

JOYAL
CONSTRUCTION
CUSTOM • HOME • BUILDER

Donna Forté
Sales Associate

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2800 Aurora Road, Melbourne, Florida 32935
State Certified General Contractor CGC 011887

Joyal Construction



*... a family building homes
for families*

Joyal Construction • 2800 Aurora Road • Melbourne, Florida 32935
Phone: (407) 254-0997 • FAX: (407) 259-7434

Welcome to Greenbriar Village



featuring innovative designs . . . breezy, view-oriented floor plans . . .

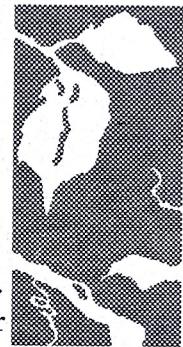
Welcome to Greenbriar Village, an example of the innovative designs for which Joyal Construction is famous. The feeling is of large, well-placed homes on professionally landscaped lots. The location is North Melbourne, close to "award-winning" schools, shopping, parks and entertainment, yet well apart from traffic and congestion.

We sincerely believe that the homes of Greenbriar Village represent the best new home value in Brevard County today. We know you'll discover that, dollar for dollar, no builder in the area offers a better-designed, better built, and better featured new home.

At Greenbriar Village you *have the option* of living in a traditional single-family home on a full-sized lot or you may choose to "have it all" in one of our exciting pool homes. These virtually "*maintenance-free*" single-family homes convey everything good about Florida new home living: Breezy, view-oriented floor plans, volume ceilings, 2-car side-entry garages, covered porches and the privacy of your own fenced yard and sparkling swimming pool *at no extra cost!*

The longer you live at Greenbriar Village, the more you'll appreciate the quality, planning and professional skill that has gone into each of these homes.

... and homes with splash!



Single-family pool homes are available in a variety of exciting and maintenance-free architectural plans. Every pool home has "*splash*" built in, plus a fenced-in yard.

Lawn maintenance can become a thing of the past in these creatively designed pool homes. All areas forward of the front fence and gate will be maintained for you. An underground sprinkler system, in both the front and back yard, will keep your lawn green and lush.

The 'zig-zag' homesite design eliminates one side yard and puts the extra space on the private courtyard side of the home. This creative approach of placing homes on a 30-degree diagonal makes the entire yard usable. Diagonal site design provides a panoramic view of the back yard and a lively streetscape for greater curb appeal.

The interior design takes full advantage of the outdoor space in the back and side yard, allowing installation of a patio, pool, and spa. Because windows can be placed on all four sides, wide views of all amenities will add to the visual impact created by the site design. Adding further to the feeling of space and natural light, volume ceilings and high transom windows create an atmosphere of soothing expansiveness. A covered porch with finished ceilings supplies the finishing touch to these remarkable homes.

