

# Floor Plans

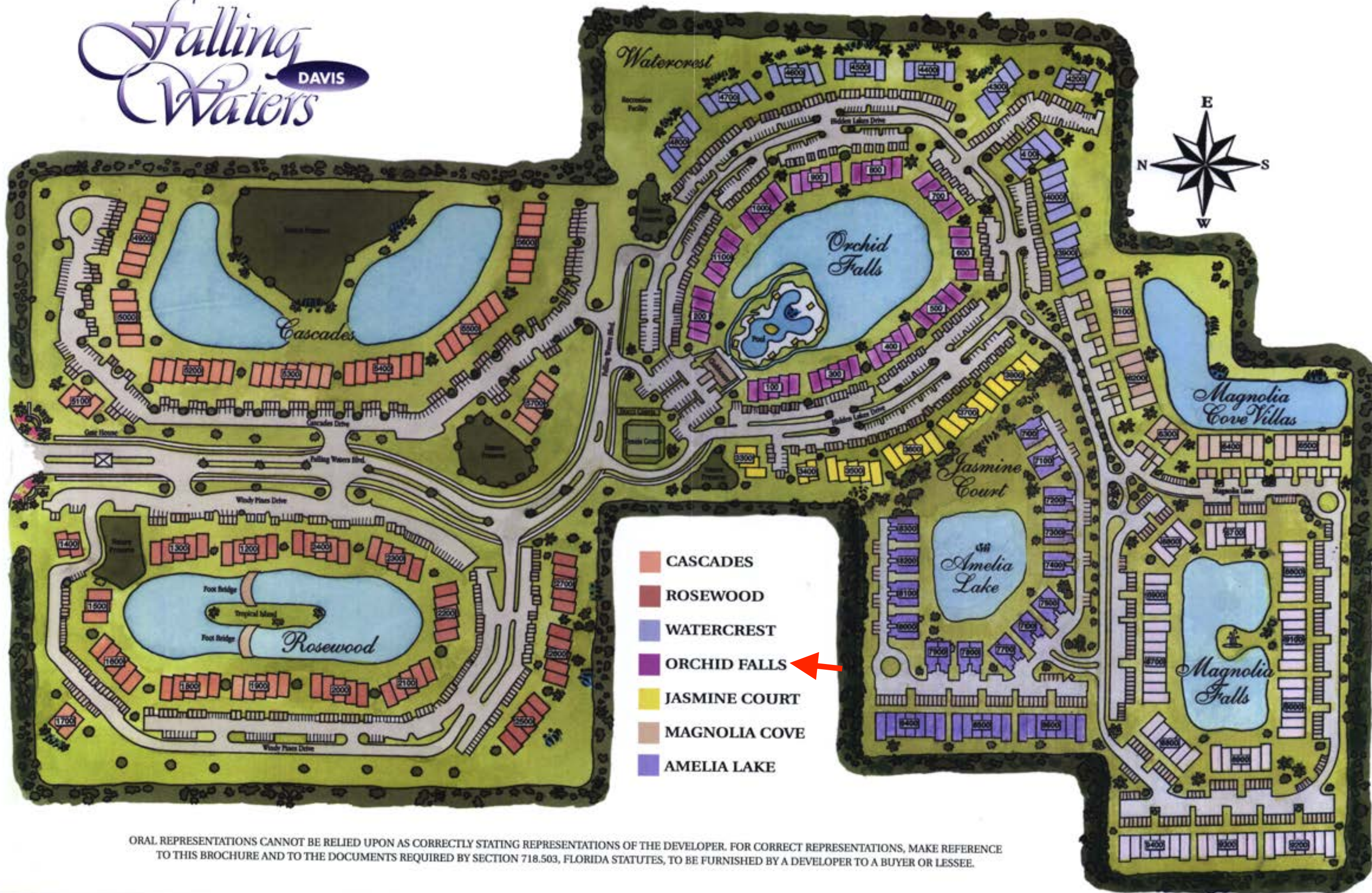
These floor plans have been assembled as a resource for you. They may not be inclusive of every home in the community.

Please note that over time, owners may make modifications to spaces that may not be captured in these original floor plans.

Renderings are not a guarantee of space measurement. Interested parties should verify through their own secured services.

