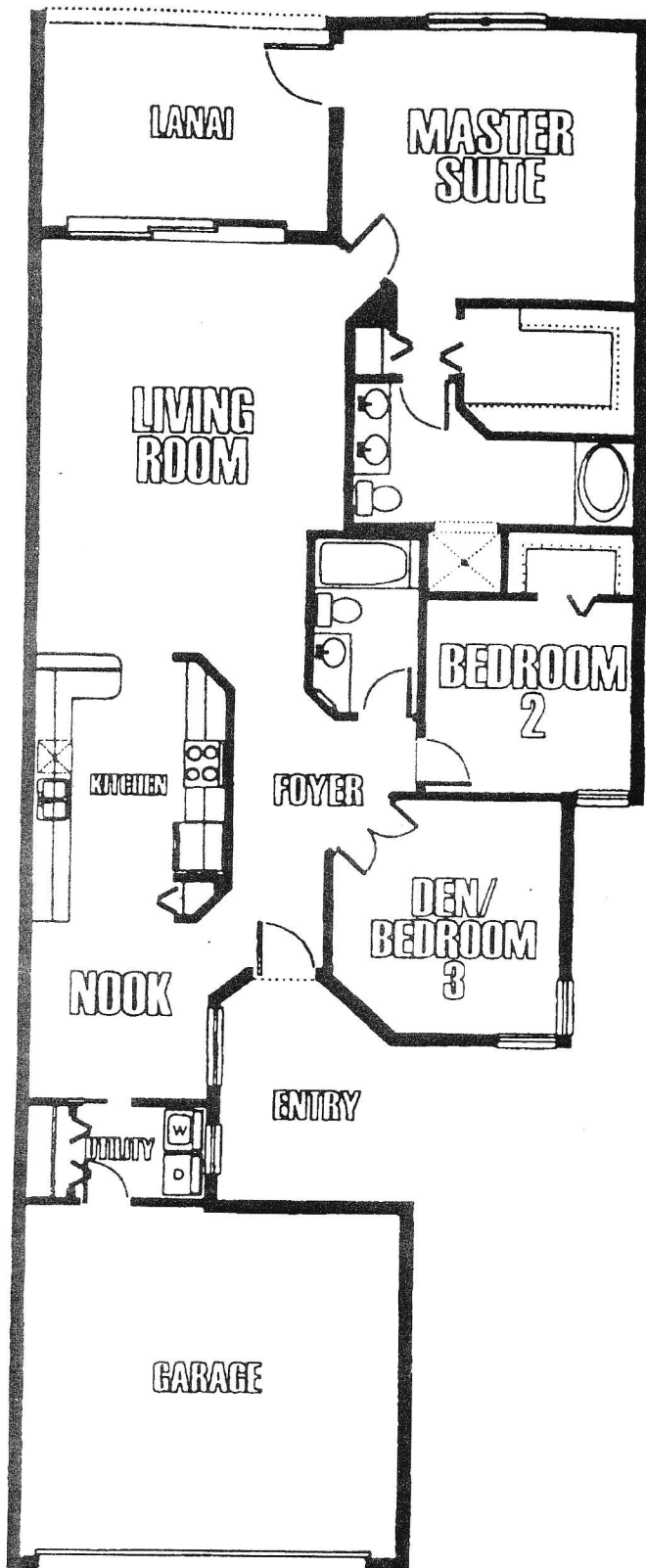
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MILLENNIUM DEVELOPMENT GROUP

22824 Forest Ridge Drive ~ Estero, Florida 33928 ~ (941) 498-1862 Construction ~ (941) 498-6099 Sales



"The Acacia"



Living Area.....	1,755 Sq. Ft.
Lanai	196 Sq. Ft.
Entry.....	26 Sq. Ft.
Garage	434 Sq. Ft.
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TOTAL AREA.....	2,411 Sq. Ft.

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Marsh Landing

STANDARD FEATURES

"Sabal Palms"

ATTRACTIVE EXTERIORS

- Designer Coordinated Colors with 5 Year Warranty
- Durable Low Maintenance Cementitious Exterior Finish
- Professional Landscape Architecture
- Automatic Irrigation System
- Floratam Sodded Landscape
- Private Covered entry with door chime
- Architectural Shingles with 25 year warranty
- Insulated Front Entry Door with Deadbolt Lock
- Exterior Coach Lamps
- Low Maintenance Aluminum Soffit & Fascia
- Colonial Inserts on Front Window Elevation
- Raised Panel Steel Garage Door
- Concrete Walks & Drives
- Screened Lanai with Flocrete Decking
- Custom Mailbox

DESIGNER INTERIORS

- Professional Designer Assistance in Home Color Selection
- Plush Stain-Resistant Wall-to-wall Carpeting
- Volume Ceilings & Plant Shelves Per Plan
- Colonial Interior Doors
- Colonial Bi-Fold Doors
- Colonial Base & Door Casings
- Polished Brass Door Hardware
- Ventilated Vinyl Closet Shelving
- Marble Window Sills
- Textured Finished Walls
- Smooth Finish Walls for Wallpaper in Baths & Kitchen
- Two Telephone Pre-Wires
- Two Cable TV Outlets
- Moen Fixtures Throughout
- Smoke Detectors
- Pre-Wired for Ceiling Fans in all Bedrooms & Living Room

INVITING KITCHENS

- Quality Built Cabinets & Countertops in Mica Finish
- Double Bowl, Stainless Steel Sink
- Moen Single-Lever Faucet
- Whirlpool Appliances:
 - Self-Cleaning Range
 - Spot Scrubber Dishwasher
- Icemaker
- 1/2 HP Garbage Disposal
- Carefree No-Wax Vinyl Flooring

LUXURIOUS MASTER SUITE

- Full Width Mirrored Vanities
- Mica Vanities
- Studio Light over Vanity
- Soaking Tub with Shower
- Glazed Ceramic Tile in Tub Surround
- Mirrored Medicine Cabinets
- Carefree No-wax Vinyl Floors
- Walk-in Closet in Master Suite

ENERGY EFFICIENCY

- 40 Gallon Quick-Recovery Hot Water Heater
- High Efficiency Central Air Conditioning and Heating
- R-19 Ceiling Insulation
- R-11 Exterior Framed Wall Insulation
- R-4.2 Fi-Foil Insulation and Radiant Barrier on Exterior Masonry Walls
- Ventilated Soffits

QUALITY CONSTRUCTION

- CBS Block Construction on First Floor
- Reinforced Concrete Slabs with Vapor Barrier
- Soil Treatment for Termites
- Engineered Roofs with Hurricane Clips and Wind Protection Tie Downs
- Underground Water & Sewer Lines
- Underground Telephone & Cable Service
- Ten Year R.W.C. Home Owners Warranty

ADDITIONAL CONVENIENCES

- Finished Garage Walls, Ceilings & Floors
- Two Weatherproof Outlets

OUTSTANDING COMMUNITY FEATURES

- Private Gated Community, with Most Homesites Bordering Lake or Preserve Views
- Clubhouse with Dining/Banquet, Kitchen, Fireplace with Large TV Viewing Center, Pro-Shop Office, Large Equipped Fitness Room, Dressing Area
- Junior Olympic Size Pool & Spa
- Lighted Tennis Courts
- Recreational Director
- Vita Course
- Picnic/Grill Area

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