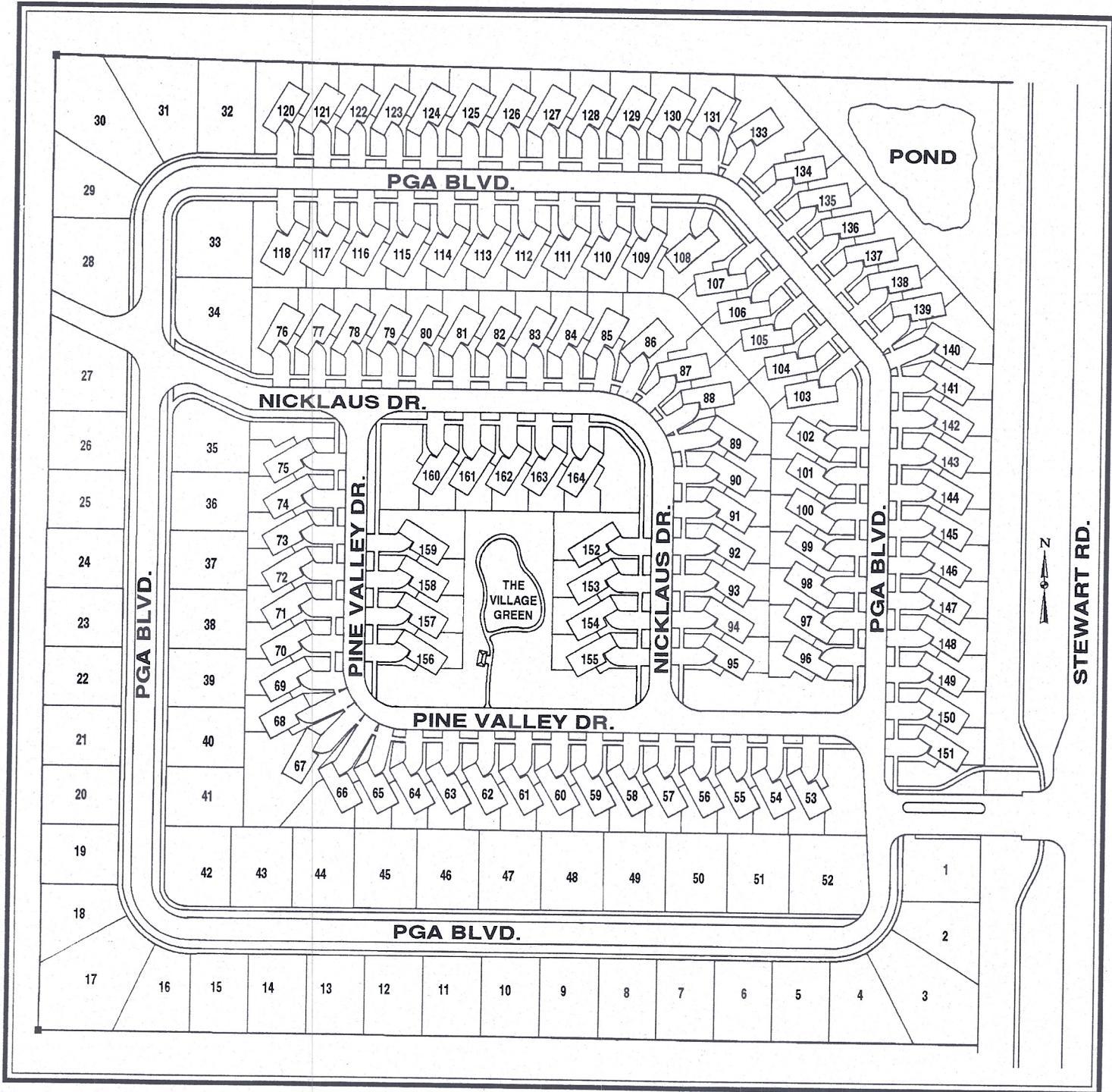
While many features that are commonly extra with others are standard with our pool homes, you might want to take advantage of some of these optional features: tile floors, hardwood railings, garden whirlpool tubs and fireplaces.

On a practical note, you will find the two-car garage (with rear service door) and storage area are all the space you will need to keep this beautiful pool home well organized.

All this . . . at a price that will fit your Florida lifestyle!

Greenbriar
VILLAGE

SITE PLAN



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Exceptional Features & Specifications

STRUCTURAL

- Impressive 6/12 pitch roof
- Rustic architectural-grade 240# fungus-resistant shingles (25-year warranty)
- Hurricane-resistant engineered trusses, designed for 100 MPH wind load
- #2 grade framing lumber not utility grade
- Copper wiring from panel box throughout the home
- Heavy gauge seamless copper plumbing under slab
- Dead bolt locks on all exterior doors & fence gate
- 3/4" tongue & groove subflooring, glued and nailed to floor trusses on second floor
- Extended headers for secure mounting of drapery hardware
- Fibermesh-reinforced monolithic concrete foundations
- Six (6) mil plastic vapor barrier under all concrete floors including garage and porch
- Heavy duty door jambs for extra security and dependability
- Copper water lines in walls – not plastic
- Full-size washer hook-up and 220 volt dryer outlet with exterior exhaust vent
- Termite protection with 5-year warranty certificate
- 10-year Homeowner's Protection Warranty

ENERGY SAVING

- Energy efficient in design and construction materials
- High-efficiency natural gas heat
- "Remote" return air location with filter for quieter operation
- 40-gallon quick-recovery natural gas hot water heater leased by buyer (from Gas. Co.)
- Water-conserving elongated toilets (max 1.6 gal. per flush)
- Shower heads permit a maximum flow of 3.5 gal./minute
- Passive attic ridge ventilation system
- Insulated ductwork in attic
- Fully insulated R-11 living area exterior walls with vapor barrier and wrapped in an energy-saving infiltration barrier
- R-19 insulation over living areas
- Insulated steel front door with visitor viewer and adjustable threshold
- All necessary exterior joints are caulked (including around windows and doors)
- All exterior doors and windows are weatherstripped. Doors are sealed on all 4 sides, while windows are equipped with effective, factory-installed weatherstripping
- Central air conditioning with "copper coils" (to resist corrosion); 10 S.E.E.R.