# Falling Waters

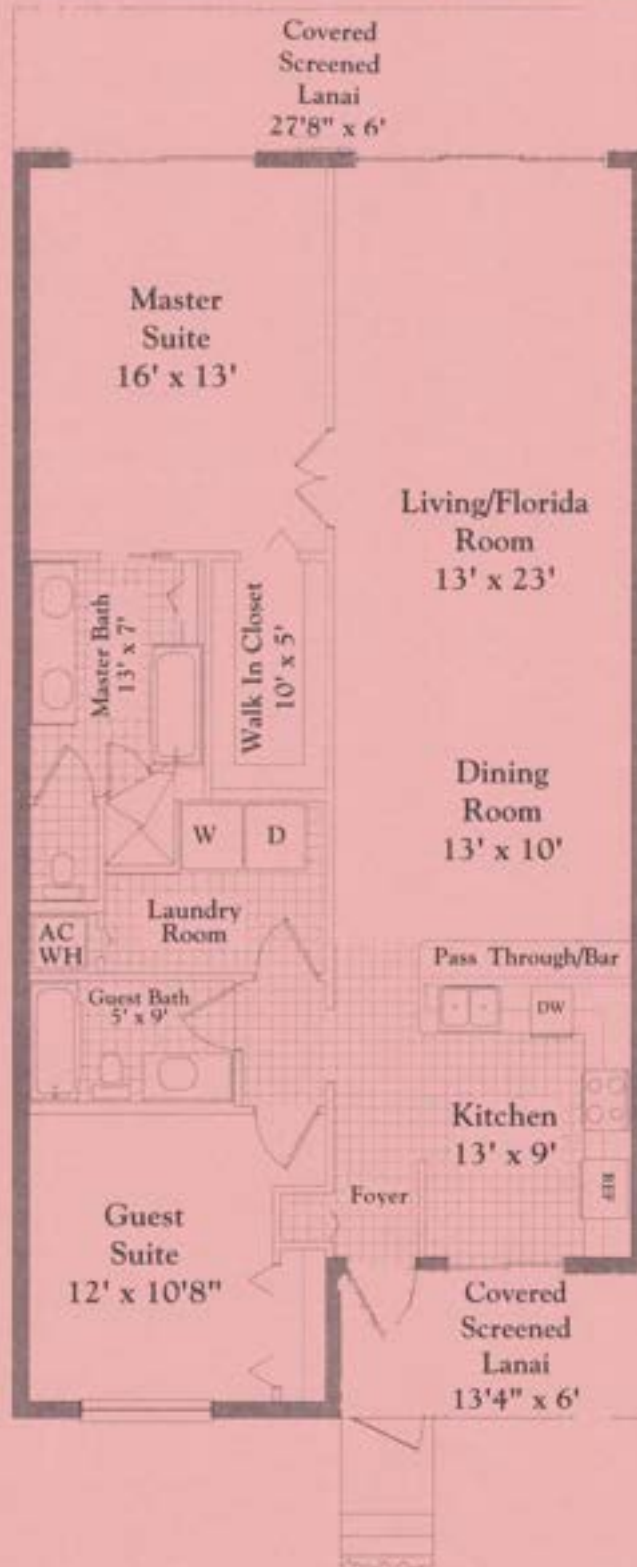
DAVIS



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

# *Rose Wood*

## *Two Bedroom, Two Bathroom*

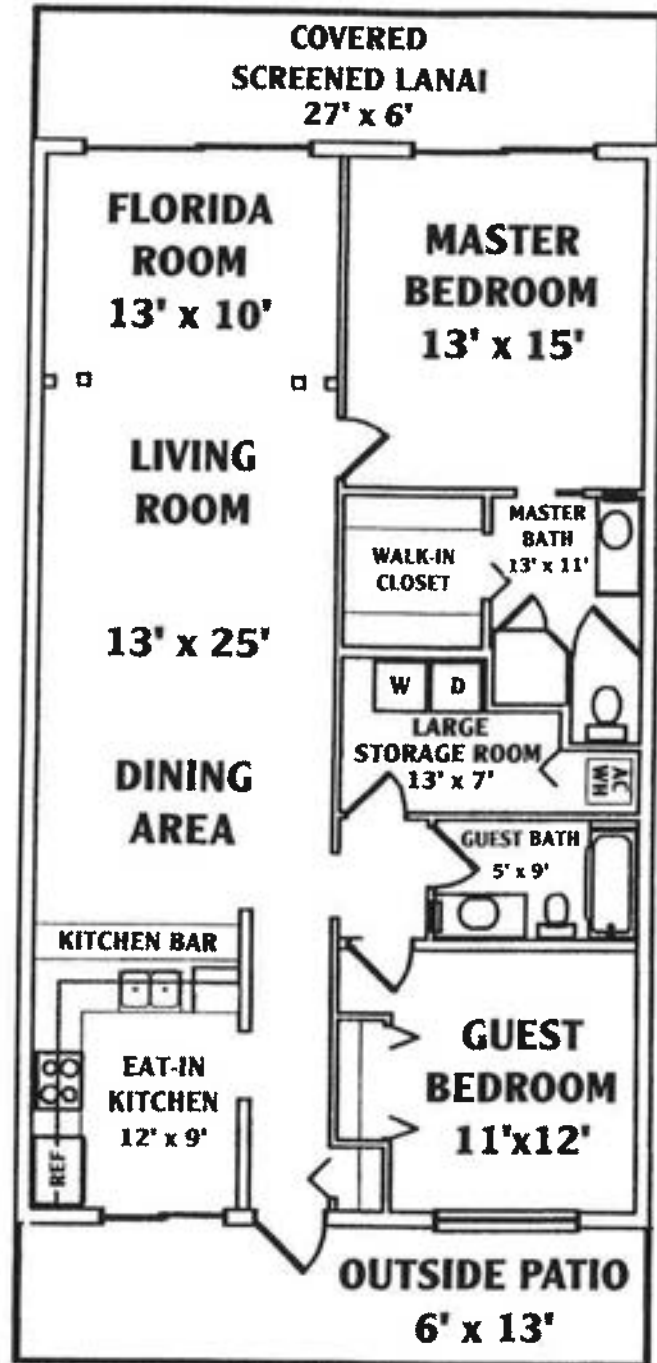


### *Square Footage*

|                      |              |
|----------------------|--------------|
| Living Area          | 1,271        |
| Lanai                | 247          |
| Carport with Storage | 240          |
| <b>Total</b>         | <b>1,758</b> |

## 2-Bedroom 2-Bathroom Apartment

## Orchid Falls



**INDIVIDUAL ENTRY  
ON ALL 2nd FLOOR  
APARTMENTS**

**Living Area ..... 1314**  
**Patio ..... 246**  
**Carport ..... 205**  
**Total ..... 1765**

### EAT-IN KITCHEN

Corian Countertops and Double Sink  
 European Cabinets  
 Potscrubber Dishwasher  
 Spacemaker Microwave Oven  
 Self-Cleaning 30" Oven/Range  
 Garbage Disposal  
 22 Cu. Ft. Refrigerator  
 Indirect Lighting

### BATHROOMS

Cultured Marble Vanity Tops  
 Full-width Mirrors above Vanity

### MASTER BATH

Spacious Walk-in Closet with Air Conditioning and Extra Shelving  
 Large Shower with Enclosure

### FLOOR COVERINGS

Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths  
 Carpet and Padding Throughout

### STRUCTURE

Masonry Constructed Carports  
 Stucco Ceilings in Carports  
 Textured Walls Throughout (except Kitchen and Baths,  
 which have a smooth finish)  
 Cathedral Ceilings Upstairs

### ADDITIONAL STANDARD FEATURES

8 Ceiling Fan Outlets  
 4 Pre-Wired Cable Outlets  
 3 Pre-wired Telephone Outlets  
 Large Laundry Room  
 Washer and Dryer in Each Unit  
 2 Large Screened and Covered Lanais  
