

# 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

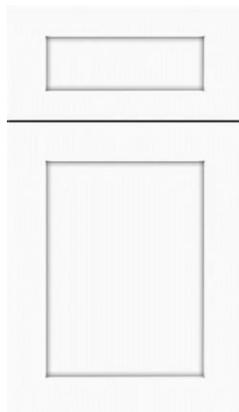
### KITCHEN DETAILS

- 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
- FITNESS 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



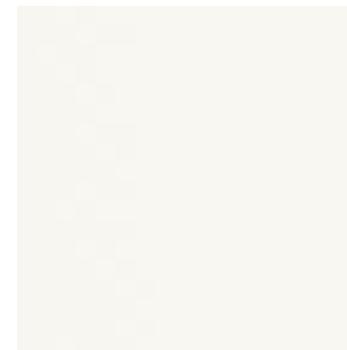
**KITCHEN CABINET  
(PERIMETER)  
SALEM WHITE CAP**



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



**HARDWARE –  
625-160-SN**



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



**KITCHEN FAUCET  
– MOEN NIO SPOT  
RESISTANT**

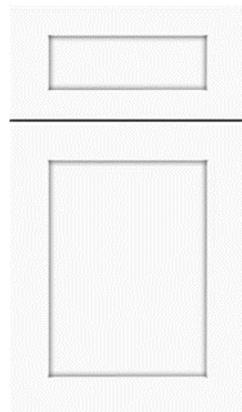


**MOHAWK  
LAMINATE  
FLOORING –  
BLEACHED LINEN**



**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**



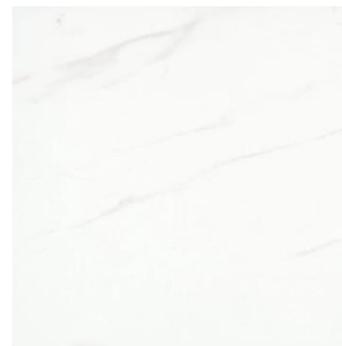
**COUNTERTOP –  
CAMBRIA SANDGATE**



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



**FAUCET –  
MOEN VOSS SL  
CHROME**



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

## SHOWCASE HOME DESIGNER FEATURES | BATHROOM 2



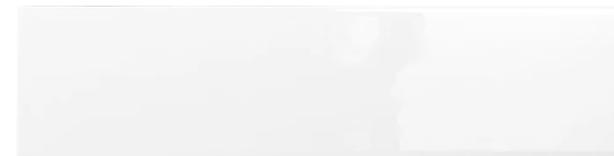
**BATHROOM 2  
CABINETS –  
ARISTOKRAFT  
BINX WHITE**



**HARDWARE –  
625-160-PC**



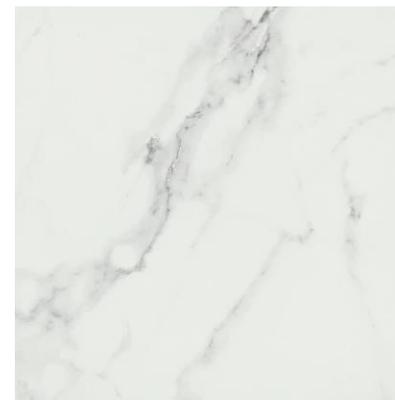
**COUNTERTOP –  
CAMBRIA MAYFAIR**



**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**



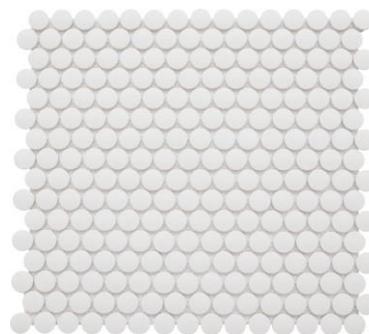
**HARDWARE –  
625-160-PC**



**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**