SPACIOUS CUSTOM BATHS

- Master bath sunken ceramic tile shower
- Anti-scalding valve on all shower faucets
- Porcelain bathtub with ceramic tile walls
- Full-width mirrors over vanities and recessed mirrored medicine cabinets
- Powder room w/elegant pedestal sink & mirror (per plans)
- Linen storage
- Ceramic towel bars and tissue holders

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DELUXE KITCHEN

- Large sunny Florida eat-in kitchens with pantries
- Whirlpool self-cleaning electric range, ductless range hood with light and fan
- Whirlpool dishwasher and 1/2 HP garbage disposal
- Stainless steel double-bowl kitchen sink with sprayer
- Copper ice-maker line with valve

INTERIOR

- High-efficiency interior room arrangements with more living space per square foot
- Dramatic volume ceilings and plant shelves
- Solid oak flat panel or formica cabinets and vanities with recessed hinges and adjustable shelves
- Cabinets over refrigerator and under vanities
- Choice of formica countertops
- Single-lever washerless faucets with water-saving aerators
- Complete home alarm security system
- (3) ceiling fan rough-ins (with wall switches)
- (2) pre-wired TV cable outlets
- (2) pre-wired telephone outlets
- 911 emergency flashing locator
- Garage is pre-wired for automatic door opener
- Electronic smoke detectors
- Front door chimes
- Two (2)-coat application of interior paint and sealer
- Lighted walk-in closets with wall switch
- Ventilated shelving in closets and pantries
- Marble window sills
- Full louvered wood bifold closet doors or raised-panel interior doors
- Colonial door casings and baseboards
- Quality "Stainmaster" wall-to-wall carpeting with premium 9/16" padding
- Easy-care vinyl flooring in baths, kitchen and foyer (choice of colors)
- Finished ceiling and walls in garage
- Interior wood stud walls not metal

EXTERIOR

- Custom roadside mailbox and post
- Attractive, easy-to-read, cedar number plaque
- Fully sodded St. Augustine Floratam lawn with generous professionally designed landscaping
- Avenue planting of live oak trees throughout Greenbriar Village
- Automatic irrigation system on reuse water
- Positive lot drainage directed to storm water system
- White frame, single-hung windows w/screens throughout
- Two (2) exterior hose connections
- Pre-finished steel garage door with windows in a variety of designs
- Seamless gutters (Pool Homes only)
- Virtually maintenance-free siding (50-year warranty) with real brick columns and trim
- Maintenance-free vented vinyl soffits and aluminum fascia
- Trussed covered porches
- Outside weather-proof electrical outlet
- Underground utilities
- Complete city sewer and water service

