

### Grove

One story, 2 bedrooms / 2 baths, great room off kitchen,  
master bedroom with walk-in closet, 2-car garage.

1,133 AC SF • 1,725 TOTAL SF \$277,990

### Fernwood

One story, 2 bedrooms / 2 baths, great room off kitchen, den, laundry room,  
master bedroom with walk-in closet, 1-car garage. Dining room option available.

1,348 AC SF • 1,603 TOTAL SF \$277,990

### Huntington

One story, 3 bedrooms / 2 baths, great room off kitchen, laundry room,  
master bedroom with his & her walk-in closets, 1-car garage.

1,630 AC SF • 1,903 TOTAL SF \$308,990

### Anaheim

Two story, 3 bedrooms / 2.5 baths, great room off kitchen, downstairs laundry,  
upstairs master suite with walk-in closet, 1-car garage.

1,687 AC SF • 1,971 TOTAL SF \$303,990

### Balboa

Two story, 3 bedrooms / 2.5 baths, kitchen with great room and family room, nook,  
storage closet, upstairs laundry, master suite with walk-in closet, 1 car garage.

1,921 AC SF • 2,256 TOTAL SF \$323,990

### Corona

Two story, 3 bedrooms / 2.5 baths, kitchen with great room and family room,  
upstairs laundry room, master suite with walk-in closet, 2 car garage.

1,810 AC SF • 2,279 TOTAL SF \$315,990

### Doheny

Two story, 3 bedrooms / 2.5 baths, great room, kitchen with family room, storage closet,  
upstairs laundry room, loft, master suite with walk-in closet, 2 car garage.

2,032 AC SF • 2,529 TOTAL SF \$335,990

### Encinitas

Two story, 4 bedrooms / 3.5 baths, great room, eat-in kitchen, upstairs laundry room, loft,  
master suite on ground floor with walk-in closet, 1 car garage.

5th bedroom and wet bar options available.  
2,251 AC SF • 2,635 TOTAL SF \$363,990





<http://cchomes.com/project/fronterra/>

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**Deposits Required by CC Homes at Contract**

- 5% Primary Residence\*
- 10% Second Home\*
- 20% Investment Property\*
- 35% International Investments\*

**Incentives:**

*\$1,000 upgrade incentive for law enforcement, nursing, teaching, fire rescue, military  
\$5,000 Closing Cost Credit when you finance with preferred lender & close with our preferred title company.*

**Preferred Lender Listed:**

- **The Lauren Maxwell Team**  
*Lauren Maxwell | Direct: 239-254-2260 | Email: [themaxwellmortgageteam@gmail.com](mailto:themaxwellmortgageteam@gmail.com)*
- **Primary Residential Mortgage Company**  
*David Epstein | Direct: 305-613-4407 | Email: [daveepstein@primeres.com](mailto:daveepstein@primeres.com)*
- **BBVA Compass Bank**  
*Eric Kam | Direct: (305) 582-4521 | Email: [eric.kam@bbva.com](mailto:eric.kam@bbva.com)*

**Additional Deposits for Selection Appointments** (within first month after contract)

- 50% On total amount of upgrades for Permit Options (electrical, low voltage, etc.)
- 50% On total amount of upgrades for Interior Options (flooring, granite, cabinets, etc.)

**Fronterra Homeowner's Association**

\$95.00 / Month and includes maintenance for:

- Maintenance of Common Grounds & Lakes
- Pool/ Cabana Bath/ Sun Deck
- Lawn Irrigation Water
- Gated Front Entry

**Community Development District Tax**

- \$1,245.63 annual assessment paid within real estate taxes



**8725 Madrid Circle, Naples FL 34104**

**Located on Davis Boulevard between Collier Boulevard and Radio Road. I-75 to Exit 101.**



**FRONTERRA**  
NAPLES

## FEATURES LIST

### COMMUNITY FEATURES

- Excellent Naples, Florida location
- Easy access to major roadways most notably Interstate 75
- Community pool, sundeck and shaded cabana
- Picturesque community lakes
- Lush landscaping
- Welcoming gated entrance

### EXTERIOR FEATURES

- Mediterranean style concrete tile roof
- Decorator color schemes and textured finish
- Brick paver driveway, walkway to home, and covered entry
- Climate-friendly covered entry with dramatic 8' doors
- Distinctive exterior door hardware and deadbolt lock
- Lighting at front porch entry
- Decorative coach lights at garage
- Impact-resistant garage doors
- Pavers at rear patio
- Front and rear weatherproof (GFI) electrical outlets
- Professionally landscaped and sodded home site
- Automatic sprinkler system
- Two outside hose bibs
- Steel-reinforced concrete foundation
- Termite treated foundation
- Vented soffits
- Screens on all operable windows
- Side gutters

### INTERIOR FEATURES

- Spacious 10' ceilings on the first floor and 9'4" on second floors (per plan)
- Light textured finish walls & knockdown ceilings throughout (excluding baths)
- Elegant decorator door hardware throughout
- Decorative 2 ¼" wood door casings
- Oversized 3 ¼" wood baseboards
- 12" x 12" ceramic Dal-tile flooring in main areas, powder and laundry room (per plan)
- Deluxe wall-to-wall carpeting with padding in all non-tiled areas
- Minimum 150 AMP electrical service

- High efficiency air conditioning system
- Air-conditioned baths, laundry rooms and walk-in closets
- Decorative fixture in dining room and breakfast nook (per plan)
- Energy-efficient R-11 garage wall insulation
- Energy-efficient R-30 ceiling insulation (per plan)
- Energy-efficient hot water heater 2015 compliant
- Rocker-style electrical switches
- Vinyl-clad ventilated closet shelving
- Marble window sills throughout
- Smoke and carbon monoxide detectors (per plan)
- Structured wiring system includes wiring that home-runs to a central distribution panel
- All phone wiring is Category-5 cable and is included in the kitchen and master bedroom
- Pre-wired for ceiling fans in family room and great room
- Full-sized washer and dryer

### INSIDE YOUR KITCHEN

- Stainless steel appliance package including:
  - Side-by-side refrigerator with ice and water dispenser in the door
  - Ceramic surface range with self-cleaning oven
  - Built-in microwave oven and hood combo with fan and light
  - Multi-cycle dishwasher
  - ½ HP garbage disposer
- Wood cabinetry with 30" upper cabinets
- Granite countertops with 4" backsplash
- Stainless steel double bowl undermount sink
- Single lever Kohler® faucet with pull out spray feature
- Overhead recessed lighting

### INSIDE YOUR BATHROOMS

- European style wood cabinetry in all baths
- Granite vanity tops with 4" backsplash
- 12" x 12" ceramic Dal-tile flooring and tub/shower wall tile package in master and secondary baths
- Kohler® faucets and coordinated bath accessories
- Elongated water closets
- Exhaust fans
- Full-width mirrors
- Decorator lighting fixtures