



Orchid
Grove

New Townhomes from the low \$200s*

D·R·HORTON®
America's Builder

www.drhorton.com/sfl



*Home and community information, including pricing, included features, terms, availability and amenities are subject to change or prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Florida Registered Building Contractor License #CGC059394. 9/16

The Horton STORY

Over 35 years ago, Donald R. Horton had a vision

Over 35 years ago, Donald R. Horton had a vision of livable and affordable new homes built with unmatched efficiencies and uncompromising quality, of family traditions passed on to new generations and of a business that would grow by making customers' dreams a reality.

That philosophy of creating value every step of the way was the Company's signature focus when Horton unveiled his first neighborhood in the Dallas/Ft. Worth area over three decades ago.

As the Company grew from a local homebuilder, to a regional homebuilder, to ultimately the largest homebuilder* in the United States, that philosophy has never wavered.

Today, D.R. Horton continues to demonstrate its leadership in residential development through design innovation, superior craftsmanship, and responsiveness to the needs of its customers.

The simple vision that began over 35 years ago represents years of value and security when you choose America's Builder to make your dreams come true.



*As reported by Builder magazine.

26 States 79 Markets



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Included FEATURES

STRUCTURAL

- Reinforced 2500 psi concrete monolithic foundation slab
- Masonry exterior walls on first and second floors
- Professionally engineered roof and floor trusses with hurricane clips and bracing
- Durable metal garage door
- Embossed insulated 8' front door

PLUMBING

- Soaking tub in master bath (per plan)
- Double sinks in master bath
- Elongated commodes throughout
- Pedestal sink in powder room
- Moen® bathroom faucets throughout
- PEX plumbing water lines
- 50 gallon insulated water heater
- Interior washer/dryer hook-up
- Icemaker line with shut-off valve
- Exterior hose bib connection
- Fire sprinkler suppression system on all plans

ELECTRICAL

- Pre-wired for ceiling fans with switches in all bedrooms and living room
- High speed structured wiring for 4-line phone, video and computer. Includes CAT-5 data lines in master bedroom and kitchen and RG-6 quad shield coaxial cable in all the bedrooms and living room (per plan)
- Electrical smoke detectors with battery back-up
- Carbon monoxide detector
- Finished one-car garage with automatic door opener
- Exterior weather proof outlets (G.F.I.) at rear
- Decora switches throughout
- Minimum 150-amp electrical panel with circuit breakers
- Copper wiring in the interior of the home

MECHANICAL

- Carrier® 13.5 SEER central A/C and heating system with programmable digital thermostat

ENERGY-SAVING FEATURES

- R-30 blown insulation above all air-conditioned living space
- R-11 BATT insulation between interior wall and garage wall
- R-4.1 insulated exterior masonry walls
- Impact resistant windows with white frames

INTERIOR FINISHES

- Dramatic 9'4" ceilings on the first & second floors
- Knockdown textured finish on walls and ceilings (bathrooms excluded)
- 2-panel Cheyenne interior doors
- Colonial style baseboards throughout
- Satin nickel keyed entry lock set & deadbolt
- Vinyl-coated ventilated shelving in all closets

- 18" x 18" Ceramic tile flooring in foyer, kitchen, and laundry
- Luxurious wall-to-wall carpeting in a variety of designer colors (installed over dense padding)

EXTERIOR FINISHES

- Decorative exterior coach light at front entry
- Fully sodded homesites with professionally designed landscaping
- Paver driveway
- Flat concrete tile roof
- Baked in color through cement flat roof tiles

KITCHEN & BATH

- Whirlpool® glass top range with self cleaning oven and microwave
- Whirlpool® 21.9 cu. ft. side by side refrigerator with top freezer and ice maker
- Whirlpool® five cycle dishwasher
- Quality crafted custom designed flat paneled wood cabinets with 30" uppers and concealed hinges in the kitchen
- Laminate countertop with choice of colors w/ backsplash
- Double bowl stainless steel kitchen sink
- Moen® single level faucet
- Deluxe 1/3 hp in-sink garbage disposal
- Choice of 12" x 12" ceramic tile floors with 8" x 10" tiles on master bath shower walls
- Choice of 12" x 12" ceramic tile floors in secondary baths
- All baths with adult height custom designed cabinets
- Culture marble tops in all baths
- Full vanity mirrors in all baths

QUALITY ASSURANCE

- Closing cost incentives (when using preferred lender for financing & DHI Title*)
- Personalized New Homeowner Orientation
- D.R. Horton 1-Year Warranty
- 10-Year RWCTM warranty to protect your investment
- 10-Year Carrier® limited warranty

COMMUNITY

- Underground utilities
- Municipal water & sewer
- Full lawn maintenance
- Automatic irrigation system
- Basic cable television and internet package
- Monitored alarm system with each home
- Community Clubhouse featuring swimming pool, fitness center, meeting room, and kids play room