Traditional Single Family Homes



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VILLAGE

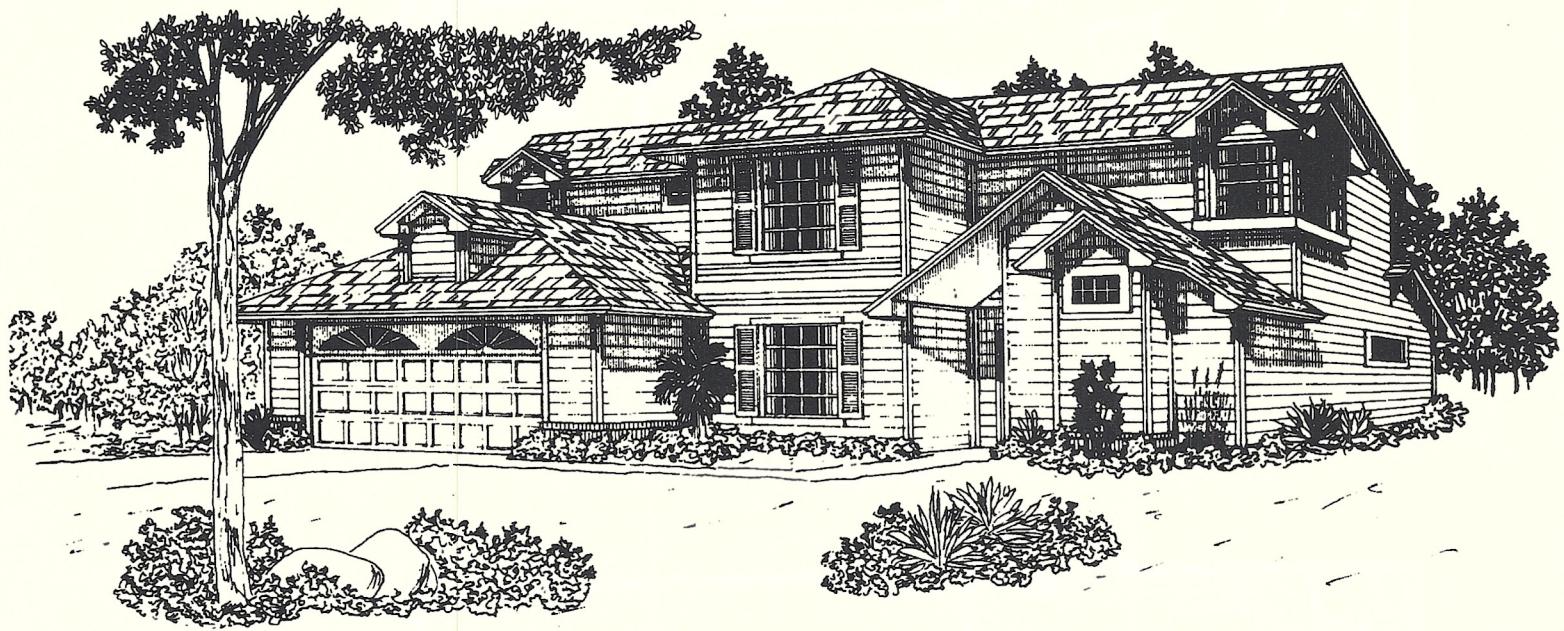
Includes:

- Trussed covered porch
- Complete home alarm security system
- Professionally designed landscaping
- "Live Oak tree" avenue planting
- Lots fully sodded with St. Augustine Floritam
- Automatic underground irrigation on reuse water
