LUXURY LIVING
IN THE HEART OF PALM BEACH GARDENS

Paloma

A charming community within an area famed for its appeal. Paradise nested within paradise, one might say. Paloma is a gated, private community in the heart of one of Florida's most desired locations, Palm Beach Gardens. Vibrant with tropical green (over 30 percent of which is preserved in open space) and colorful with its award-winning Art in Public Places program, this is a paradise with a welcoming heart. Once you settle in, your discovery begins. Designer shopping at its finest? You'll find it here. Fine dining and great golf? All here. The renowned Gardens Mall with more than 160 specialty shops and restaurants, Downtown at the Gardens, and Midtown at the Gardens are nearby. And, we should add, Florida's finest powder-white sands and fabled tropical waters are also only minutes away. Paradise, indeed. The Gardens' Lifestyle at Its Best.

Shopping, Dining and Entertainment
1. The Gardens Mall
2. Legacy Place
3. Downtown at the Gardens
   Cobb Downtown 16 Theatre
4. PGA Commons
5. Midtown
6. Roger Dean Stadium
7. Palm Beach International Raceway
8. Kravis Center
9. City Place
   Muvico Parisian 20 and IMAX
10. Clematis Street
11. Worth Avenue
12. Palm Beach Kennel Club
13. South Florida Science Museum

Airports
14. Palm Beach International Airport
    (14 Miles from Paloma)

Beaches, Parks and Recreation
15. Juno Beach Pier
16. John D. MacArthur State Park
17. PGA Marina Center
18. Palm Beach Tennis Club
19. Loggerhead Marinelife Center
20. Blowing Rocks
21. Peanut Island
22. Dyer Park
23. Rapids Waterpark
24. Clematis Marina Dock
25. Dreher Park Zoo
26. Lion Country Safari

Education
27. Timber Trace Elementary
28. Watson B. Duncan Middle School
29. William T. Dwyer High School
30. Florida Atlantic University
31. Palm Beach State College
32. The Culinary Institute
33. Palm Beach Atlantic University
34. Dreyfoos School of the Arts
35. The Benjamin School
36. St. Mark's Episcopal School
37. St. Clare School
38. The Weiss School

Golf
39. PGA National Golf Resort
40. Abacoa Golf Course
41. Village of North Palm Beach
42. Palm Beach Country Club
43. The Golf Club of Jupiter
44. Jupiter Dunes Golf Course

Hospitals
45. Palm Beach Gardens Hospital
46. Jupiter Medical Center
47. VA Hospital
48. St. Mary's
49. Good Samaritan Hospital

Kolter Communities ★

St. Lucie County
- PGA Village Verano–Design Center Location
- Vizcaya Falls

Martin County
- Tres Belle
- Lost River
- The Oaks
- Canopy Creek

From I-95, take PGA Boulevard West (exit 79). Proceed west to Military Trail. Turn right onto Military Trail and proceed 1.5 miles. Paloma is on your left.

12496 Aviles Circle, Palm Beach Gardens, FL 33418
*561-799-7077 * 561-799-5886 fax*

KOLTERhomes.com

EQUAL HOUSING OPPORTUNITY

SINGLE FAMILY HOMES

Paloma

downtown palm beach gardens

THE ALONDRA

SEVILLE ELEVATION

MADERA ELEVATION

THE FLORESTA

SEVILLE ELEVATION

MADERA ELEVATION

THE BARCELONA

SEVILLE ELEVATION

MADERA ELEVATION

The BARCELONA
4 Bedrooms, 3½ Bathrooms & 2-Car Garage

2,795	Sq. Ft. Living Area
452	Sq. Ft. Garage
233	Sq. Ft. Covered Lanai
69	Sq. Ft. Covered Entry
3,549	Sq. Ft. Total

THE CORDOBA

SEVILLE ELEVATION

MADERA ELEVATION

THE DULCE

SEVILLE ELEVATION

MADERA ELEVATION

the Dulce

The DULCE

4-5 Bedrooms, 4½ Bathrooms & 2-Car Garage

3,326	Sq. Ft. Living Area
498	Sq. Ft. Garage
278	Sq. Ft. Covered Lanai
144	Sq. Ft. Covered Entry
4,246	Sq. Ft. Total

THE ELISA

SEVILLE ELEVATION

MADERA ELEVATION

The ELISA

4-5 Bedrooms, 4 Bathrooms & 2-Car Garage

3,442	Sq. Ft. Living Area
481	Sq. Ft. Garage
240	Sq. Ft. Covered Lanai
102	Sq. Ft. Covered Entry
4,265	Sq. Ft. Total