 2 Parking Spaces Per Unit  
 Private Stairways  
 Storage Understairs  
 Energy-efficient Central Heat and Air Conditioning  
 Quick-recovery Hot Water Heater  
 Water Pipes Wrapped with Sound-Resistant Insulation  
 R-30 Value Insulation in Attic  
 Insulation Between Units  
 Wood Studs Throughout  
 Marble Window Sills  
 Underground Utilities  
 Gutters on All Carports and Units  
 2 Smoke Detectors  
 Barrel Tile Roofs on All Units and Carports  
 Brick Parking Area

### RECREATIONAL FACILITIES

**AIR-CONDITIONED CLUBHOUSE WITH KITCHEN AND DANCE FLOOR**

(Approximately 5,000 Sq. Ft.)

**LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA**

(Approximately 11,200 Sq. Ft. of Water)

**LIGHTED TENNIS COURTS**

**SCULPTURED PRIVATE LAKE**

(Approximately 3.8 Acres)

Dimensions and specifications are approximate and subject to change without notice.

Standard features subject to change without notice

## 2-Bedroom 2-Bathroom Apartment

# Jasmine Court



### EAT-IN KITCHEN

European Cabinets with DuPont Corian Countertops  
G.E. Appliance Package  
Potscrubber Dishwasher  
Spacemaker Microwave Oven  
Self-Cleaning 30" Oven/Range  
Garbage Disposal  
Potscrubber Dishwasher  
22 Cubic Foot Refrigerator with Water & Ice in Door  
Indirect Lighting

### BATHROOMS

Cultured Marble Vanity Tops  
Full-width Mirrors above Vanity

### MASTER BATH

Tiled Shower  
Linen Closet  
Twin Sinks and Full-Sized Tub

### FLOOR COVERINGS

Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths  
Carpet and Padding Throughout

### STRUCTURE

9' Ceilings on 1st Floor with 8' Sliding Glass Doors  
Vaulted Ceilings on 2nd Floor

