

WELCOME TO THE

Fir



The Fir is a versatile and elegant four bedroom, five and one half bath home with a fantastic two-story design and an inviting blend of formality with casual elegance within 5,684 sf.

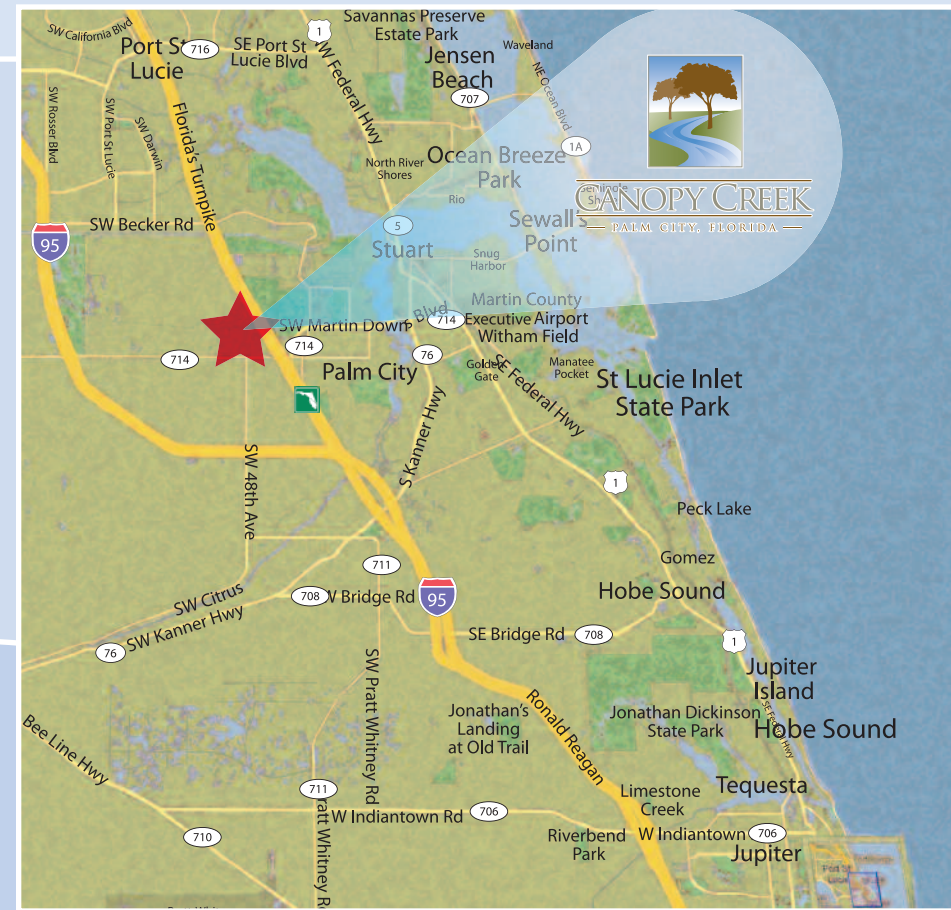
A breathtaking foyer, accented by the gracefully curving staircase leads to the open living room, with optional fireplace, overlooking the preserve. A private den, adjacent to the foyer, is an ideal space for a home office or informal retreat.

The kitchen, filled with wood cabinetry, granite countertops, top of the line appliances and a spacious island floor plan, is linked by a butler's pantry to the formal dining room. The island kitchen, with separate breakfast area, overlooks the expansive family room and provides incredible backyard views as well as access to the cabana bath and spacious covered lanai.

The first floor master suite is an enclave of privacy with a large bedroom/sitting area overlooking the back of the home. The suite features separate oversized walk-in closets and a luxurious master bath with large separate shower, jetted Jacuzzi garden tub and two separate vanities.

The opposite wing of the Fir houses the 3-car garage, family foyer and large laundry room with soaking sink and ample storage cabinets.

Upstairs, an exceptionally large loft provides endless possibilities, sharing the second story with three private bedroom suites, each with their own full bath and walk-in closet.