- Impressive 6/12 pitch roofs with 240 lb. architectural shingles
- Premium brick and siding exteriors that NEVER require painting (50-year warranty)
- Custom-designed mailbox
- Attractive cedar house number plaque
- 10-year Homebuyers' Protection Warranty

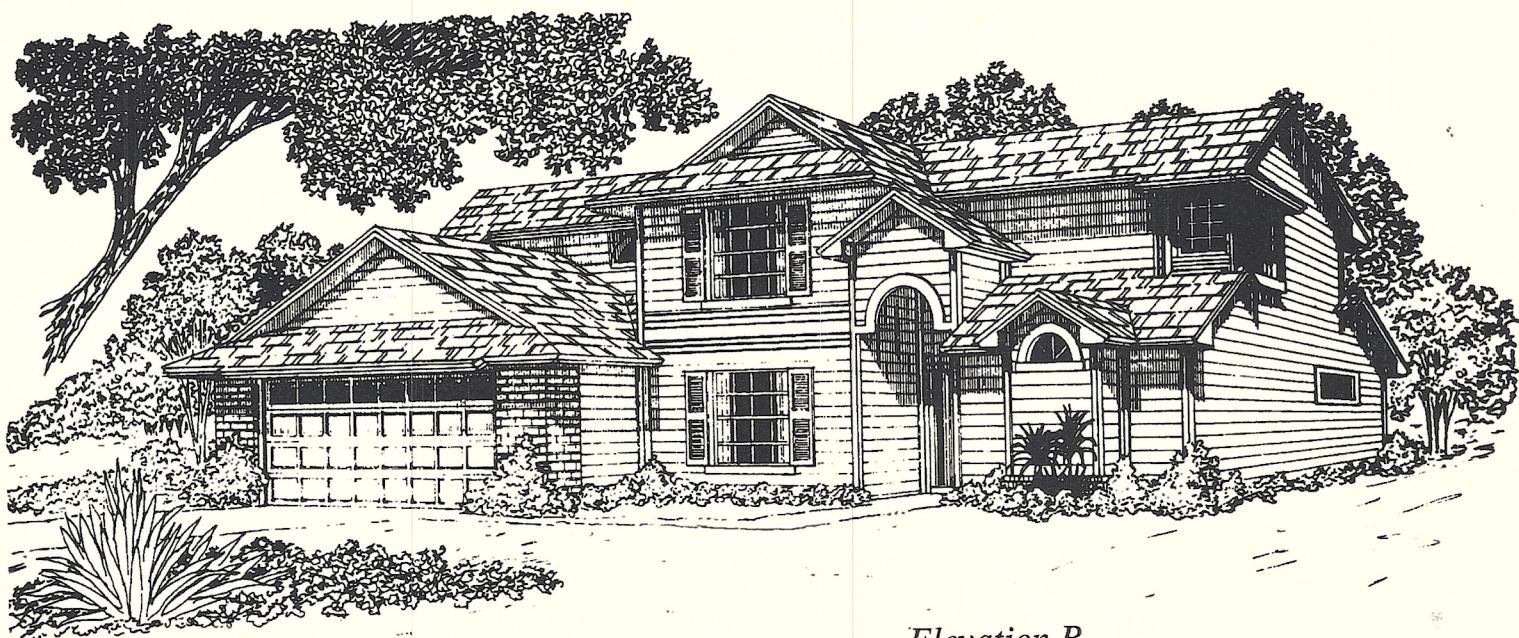
Our sales staff is available to quote prices for options and extras.