### ADDITIONAL STANDARD FEATURES

Spacious Walk-in Closet with Air Conditioning and Extra Shelving  
Washer and Dryer in Each Unit  
Large Laundry Room  
Quick-recovery Hot-Water Heater  
R-30 Value Insulation in Attic  
Insulation Between Units  
Energy-Efficient Central Heat and Air Conditioning  
Carports with Individual Secured Storage  
Fully Screened Patios in Each Unit  
Water Pipes Wrapped with Sound-Resistant Insulation  
Masonry Constructed Carports  
Barrel Tile Roofs on All Units and Carports  
Brick Parking Lots and Walkways  
Gutters on All Units and Carports  
8 Ceiling Fan Outlets  
Underground Utilities  
2 Smoke Detectors  
Marble Window Sills

### RECREATIONAL FACILITIES

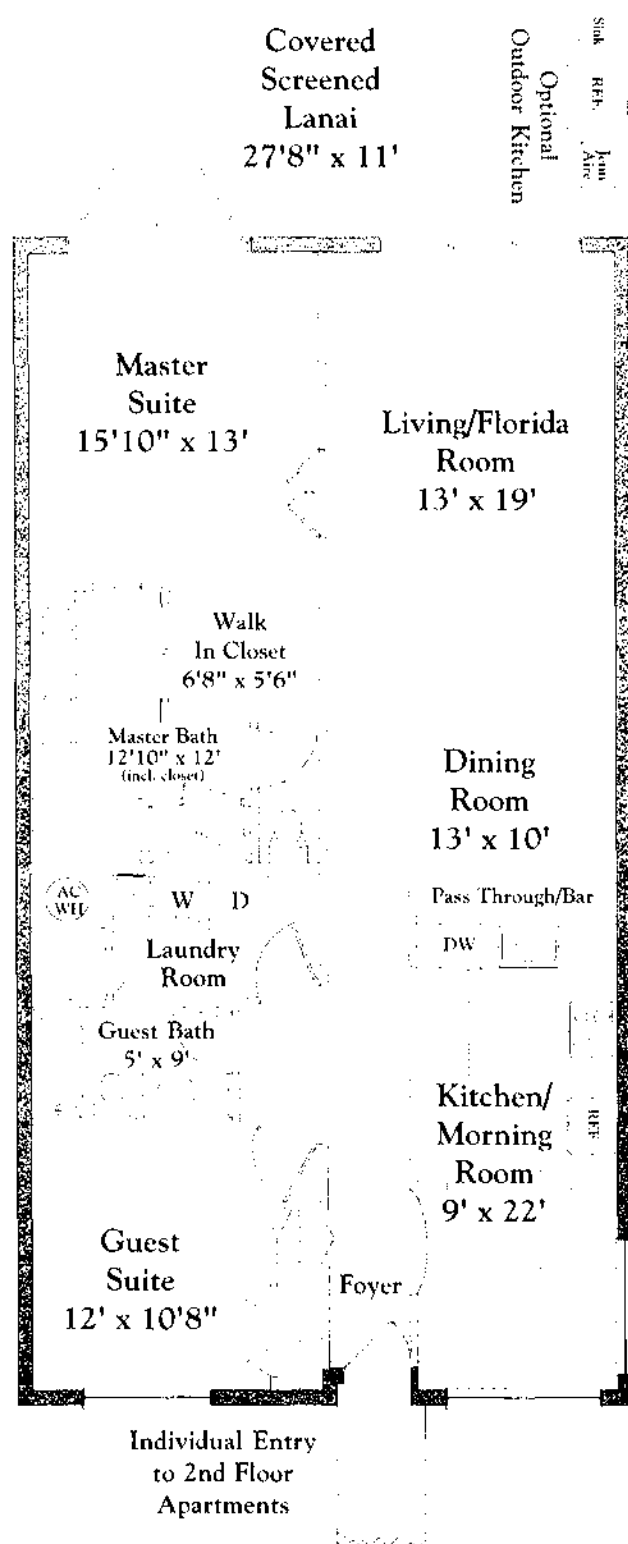
5,000 SQ. FT. AIR-CONDITIONED CLUBHOUSE  
WITH KITCHEN AND DANCE FLOOR

LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA  
(Approximately 11,200 Sq. Ft. of Water)

|                    |             |
|--------------------|-------------|
| Living Area .....  | 1349        |
| Patio .....        | 247         |
| Carport .....      | 240         |
| <b>Total .....</b> | <b>1836</b> |

# Cascades

## Two Bedroom, Two Bathroom



### Square Footage

|             |       |
|-------------|-------|
| Living Area | 1,349 |
| Lanai       | 300   |
| Garage      | 288   |
| Total       | 1,937 |

# Site Plan



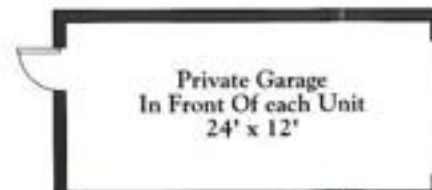
The developers of Falling Waters are proud to present a new development of unsurpassed quality, excellence, and beauty.

