

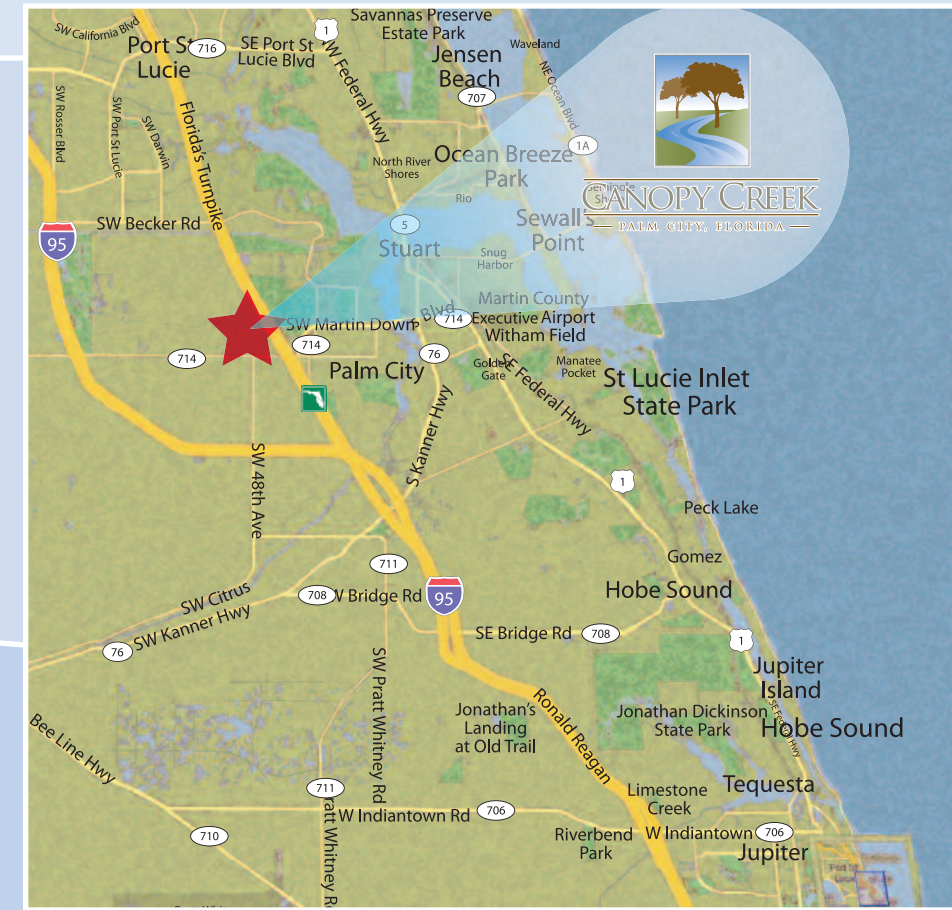
# WELCOME TO THE *Birch*



The formal spaces of this three bedroom, three and one half bath home begin in the expansive foyer, leading to the living room with an optional dual sided fireplace, serving both the living room and adjacent den/library. The large dining room is perfectly suited for more formal events while the breakfast area and island kitchen featuring beautiful cabinetry, top of the line appliances and granite countertops are ideal locations for casual entertaining. The kitchen is the focal point of the casual living areas with a large bartop overlooking the family room, accentuated by an abundance of windows opening to the spacious covered lanai.

The master bedroom suite, adjacent to the private den, makes this area a true adult retreat. In addition to two exceptionally spacious walk-in closets, the master suite contains a breathtaking bathroom, complete with a large shower, double vanities and jetted Jacuzzi garden tub.

The two-car garage connects to the family foyer and laundry room, with a full complement of cabinets and soaking sink.



The idyllic setting of Canopy Creek is a short distance away.

From the South: Travel North on SW Highmeadows Road for 2.6 Miles to the first traffic light. Take a left at the traffic light onto Martin County Road 714 (Martin Highway). Travel West on Martin Highway for 1.9 miles. The entrance to Canopy Creek is on the right.

From the North: Take 1-95 South toward Stuart/Palm City. Take Martin County Road 714 Exit. At the end of the off ramp, take a left on to Martin Highway. Travel East on Martin Highway for 3.9 miles. The entrance to Canopy Creek is on the left.

Or log on to our website, [www.canopycreek.com](http://www.canopycreek.com). Come by or call 800.893.0557 to tour Canopy Creek's homes and property.

