

WELCOME TO THE *Dahlia*



The popular four bedroom, four and one half bath Dahlia indulges both your family and guests with approximately 4,100 sf of luxurious private space and congenial socializing space.

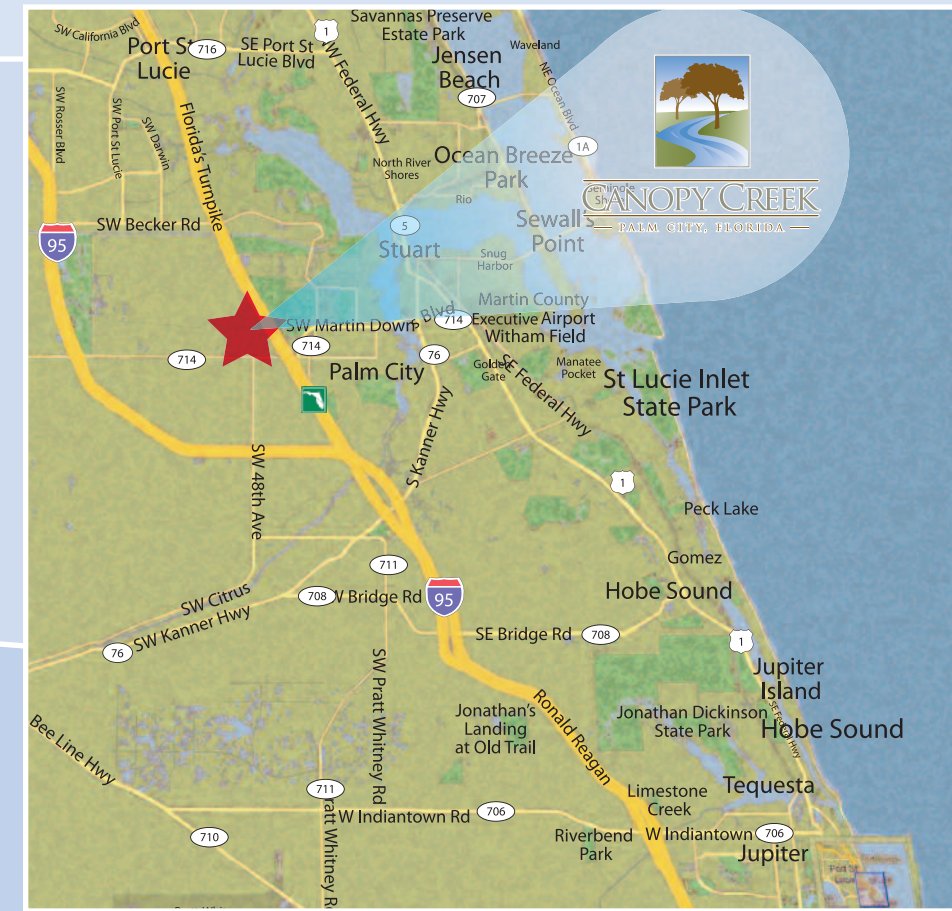
The foyer leads into the formal dining room and welcomes guests into the living room, with optional fireplace, offering spectacular views of the spacious lanai and back yard. The lanai is the ideal location for entertaining, and is also open to the casual living area from the family room. This spacious family room shares its welcoming atmosphere with the breakfast area and large island kitchen, complete with beautiful cabinets, granite countertops and a connecting counter space.

The master suite encompasses an entire wing. A private hallway leads to this spacious sanctuary which features three sides of windows that provide plenty of natural light and fabulous views. The suite is complete with two walk-in closets and his and her baths, linked by an exceptionally large shower with standard dual shower heads and handheld shower. His bath features a vanity area and toilet while her space offers a jetted Jacuzzi garden tub in addition to the customary accoutrements.

Nearby, in this private space in the home, is a den/library, accessed by its own hallway to truly provide for quiet sanctuary.

The fourth bedroom guest suite has the ultimate in privacy with a separate hallway leading to the suite and its own bath with access to a spacious lanai.

The Dahlia also features a standard 3-car garage, family foyer and large laundry room with soaking sink and ample storage.



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. Come by or call 800.893.0557 to tour Canopy Creek's homes and property.

Welcome to Canopy Creek, your new home awaits.