The Falling Waters Beach Resort is that development. Envision yourself drifting along the 600 foot lazy river pool, getting together with a few friends at the Bocce ball courts or maybe practicing on the 18 hole putting green.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCES TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO BUYER OR LESSEE.

## The Sandhill Model

Two Bedroom,  
Two Bath Condominium



|                             |                  |
|-----------------------------|------------------|
| Air-Conditioned Living Area | 1,351 Sq.        |
| Lanai                       | 304 Sq.          |
| Garage                      | 288 Sq.          |
| <b>TOTAL</b>                | <b>1,943 Sq.</b> |

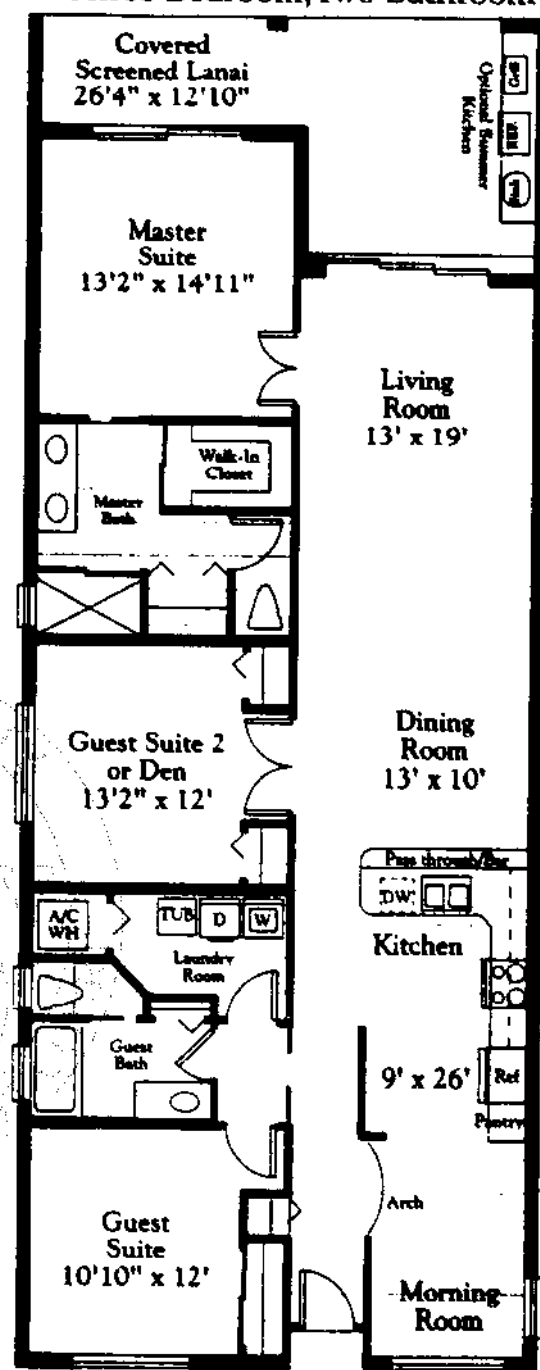
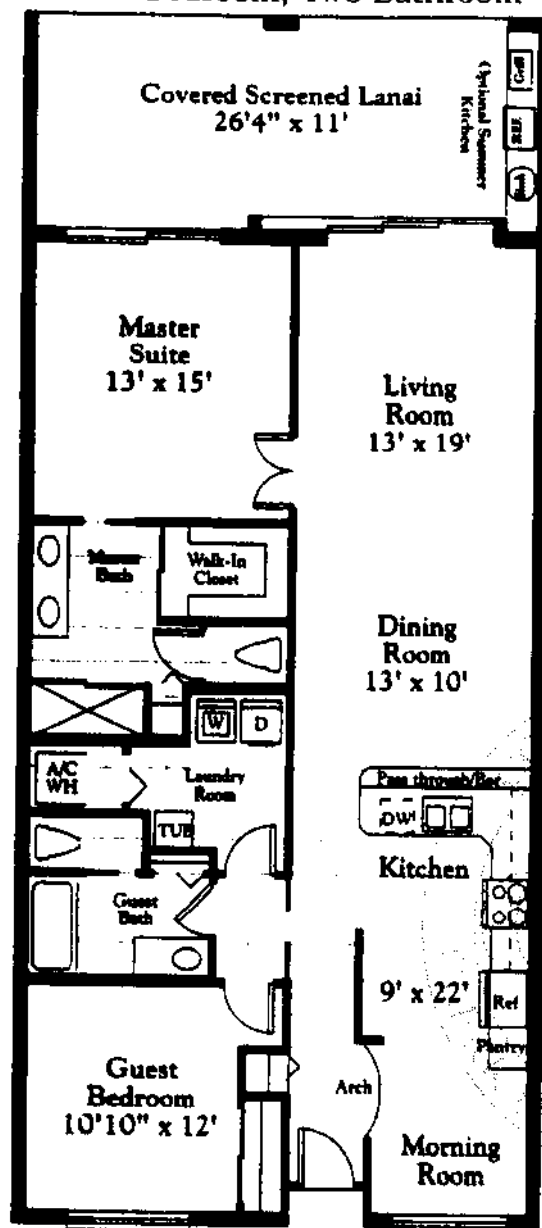
Drawing not necessarily to scale.  
Dimensions and specifications are approximate and are to change without notice.