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## The Birch

3 Bed • 3.5 Bath



CANOPY CREEK  
— PALM CITY, FLORIDA —



KOLTER  
HOMES



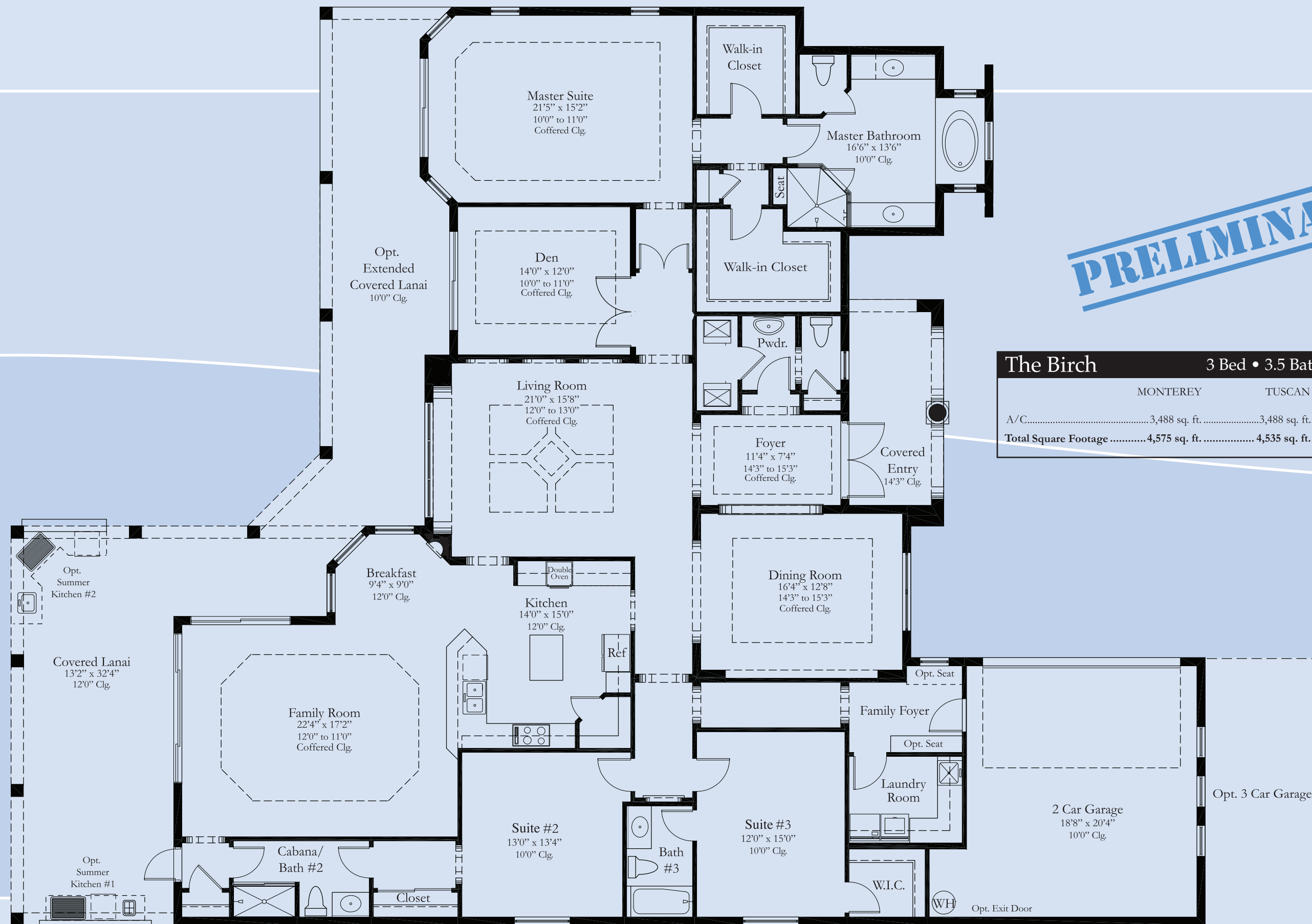
Monterey Elevation



Tuscan Elevation



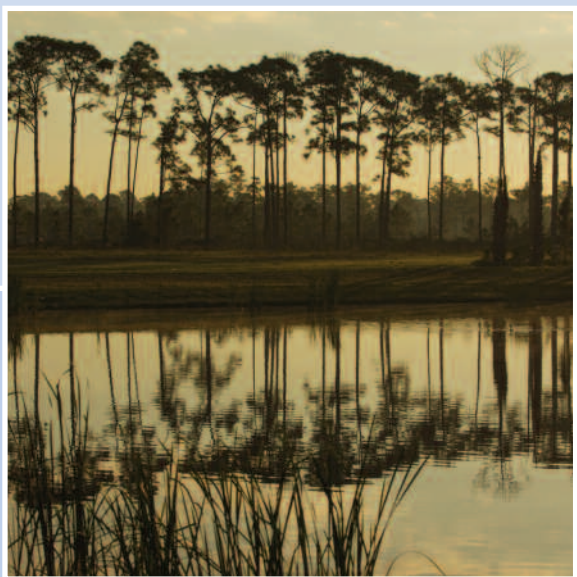
Equestrian Elevation



**PRELIMINARY**

**The Birch**      3 Bed • 3.5 Bath • 3,488 sq. ft.

	MONTEREY	TUSCAN	EQUESTRIAN
A/C.....	3,488 sq. ft.	3,488 sq. ft.	3,488 sq. ft.
<b>Total Square Footage .....</b>	<b>4,575 sq. ft.</b>	<b>4,535 sq. ft.</b>	<b>4,606 sq. ft.</b>



All plans based on the Monterey elevation. Plans will change if either the Tuscan or the Equestrian elevations are selected due to differing front elevations. Drawings herein are preliminary, conceptual, and should not be relied upon as representing final dimensions, features, and specifications. Structural, mechanical, plumbing, and electrical engineering have not been finalized and may affect the plans. Availability, pricing, and plans are subject to change without notice.