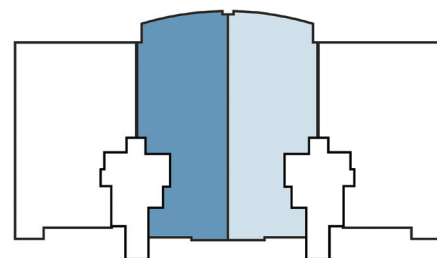


## COVE

A/C Living Area	3,331 Sq. Ft.
North Balcony	100 Sq. Ft.
South Balcony	292 Sq. Ft.
<b>Total</b>	<b>3,723 Sq. Ft.</b>





## COVE REVERSE

A/C Living Area	3,330 Sq. Ft.
North Balcony	100 Sq. Ft.
South Balcony	292 Sq. Ft.
<b>Total</b>	<b>3,722 Sq. Ft.</b>

# RESIDENTIAL FEATURES

## BUILDING:

- Luxurious mid-rise residences with lake and golf course views
- Lush tropical landscaping with walking paths
- Lakeside parkettes with boardwalks, gardens, fire pits & outlooks
- Clubhouse with multiple dining venues, wellness center, pool & sundeck
- Hurricane-rated impact windows and doors with Kynar finish
- Solar-tinted, insulated, low-E glass windows & doors
- Glass canopy lobby entry
- Under-building garage parking
- Electric car & golf cart charging stations
- Air-conditioned owners' storage closet
- Generator for all life safety & emergency building functions
- Surveillance cameras with central monitoring & recording
- TV, phone & Internet services
- Emergency call system monitored on site

## RESIDENCES:

- Open floor plans
- Large double-bay screened lanais
- Electronic access control on all entry doors
- Solid-core interior doors

- Schlage lever-style interior door hardware
- Tile flooring in main rooms, lanais, bathrooms, laundry & halls (per plan)
- Carpeting with 6 lb. rebound pad in all bedrooms & closets (per plan)
- Wood flooring in dens
- Flooring and wall sound abatement throughout
- Near 10' ceilings in great room, bedrooms and den
- Ventilated wood closet shelving
- Owner suites with his & her walk-in closets
- Individually controlled, high-efficiency central A/C
- Programmable digital thermostats with humidity control
- Building monitoring system with remote A/C system control
- Energy-efficient, 50-gallon electric water heaters
- Pre-wired for ceiling fans in main rooms, bedrooms & lanais
- Decora-style switches & outlets
- Smart box for TV, Internet, phone & systems connectivity
- Pre-wiring for phone, TV & Internet

## KITCHEN:

- Open-plan kitchen design with island
- Wood cabinetry
- Granite countertops & backsplash

- 36" base cabinets and 40" upper cabinets
- Stainless steel appliance package with:
  - French-door refrigerator/freezer
  - Combo wall oven/microwave
  - Electric cooktop
  - Hood
  - Dishwasher
- Badger 3/4 HP disposal
- Kohler stainless steel under-mount sink and faucet
- Tile flooring with wood base

## BATHROOM:

- Wood cabinetry
- Granite countertops & backsplash
- 36" base cabinets
- Kohler under-mount sinks, faucets & decorative bath accessories
- Recessed showers for easy entry
- Full-height shower tile
- Tile shower benches & niches
- Frameless glass shower doors in master bath

## LAUNDRY ROOM:

- Wood cabinetry
- Granite countertops & backsplash
- 36" base cabinets & 36" upper cabinets
- Kohler utility sink & faucets
- Energy-efficient washer & dryer



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Moorings Park Communities is a nationally accredited, non-profit, Medicare-certified organization and one of the only Life Plan providers with A or A+ ratings by Fitch and S&P. All dimensions are approximate. Actual gross square footage may vary. All images are conceptual renderings and developer reserves the right to make modifications, including amenities, without prior notice. The dimensions set forth in this brochure are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls.

A Project by  
**LONDON BAY**  
DEVELOPMENT GROUP