# AMELIA LAKE

Two Bedroom, Two Bathroom

SECOND FLOOR ONLY

Three Bedroom, Two Bathroom



OR: 3176 PG: 2143

## SQUARE FOOTAGE

|              |              |
|--------------|--------------|
| Living Area  | 1,351        |
| Lanai        | 304          |
| Garage       | 288          |
| <b>TOTAL</b> | <b>1,943</b> |

All dimensions are approximate and are subject to change without notice. 02/01.

Private  
Garage

## SQUARE FOOTAGE

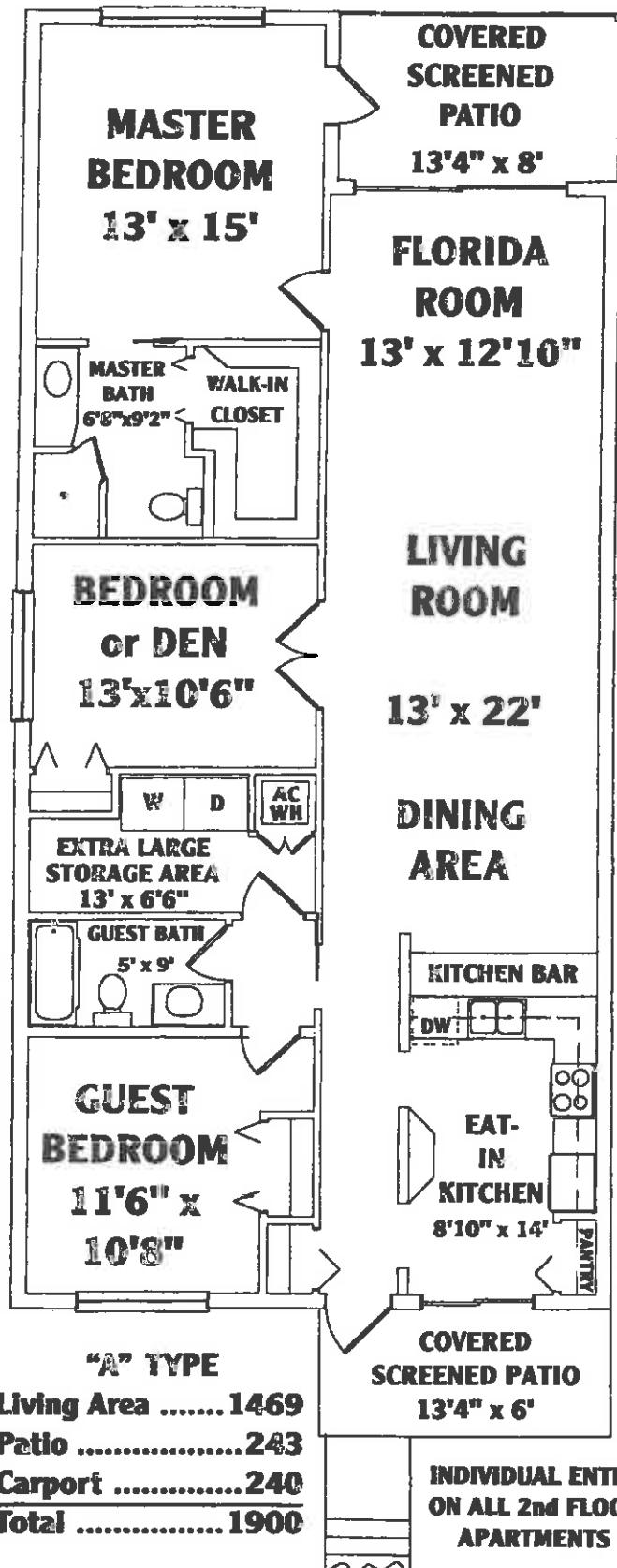
|              |              |
|--------------|--------------|
| Living Area  | 1,573        |
| Lanai        | 243          |
| Garage       | 288          |
| <b>TOTAL</b> | <b>2,104</b> |

All dimensions are approximate and are subject to change without notice. 02/01.