	Price Incl. Lot
Pinehurst	
3 Bedroom/ 2 Bath	
Elevation "A"	\$97,500
Elevation "B"	\$98,300
Optional Master Bath	\$2,950
Martinique	
3 Bedroom/ 2 Bath	
Elevation "A"	\$101,500
Elevation "B"	\$102,300
Rio Pinar V	
3 Bedroom/ 2 Bath	
Elevation "A"	\$104,500
Elevation "B"	\$105,300
Doral	
3 Bedroom/ 2 Bath	
Elevation "A"	\$104,700
Elevation "B"	\$105,600
Grand Cypress	
3 Bedroom/ 2 Bath	
Elevation "A"	\$105,000
Elevation "B"	\$105,500
Sabal Palm	
3 Bedroom/ 2 Bath	
Elevation "A"	\$106,500
Elevation "B"	\$109,600
Seminole V	
4 Bedroom/ 2 Bath	
Elevation "A"	\$107,600
Elevation "B"	\$108,500
Harbortown	
3 Bedroom/ 2-1/2 Bath	
Elevation "A"	\$117,500
Elevation "B"	\$119,900
Westchester	
4 Bedroom/ 2-1/2 Bath	
Elevation "A"	\$119,900
Elevation "B"	\$120,200

THE WESTCHESTER

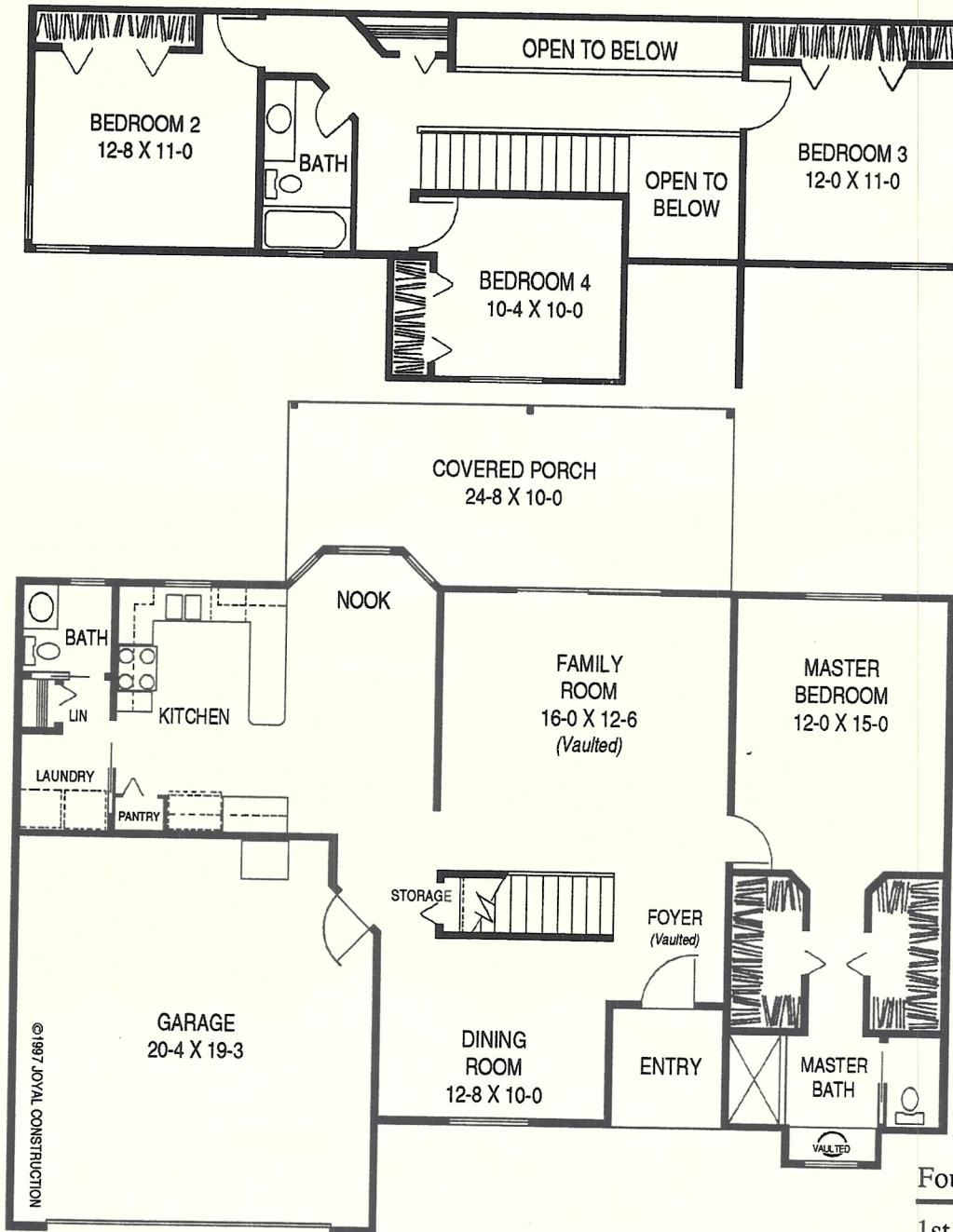


Elevation A



Elevation B

THE WESTCHESTER



Four Bedrooms • 2-1/2 Baths

1st Floor	1255 sq. ft.
2nd Floor	695 sq. ft.
Covered Porch	160 sq. ft.
Garage	445 sq. ft.
Front Entry	40 sq. ft.
Total Area	2595 sq. ft.