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 Fir

4 Bed • 5.5 Bath
With Optional 5th Bed and Bath



CANOPY CREEK

— PALM CITY, FLORIDA —



KOLTER
HOMES



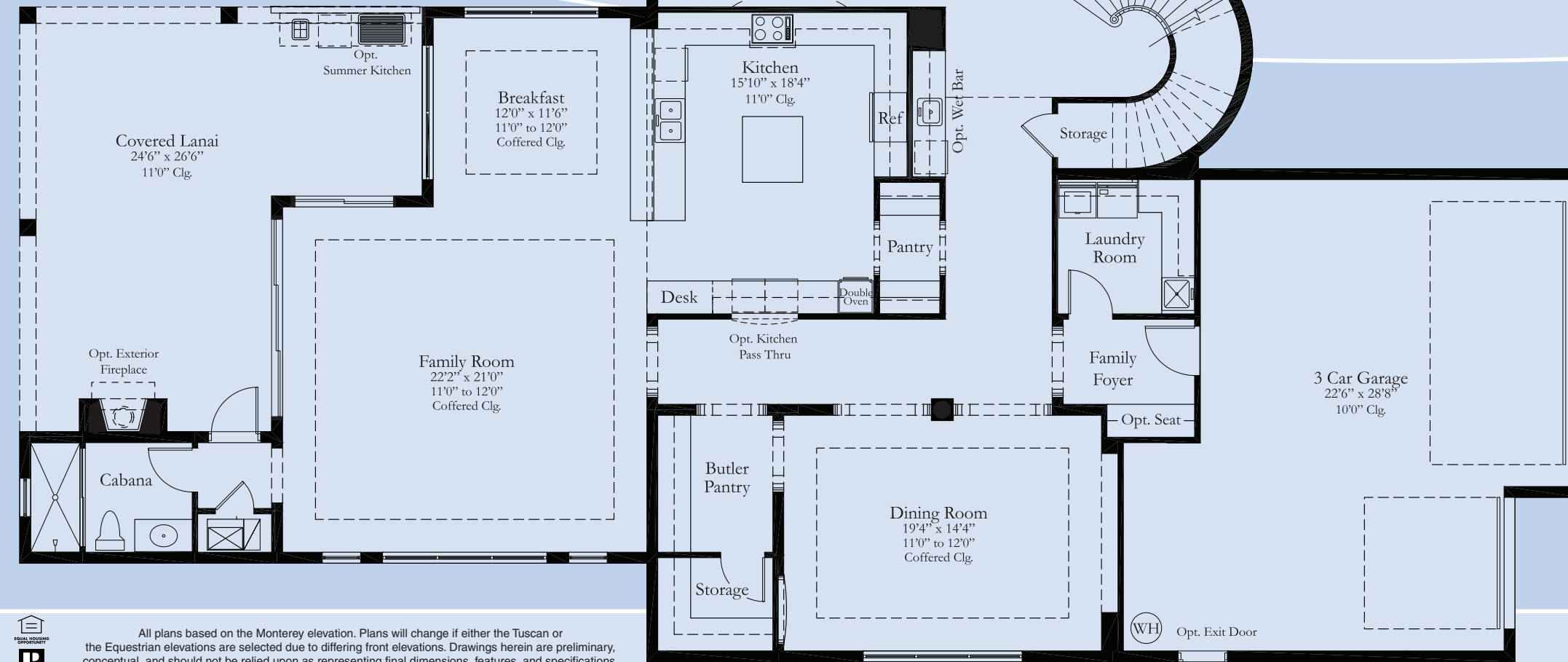
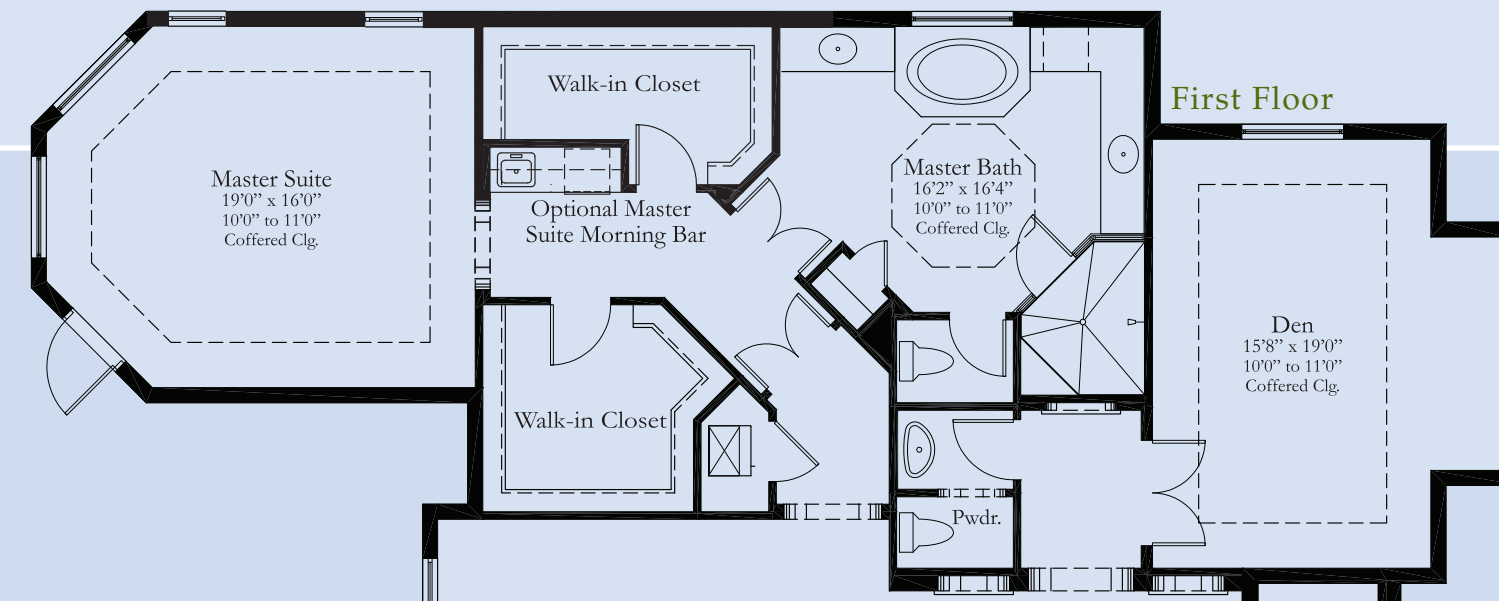
Monterey Elevation



Tuscan Elevation



Equestrian Elevation



	MONTEREY	TUSCAN	EQUESTRIAN
First Floor	3,986 sq. ft.	3,982 sq. ft.	3,971 sq. ft.
Second Floor	1,712 sq. ft.	1,713 sq. ft.	1,713 sq. ft.
Total A/C	5,698 sq. ft.	5,695 sq. ft.	5,684 sq. ft.
Total Square Footage	6,982 sq. ft.	6,977 sq. ft.	6,966 sq. ft.



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.