Private  
Garage

## 3-Bedroom 2-Bathroom End Unit Apartment

# Jasmine Court



### EAT-IN KITCHEN

Corian or Fountainhead Countertops  
European Cabinets  
Indirect Lighting

### APPLIANCE PACKAGE BY G.E.

Washer and Dryer in Each Unit  
Spacemaker Microwave Oven  
Self-Cleaning 30" Oven/Range  
Garbage Disposal  
Potscrubber Dishwasher  
22 Cubic Foot Refrigerator

### BATHROOMS

European Cabinets  
Cultured Marble Vanity Tops  
Full-width Mirrors above Vanity  
Ceramic Tile Floor and Walls  
Mirrored Medicine Cabinets

### MASTER BATH

Large Shower with Enclosure  
Spacious Walk-in Closet with Air Conditioning and Extra Shelving

### FLOOR COVERINGS

Ceramic Tile in Kitchen, Foyer, Dining, Laundry Room, Both Baths  
Superior Standard Carpeting  
Many Standard Carpet Colors

### PARKING & CARPORTS

2 Parking Spaces per Unit  
Private Lockable Storage for All Apartments Located in Carport  
Masonry Constructed Carport  
Stucco Ceilings in Carports  
Gutters on all Carports

### BUILDING FEATURES

Cathedral Ceilings in Upper Units  
9' Ceilings in Lower Units  
Concrete Block Construction  
Tile Roofs on All Units and Carports  
Wood Studs Throughout in All Interior Walls  
Colonial Baseboard and Trim  
Gutters on Front and Back of Condos

### ENERGY SAVING FEATURES

Energy Efficient Central Heat and Air Conditioning  
Quick Recovery Hot Water Heater  
Water Pipes Wrapped with Sound-Resistant Insulation  
R-30 Value Insulation in Attic  
Insulation Between All Units

### ADDITIONAL STANDARD FEATURES

|                               |                                   |
|-------------------------------|-----------------------------------|
| Large Laundry Room            | Private Stairways                 |
| Tempered Sliding Glass Doors  | 2 Large Screened & Covered Lanais |
| 8 Ceiling Fan Outlets         | 4 Pre-Wired Cable Outlets         |
| 3 Pre-Wired Telephone Outlets | 2 Smoke Detectors                 |

### RECREATIONAL FACILITIES

**AIR-CONDITIONED CLUBHOUSE WITH KITCHEN AND DANCE FLOOR**

(Approximately 5,000 Sq. Ft.)

**LARGEST SWIMMING POOL IN SOUTHWEST FLORIDA**

(Approximately 11,200 Sq. Ft. of Water)