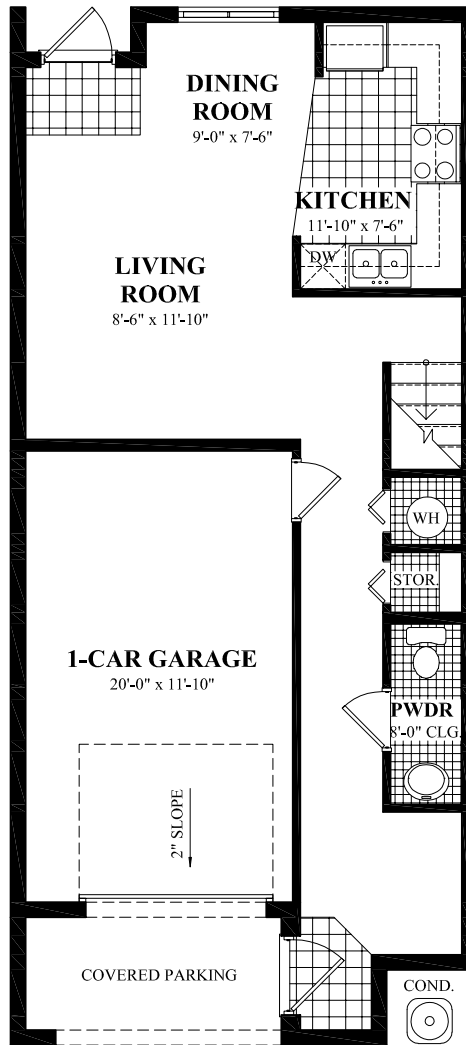
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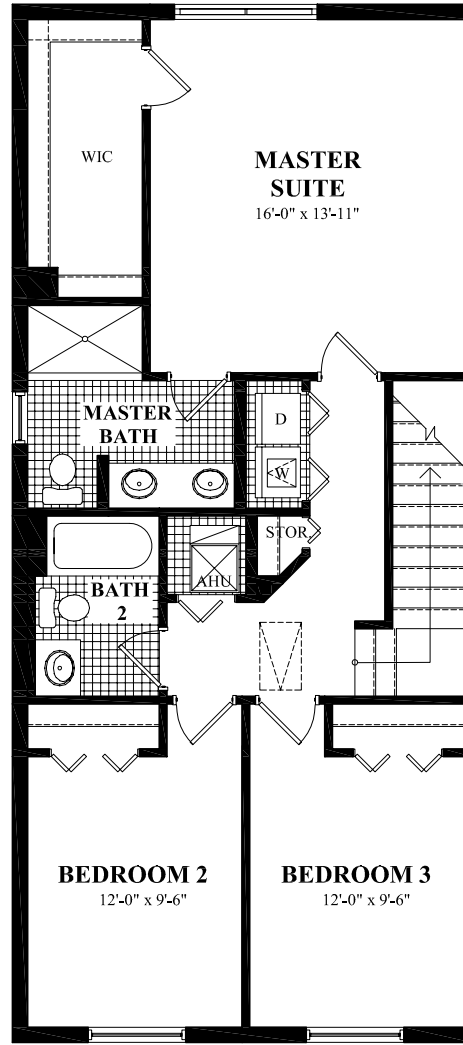
*Not all buyers will qualify. Not redeemable for cash. All terms and conditions subject to credit approval, market changes and availability. Buyers are not required to finance through preferred lender as a condition of purchase or access to settlement services. Included features subject to change without prior notice or obligation, as a result, please consult with one of our sales representatives for the latest community information.

Park

3 Bedrooms, 2½ Baths, 1-Car Garage



**FIRST FLOOR
(STANDARD)
9'-4" CEILING HGT.**



**SECOND FLOOR
(STANDARD)
9'-4" CEILING HGT.**

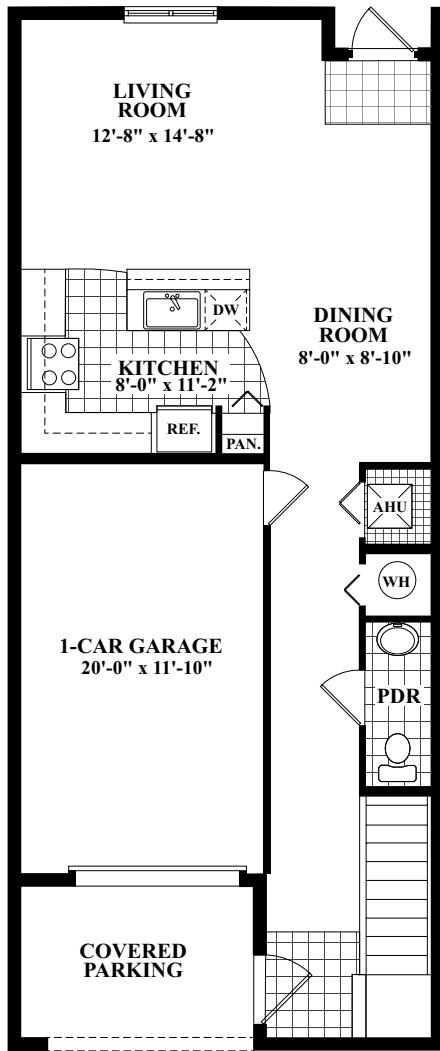
1st Floor A/C Sq. Ft.	581
2nd Floor A/C Sq. Ft.	866
Total A/C Sq. Ft.	1,447
Covered Entry	10
Covered Parking	66
Garage	252
Total Sq. Ft.	1,775



