

SHOWCASE HOME | MADISON W/ BONUS

Street Address: 9607 St. Germain Drive

A/C Sq. Ft.: 2,795

Bedrooms: 4

Bathrooms: 4

Move-In Date: April 2024

KOLTER HOMES®



ELEVATION: Florida Vernacular



HOMESITE: 80

Exterior Color Package: C2



SHOWCASE HOME | MADISON w/ BONUS

****New Construction Move-In-Ready**** This brand-new Madison floorplan built by Kolter Homes is located on a private homesite with a view overlooking a natural preserve. Within the gated community of L'Ambiance at Avenir, this home includes 4 bedrooms and 4 bathrooms, with one of the bedrooms and bathrooms being in a private upstairs bonus room. The home also includes a 4' extension to the owner's suite and lanai, a 16' wide by 10' tall sliding glass door, and 5' privacy wall with gas, water and electric connections for a future summer kitchen. There is a gas stub out for a future pool heater and the home includes spray foam insulation. The kitchen includes a quartz island and second tier upper cabinets. The backyard offers ample room to build a custom pool.

L'Ambiance is located directly across from the soon to be completed Great Egret Clubhouse giving residents access to a full service restaurant and poolside bar, 3 separate pools, fitness center, covered playgrounds, indoor and outdoor social spaces, sports courts and more.

SHOWCASE HOME FEATURE HIGHLIGHTS

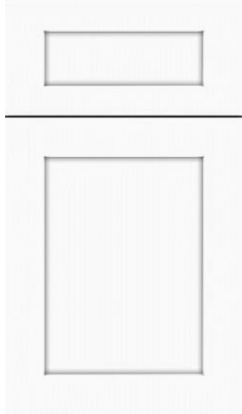
KITCHEN DETAILS

- CAFÉ KITCHEN APPLIANCES
- GOURMET KITCHEN CONFIGURATION
- CABINET ANGLED CROWN MOULDING
- UNDER KITCHEN CABINET LIGHTING (INCLUDES LIGHT VALANCE)
- QUARTZ COUNTERTOPS
- FULL HEIGHT QUARTZ BACKSPLASH (SAME AS COUNTERTOP)
- KITCHEN CABINET PANEL PACKAGE
- SECOND TIER UPPER CABINETS

DESIGNER FEATURES

- LAUNDRY CABINETS WITH SINK AND QUARTZ COUNTERTOP
- FINTESS ROOM ILO FLEX ROOM
- BONUS ROOM W/ CLOSET AND FULL BATH
- 4' OWNER SUITE & LANAI EXTENSION
- OPEN CELL SPRAY FOAM INSULATION
- 5' PRIVACY WALL WITH PRE-PLUM FOR SUMMER KITCHEN
- SHOWER ILO TUB IN BATHROOM 3
- 16' WIDE x 10' SLIDING GLASS DOOR

SHOWCASE HOME DESIGNER FEATURES | KITCHEN



**KITCHEN CABINET
(PERIMETER)
SALEM WHITE CAP**



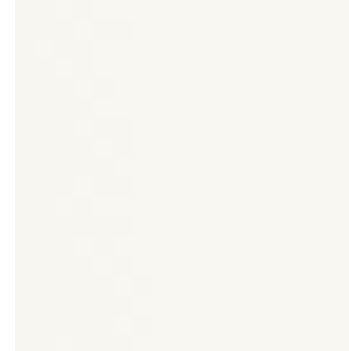
**KITCHEN
CABINETS
(ISLAND) – SALEM
STARLESS**