THE SINGLE-FAMILY HOMES, FEATURES

YOUR NEW COMMUNITY

- Gated entrance with beautiful cascading fountains
- Centrally located in Palm Beach Gardens
- Grand Clubhouse complete with full-size kitchen, office with Internet access, state-of-the-art fitness center and entertainment room, resort-style pool and spa
- Tropical landscaping throughout
- Maintenance-free lawn care

PERSONALIZE YOUR DREAM HOME

- Choose colors and styles in the Kolter Design Gallery
- Work one-on-one with your Kolter design consultant to select design options
- Additional green building options available to provide increased energy savings and sustainability

QUALITY CONSTRUCTION

- Revolutionary spray-foam insulation applied to underside of attic to create a closed attic system resulting in increased efficiency and energy savings and premium protection against moisture, noise and pests
- First- and second-floor impact-resistant windows and doors provide energy efficiency, security and noise reduction
- Mediterranean “S”-style roof tile for optimum performance
- Steel-reinforced monolithic concrete foundation and concrete block construction
- Vapor barrier underneath home slab for moisture prevention
- Energy-efficient 13-SEER central air-conditioning with Puron®, an environmentally sound refrigerant
- Energy-efficient 50- or 80-gallon hot water heater per plan
- Taexx built-in pest control system

BEAUTIFUL EXTERIORS

- Traditional brick pavers on entry walks, driveways and rear patios
- Oversized covered patios per plan
- Concrete community sidewalks
- Fully sodded and professionally landscaped homesite
- Automatic sprinkler system on entire homesite with rain sensor and timer specially zoned to conserve water
- 8' raised-panel fiberglass entry doors
- Schlage® handle sets with manufacturer’s lifetime warranty on finish
- Automatic garage door opener including 2 remotes
- Coach lights at garage
- Decorative mailbox and post
- Exterior premium Sherwin Williams® paint

OUTSTANDING INTERIORS

- High-efficiency air filter for improved air quality
- Soaring volume ceilings per plan
- 18"x 18" ceramic tile with a choice of styles and colors on floors in foyer, kitchen, living room, dining room, great room, family room and laundry room per plan
- Low-VOC wall-to-wall Stain Guard™ carpeting in choice of decorator colors
- 8' six-panel colonist interior doors with Schlage lever-style door handles per plan
- Raised-panel cabinets and laundry tub in laundry room
- GE® ENERGY STAR super-capacity washer and extra-large dryer
- Textured knockdown drywall finish on all ceilings and walls with orange-peel texture in bathrooms
- Abundant closet space with vinyl-coated ventilated shelving
- Upgraded baseboards and casings
- Marble windowsills throughout

GOURMET KITCHENS

- 42" wood upper cabinets, with adjustable shelves
- Granite countertops and backsplash in choice of colors
- Pantry with vinyl-coated ventilated shelves
- Recessed lighting in kitchen per plan
- American Standard® 50/50 undermount stainless steel sink
- GE ENERGY STAR 25 CF side-by-side refrigerator with ice and water dispenser in door with stainless steel finish
- 30" GE freestanding smooth-top surface self-cleaning oven with stainless steel finish or stainless steel single wall oven with separate cooktop per plan
- GE microwave with stainless steel finish
- GE ENERGY STAR automatic multicycle dishwasher with stainless steel finish
- Garbage disposal

LUXURIOUS BATHS

- Wood cabinetry in various finishes
- 8" x 10" ceramic wall tile in a variety of colors
- 18" x 18" ceramic floor tile in a variety of colors
- His-and-hers separate sinks and vanity spaces per plan
- Luxurious master bath with Royal™ soaker tub per plan
- Shower with framed glass enclosure
- Moen® Eva series plumbing fixtures with double lever with 8" spread in master bath
- Moen Eva series plumbing fixtures with double lever with 4" spread in secondary baths
- American Standard® 1.2-gallon FloWise™ two-piece elongated water closets
- Recessed lighting in master bath per plan
- Bathroom fans
- Raised-height bath vanity counters in master bathroom

ELECTRICAL SPECIFICATIONS

- 200-amp electrical service
- High-speed structured wiring network for phone, TV, cable and Internet
- Cat-5 data lines and RG-6 quad shield coaxial cable
- Alarm system on first-floor windows and doors with keypad and interior siren
- Prewired for telephone in bedrooms, kitchen and family room
- Smoke and carbon monoxide detectors throughout home
- Digital programmable A/C thermostats
- Custom lighting detail including recessed lighting
- Rocker-style electrical decorator switches

ECO-NOMICS™ By KOLTER HOMES

Prices, terms, floor plans, square footages, elevations, features and amenities are subject to change without notice. For correct representations, make reference to the documents provided by the builder in your purchase agreement.

Paloma

SITE PLAN