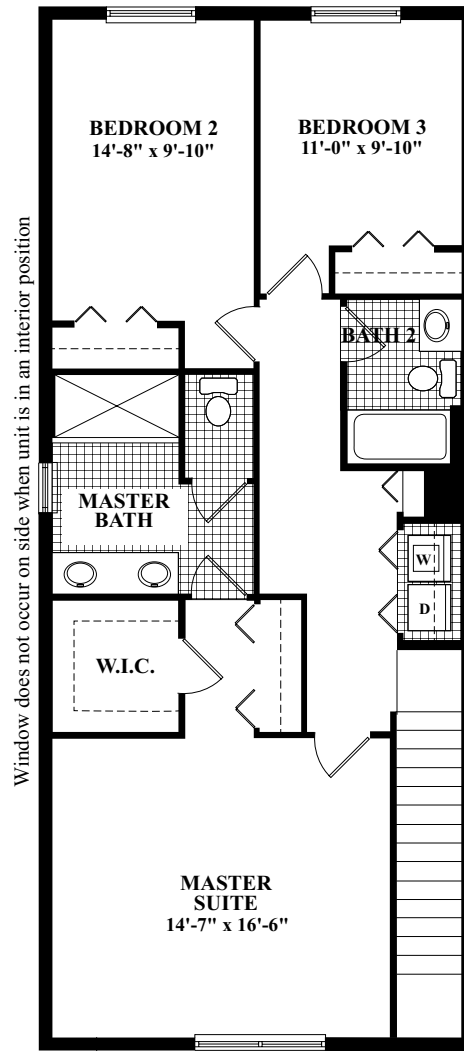
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Manor

3 Bedrooms, 2½ Baths, 1-Car Garage



FIRST FLOOR
9'-4" CEILING HGT.



Window does not occur on side when unit is in an interior position

SECOND FLOOR
9'-4" CEILING HGT.

1st Floor A/C Sq. Ft.	699
2nd Floor A/C Sq. Ft.	1,000
Total A/C Sq. Ft.	1,699
Covered Entry	10
Covered Parking	94
Garage	252
Total Sq. Ft.	2,055



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Points OF INTEREST



- | | |
|--------------------------------------|---|
| 1. Broward College - Downtown Center | 17. Pompano Middle School |
| 2. Broward College - North Campus | 18. Cypress Elementary School |
| 3. FAU - Fort Lauderdale Campus | 19. Pompano Citi Centre |
| 4. Barry University | 20. Muvico Pompano 18 |
| 5. Strayer University | 21. Pompano Community Park |
| 6. Sawgrass Mills Mall & Oasis | - Municipal Baseball Stadium |
| 7. Galleria Mall | - Amphitheater |
| 8. Broward Mall | - 43.5 acres of Picnic & Playground Areas |
| 9. Pompano Pier | - Two Basketball Courts |
| 10. Beach Place | - Aquatic Center |
| 11. Las Olas Riverfront | - Tennis Center |
| 12. Museum of Art Ft. Lauderdale | - Volleyball Courts |
| 13. Museum of Discovery & Science | - 4.2 mile Bike Path |
| 14. Walmart Supercenter | - 1.25 mile Walking/Jogging Path |
| 15. Pompano Beach Golf Course | |
| 16. Ely High School | |

Community SITEPLAN



Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. Drawing is artist's rendering and is approximate for illustration purposes only and is subject to change without notice or obligation. 6/14/13

NOTES:

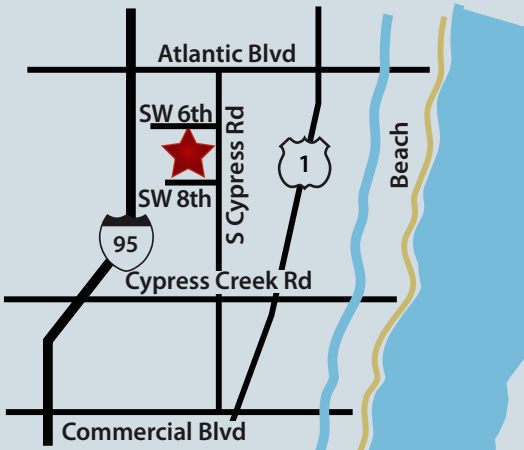
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SALES OFFICE OPEN DAILY



649 South Cypress Road
Pompano Beach, FL 33060

Directions: Take I-95 to Atlantic Boulevard, Exit 36A Head East to South Cypress Road, Right on S. Cypress Road. Orchid Grove will be on your right.



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