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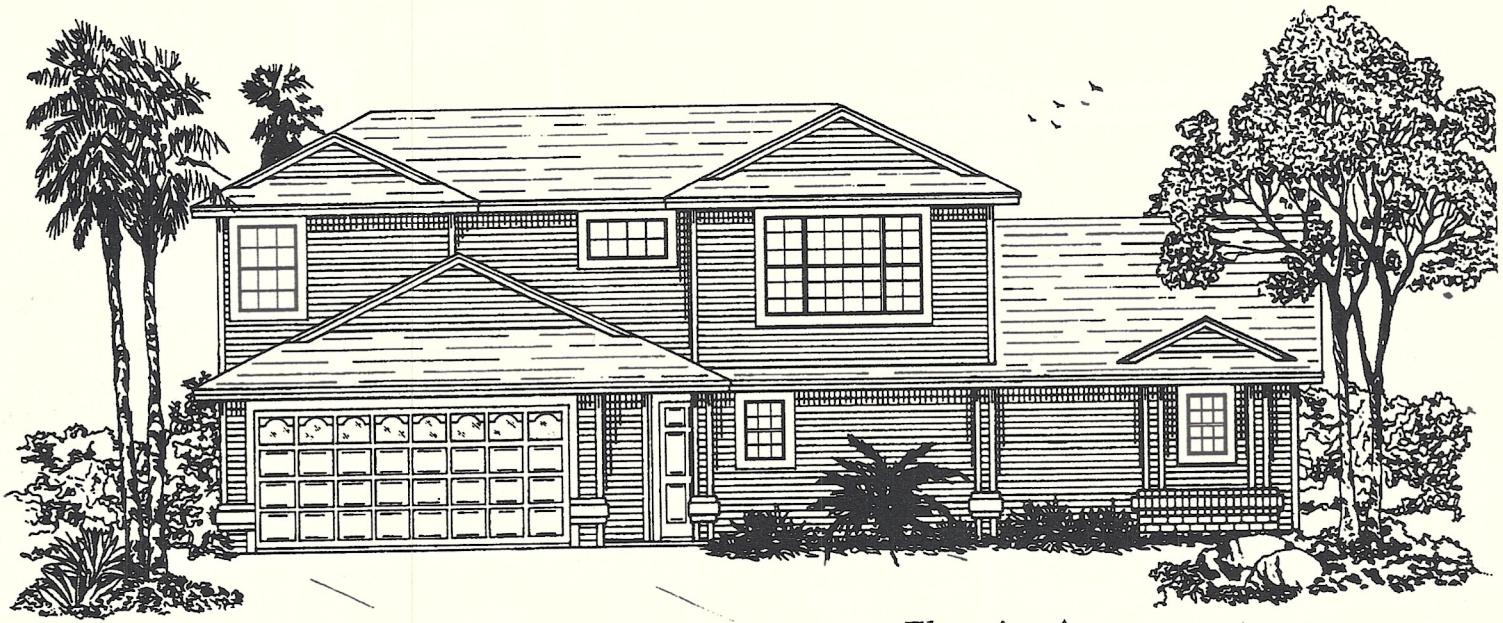
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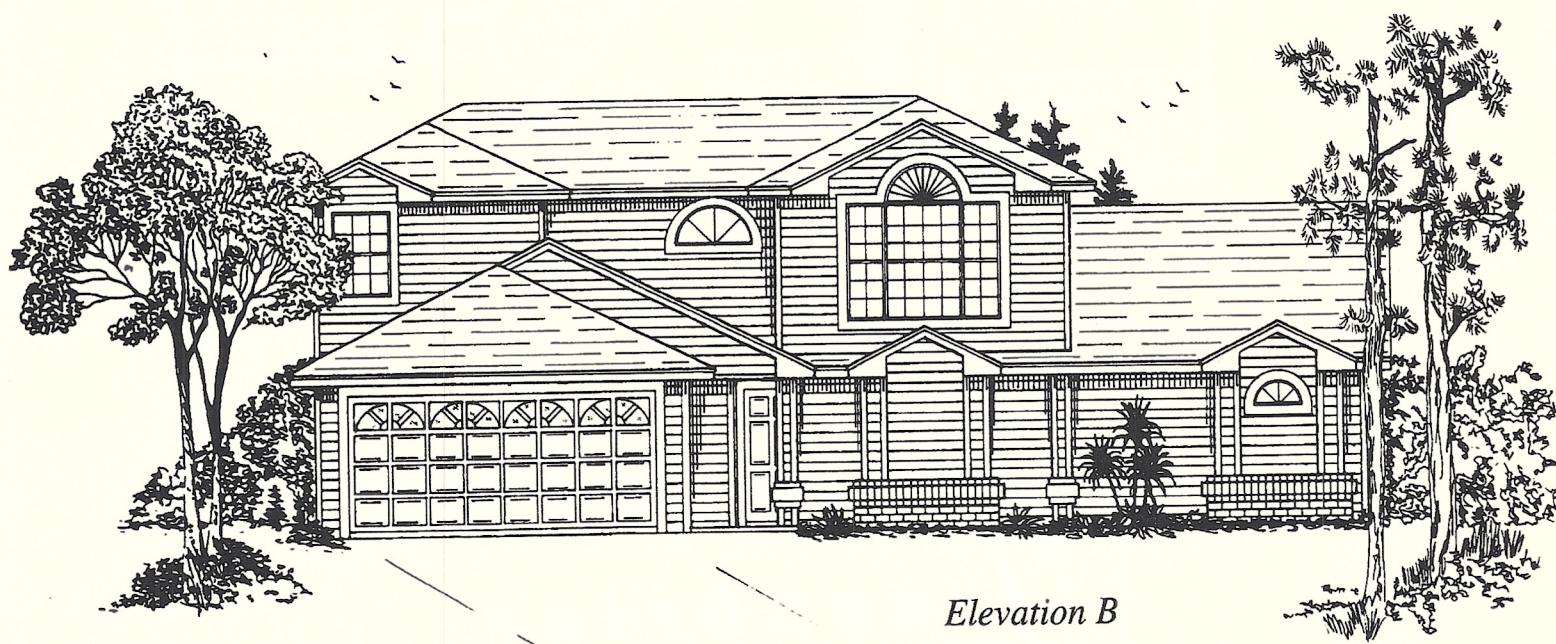
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5/14/97