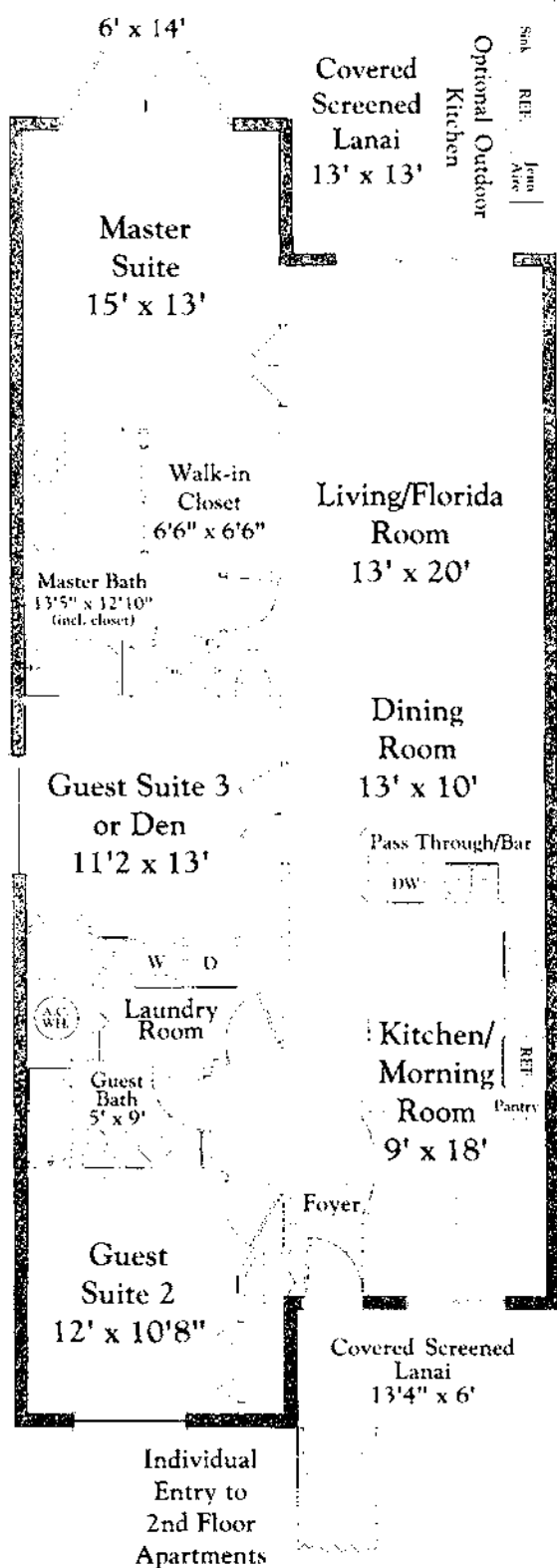
**LIGHTED TENNIS COURTS**

**SCULPTURED PRIVATE LAKE**

(Approximately 3.8 Acres)

# *Cascades*

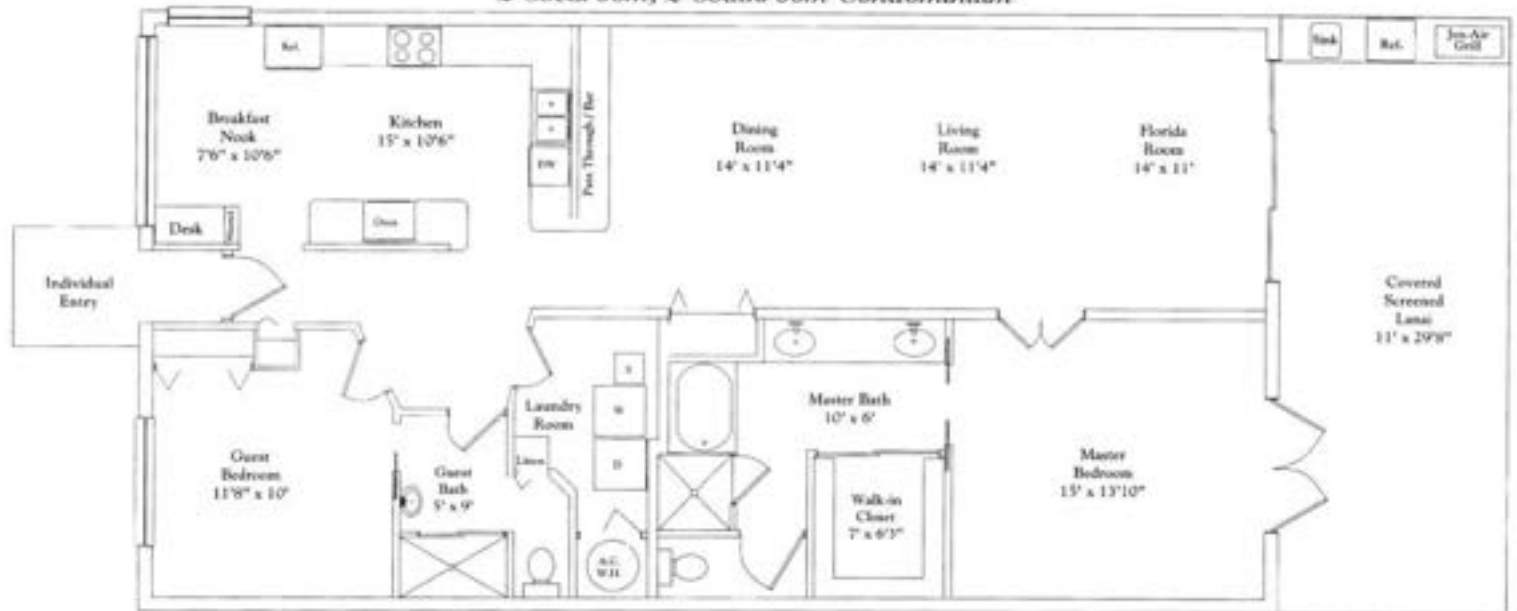
## *Three Bedroom, Two Bathroom*



### *Square Footage*

|             |       |
|-------------|-------|
| Living Area | 1,551 |
| Lanai       | 333   |
| Garage      | 288   |
| Total       | 2,172 |

## *Water Crest* 2 Bedroom, 2 Bathroom Condominium



| <i>Square Footage</i> |              |
|-----------------------|--------------|
| Living Area           | 1,566        |
| Lanai                 | 326          |
| Garage                | 288          |
| <b>Total</b>          | <b>2,180</b> |

*Falling Waters*  
A GATED COMMUNITY

measurements and specifications are approximate and subject to change without notice.

## Three Bedroom, Two Bathroom



Two Bedroom, Two Bathroom

