

SHOWCASE HOME | NICOLE

KOLTER
HOMES®

Street Address: 9508 St. Germain Drive

A/C Sq. Ft.: 2,378

Bedrooms: 3 Bathrooms: 3 Move-In Date: See Listing



ELEVATION: Florida Vernacular

HOMESITE: 50

Exterior Color Package: C3



Prices, homesites, amenities, home designs, square footage and other information subject to errors, changes, omissions, deletions, availability, prior sales and withdrawal at any time without notice. Square footage numbers are approximate and may vary depending on the standard measurement used. Photos and/or drawings of homes may show upgraded landscaping and may not represent the lowest priced homes in the community. All renderings and floorplans in these materials are an artist's conceptual drawings and will vary from the actual plans and homes as built. CRC057817/CGC1514916

KOLTERHOMES®



SHOWCASE HOME FLOORPLAN

NICOLE

This home is move-in ready and situated on a private homesite along the perimeter privacy wall. There are 3 bedrooms, 3 Full Baths, a large Flex room, Great Room, covered Lanai and 2-Car Garage. The Lanai has been extended on this home to create a great outdoor living space. Other options include the freestanding tub in the Owner's bathroom and 16' wide x 10' tall sliding glass doors further enhancing the indoor/outdoor living.

SHOWCASE HOME FEATURE HIGHLIGHTS

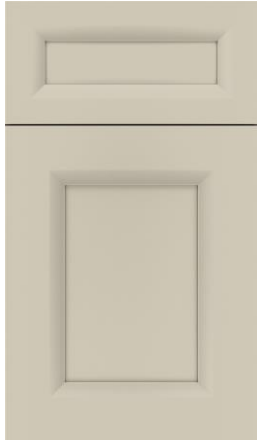
KITCHEN DETAILS

- GE Café' Appliances with 30" Designer Wall Mount Hood
- 42" Painted Cabinets with Full Island Panel Wrap
- 2nd Tier Cabinets with Crown Moulding
- Under Kitchen Cabinet Lighting w/Light Valence
- Pendant Lighting Above Island
- Quartz Countertops with a 3" Edge Quartz Island Countertop
- Mosaic Tile Backsplash
- Moen Single Bowl White Granite Undermount Sink

DESIGNER FEATURES

- Mohawk Revwood Laminate Flooring in Owner's Suite and Secondary Suites
- 32x32 White Polished Floor Tiles in Main Living Area and Owner's Bath
- Owner's Bath Frameless Shower and Freestanding Tub
- Smooth Wall Finish Throughout Home
- Extended Lanai with 16' Wide x 10' Tall Sliding Glass Door
- Pre-Plumb for Summer Kitchen and Gas Stub Out for Future Pool
- Open Cell Spray Foam Insulation
- Entire House Aluminum Gutters with Downspouts

SHOWCASE HOME DESIGNER FEATURES | KITCHEN



Cabinets
Kenna DayBreak



Cabinet Hardware
625-160 PC
Polished Chrome



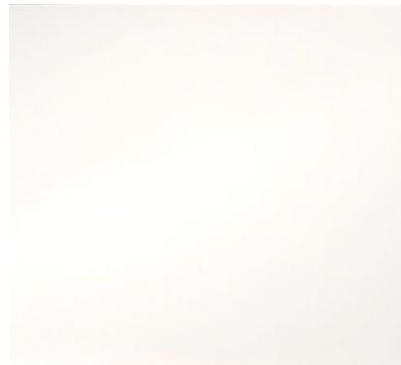
Backsplash
Winter Frost Marquise
Mosaic



Sink
Moen Single Bowl
White Granite
Undermount Sink



Faucet
Moen Nio
Chrome



Tile
Times Square White
32X32 Polished Tile



Quartz Countertops
Island: Everleigh
Perimeter: White Cliff

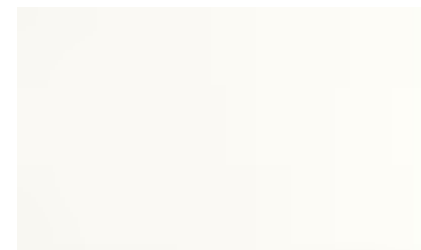
SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATH



**CABINETS
CONTEMPRA VERTICAL
TIDEPOOL**



**CABINET HARDWARE
625-160 PC
POLISHED CHROME**



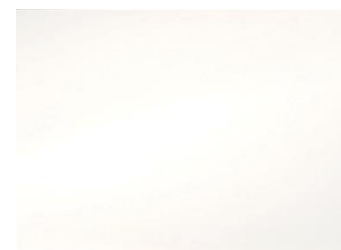
**ONE QUARTZ
COUNTERTOP
MORNING FROST**



**BATHROOM FAUCET
CIA 8" CHROME**



**FREESTANDING TUB
MAAX ELLA SLEEK**



**SHOWER WALL & TILE
FLOOR
EMSER TIMES SQUARE
WHITE POLISHED**



**SHOWER
FLOOR
EMSER WINTER
FROST 2" HEX**

SHOWCASE HOME DESIGNER FEATURES | BATH 2



**CABINETS
CONTEMPRA
VERTICAL TIDEPOOL**



**CABINET HARDWARE
625-160 PC
POLISHED CHROME**



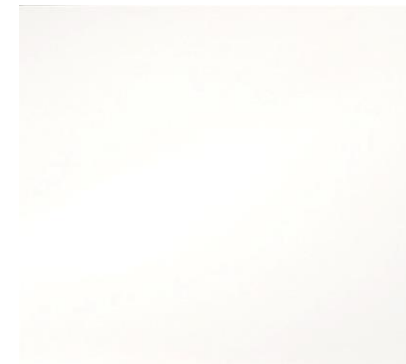
**QUARTZ
COUNTERTOP
TORQUAY**



**FAUCET
MOEN CIA SINGLE
LEVER CHROME**



**BATH WALL TILE
CATCH FAWN
GLOSS
4X16**



**BATH FLOOR TILE
TIMES SQUARE 32X32 WHITE
POLISHED**

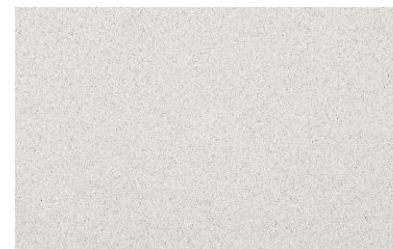
SHOWCASE HOME DESIGNER FEATURES | BATH 3



**CABINETS
CONTEMPRA
VERTICAL TIDEPOOL**



**CABINET HARDWARE
625-160 PC
POLISHED CHROME**



**QUARTZ COUNTERTOP
ARUCA WHITE**



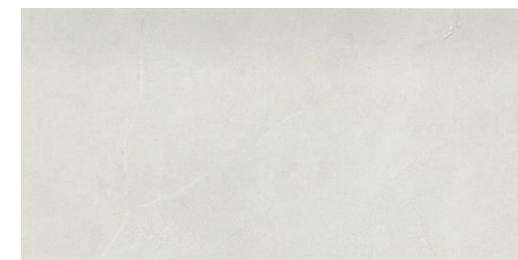
**FAUCET
MOEN CIA SINGLE
LEVER CHROME**



**SHOWER WALL TILE
SOLARA FIRENZA
12X24 MATTE**



**SHOWER FLOOR
OPUSCAR FAIR
PEBBLES**



**BATH FLOOR TILE
SOLARA FIRENZA 12X24
MATTE**