

SINGLE-FAMILY HOME

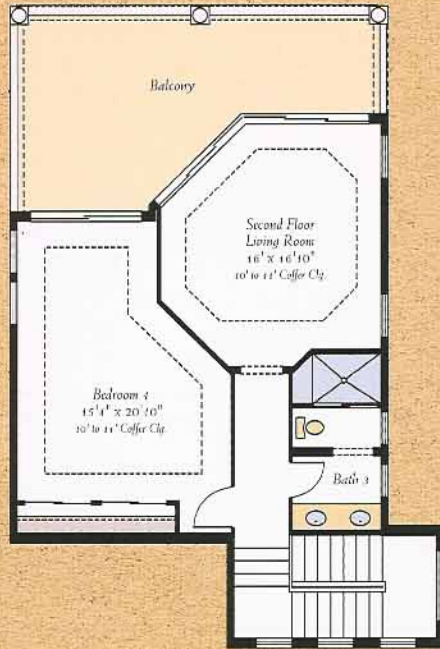
Valencia II by Southern Bay Homes, Inc.



Shadow Wood®

AT THE BROOKS

VALENCIA II



First Floor Living	3,719 Sq. Ft.
Second Floor Living	761 Sq. Ft.
Balcony	320 Sq. Ft.
Entry	57 Sq. Ft.
Lanai	839 Sq. Ft.
Garage	720 Sq. Ft.
Total	6,416 Sq. Ft.

4 BEDROOMS, 5 BATHS,
2 LIVING ROOMS, FAMILY ROOM,
DINING ROOM, BUTLER'S PANTRY,
STUDY, OUTDOOR KITCHEN, LANAI,
BALCONY AND 3-CAR GARAGE

Distinguished Mediterranean architecture meets lavish décor and luxurious amenities in the Valencia II by Southern Bay Homes. Designed to showcase the surrounding beauty of Southwest Florida, the Valencia II is also the perfect retreat for entertaining in style.

The vast open floor plan provides sweeping views of the lake and preserve through expansive mitered glass windows downstairs, with an even more spectacular view from the upstairs. Featuring an exquisite master suite, three-guest suites with private baths, study, first floor and second floor living rooms, family room, and kitchen with butler's pantry, the Valencia II truly is a homeowner's dream.

The master bedroom features an 11-foot coffered ceiling and sitting area that overlooks the sparkling custom-designed pool on the lanai. The master bath features his-and-her walk-in closets featuring a custom closet system.

The downstairs living room boasts a 14-foot coffered ceiling and resplendent views of the lanai, bordering lake, and preserve seen through large mitered glass windows. Adjacent to the living room is a large gourmet kitchen with island and decorative range hood. A few steps away is the butler's pantry with wine cooler and sink. The dinette off the kitchen features mitered glass windows to create a wonderful spot for casual dining leading to the large family room.

The family room has a custom built-in entertainment center and utilizes disappearing sliding glass doors to take advantage of lake and preserve views. Stepping onto the lanai, the homeowner is greeted by an outdoor bar and kitchen area. A custom pool and spa with southern exposure lie just across the paved deck.

The upstairs features a separate guest suite with bath, living room with wet bar and entertainment center, and lanai. A breathtaking view of the lake and preserve can be enjoyed from all upstairs areas through the use of large disappearing sliding glass doors.

For the finest in Florida living... the Valencia II by Southern Bay Homes is a perfect choice!

Oral representations cannot be relied upon as correctly stating representations of the Developer. All dimensions are approximate. Floor plans and elevations are artist's concept. Due to field requirements, room dimensions may vary slightly. Developer maintains a continuous design program and developer therefore reserves the right to modify these plans.
NOTE: ALL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

BUILDING DREAMS



Excellence and lasting value have been the hallmarks of Southern Bay Homes since its beginning in 1989. Forming a partnership with each customer, Southern Bay has proven that building a new home can be a very rewarding experience. Through planning, extraordinary attention to detail and design that is both functional and beautiful, your new home will be even more appreciated as years go by. Customers of Southern Bay Homes are assured of personal attention, innovative design, quality craftsmanship and the best value for this most important investment.



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