**KITCHEN FAUCET
– MOEN NIO SPOT
RESISTANT**



**HARDWARE –
625-160-SN**



**KITCHEN BACKSPLASH
& PERIMETER
COUNTERTOP – DAL
TILE MORNING FROST**

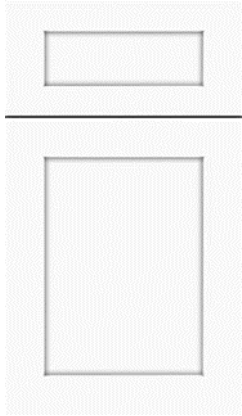


**MOHAWK
LAMINATE
FLOORING –
BLEACHED LINEN**



**KITCHEN ISLAND
COUNTERTOP –
IVERNESS COBALT**

SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATHROOM



**OWNER'S
BATHROOM
CABINETS – SALEM
WHITE CAP**



**HARDWARE –
625-160-SN**



**COUNTERTOP –
CAMBRIA
IRONSBRIDGE**



**SHOWER WALL –
STERLINA II SILVER PL
12x24**



**FAUCET – MOEN
DOUX 8" BRUSHED
NICKEL**



**SHOWER FLOOR –
EMSER METRO
CREAM 2" HEX**



**TILE FLOOR –
STERLINA II SILVER
PL 12x24**

SHOWCASE HOME DESIGNER FEATURES | BONUS BATHROOM



**BONUS BATHROOM
CABINETS –
ARISTOKRAFT BINX
WHITE**



**HARDWARE –
625-160-PC**



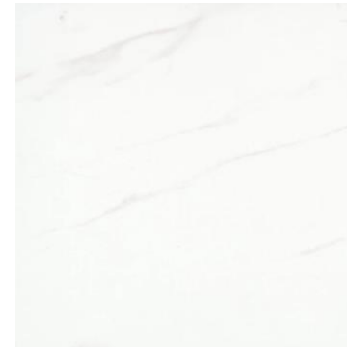
**COUNTERTOP –
CAMBRIA SANDGATE**



**FAUCET –
MOEN VOSS SL
CHROME**



**TUB WALL –
EMSER CATCH
FAWN GL 4x16**



**TILE FLOOR –
EMSER CONTESSA
ORO MT 18x18**

SHOWCASE HOME DESIGNER FEATURES | BATHROOM 2



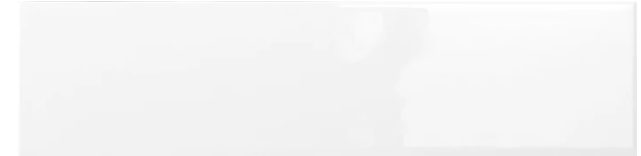
**BATHROOM 2
CABINETS –
ARISTOKRAFT
BINX WHITE**



**HARDWARE –
625-160-PC**



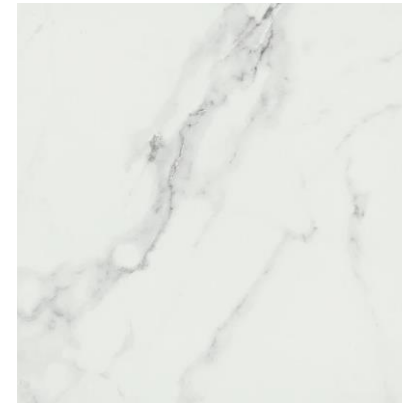
**COUNTERTOP –
CAMBRIA MAYFAIR**



**TUB WALL – EMSER
CATCH ICE GL 4x16**

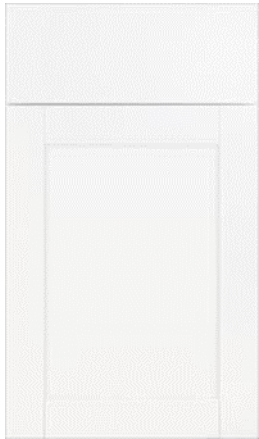


**FAUCET –
MOEN VOSS SL
CH**



**TILE FLOOR – EMSER
CONTESSA DAMA MT
18x18**

SHOWCASE HOME DESIGNER FEATURES | BATHROOM 3



**BATHROOM 3
CABINETS –
ARISTOKRAFT BINX
WHITE**



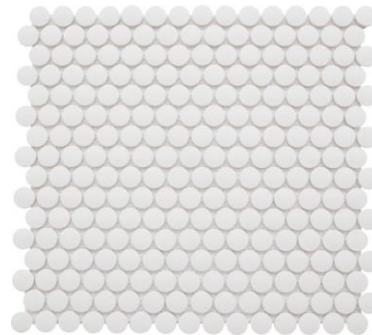
**HARDWARE –
625-160-PC**



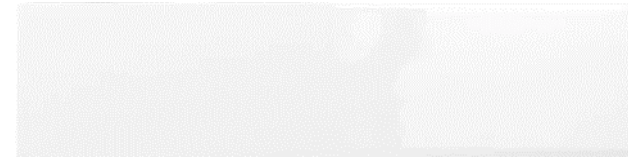
**COUNTERTOP –
CAMBRIA SANDGATE**



**FAUCET –
MOEN VOSS SL
CH**



**SHOWER FLOOR –
EMSER REZONE
WHITE MT PENNY**



**SHOWER WALL –
EMSER CATCH ICE
GL 4x16**



**TILE FLOOR – EMSER
STERLINA II SILVER PL
12x24**