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The Dahlia

4 Bed • 4.5 Bath



CANOPY CREEK

— PALM CITY, FLORIDA —



KOLTER
H O M E S



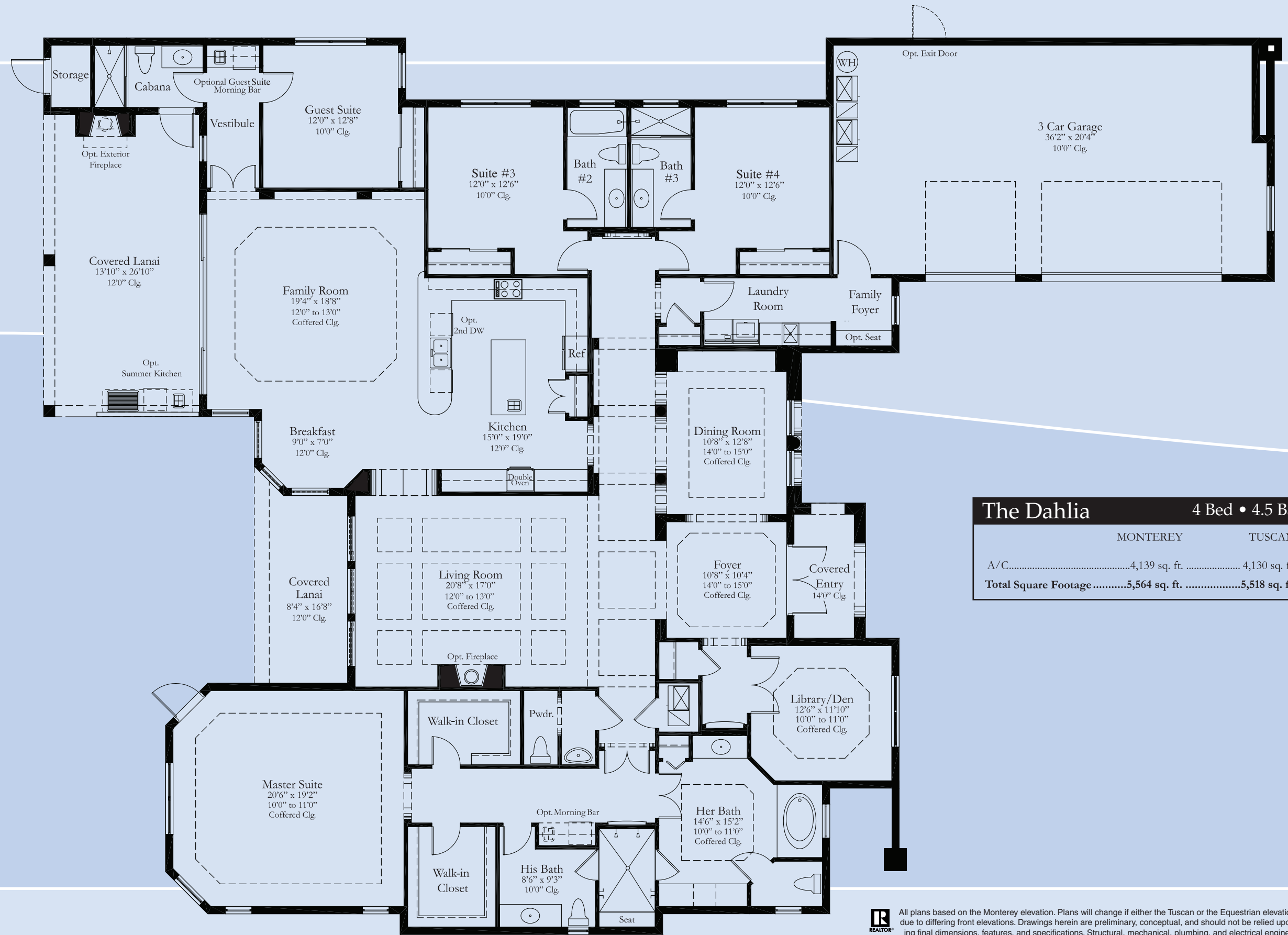
Monterey Elevation



Tuscan Elevation



Equestrian Elevation



The Dahlia		4 Bed • 4.5 Bath • 4,139 sq. ft.	
	MONTEREY	TUSCAN	EQUESTRIAN
A/C.....	4,139 sq. ft.	4,130 sq. ft.	4,130 sq. ft.
Total Square Footage.....	5,564 sq. ft.	5,518 sq. ft.	5,516 sq. ft.

R REALTOR 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 effect the plans. Availability, pricing, and plans are subject to change without notice.