THE HARBOR TOWN



Elevation A

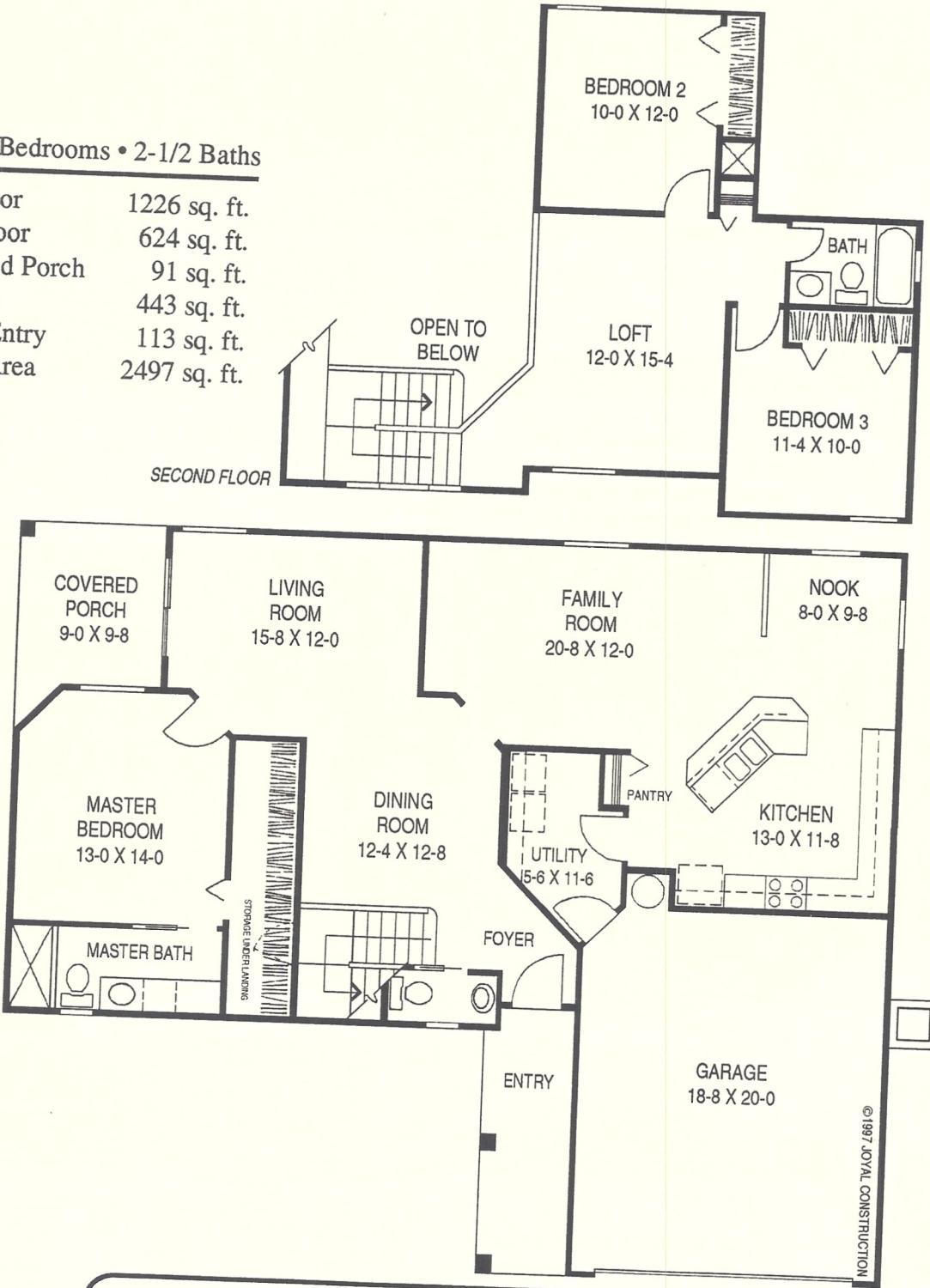


Elevation B

THE HARBOR TOWN

Three Bedrooms • 2-1/2 Baths

1st Floor	1226 sq. ft.
2nd Floor	624 sq. ft.
Covered Porch	91 sq. ft.
Garage	443 sq. ft.
Front Entry	113 sq. ft.
Total Area	2497 sq. ft.



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VILLAGE

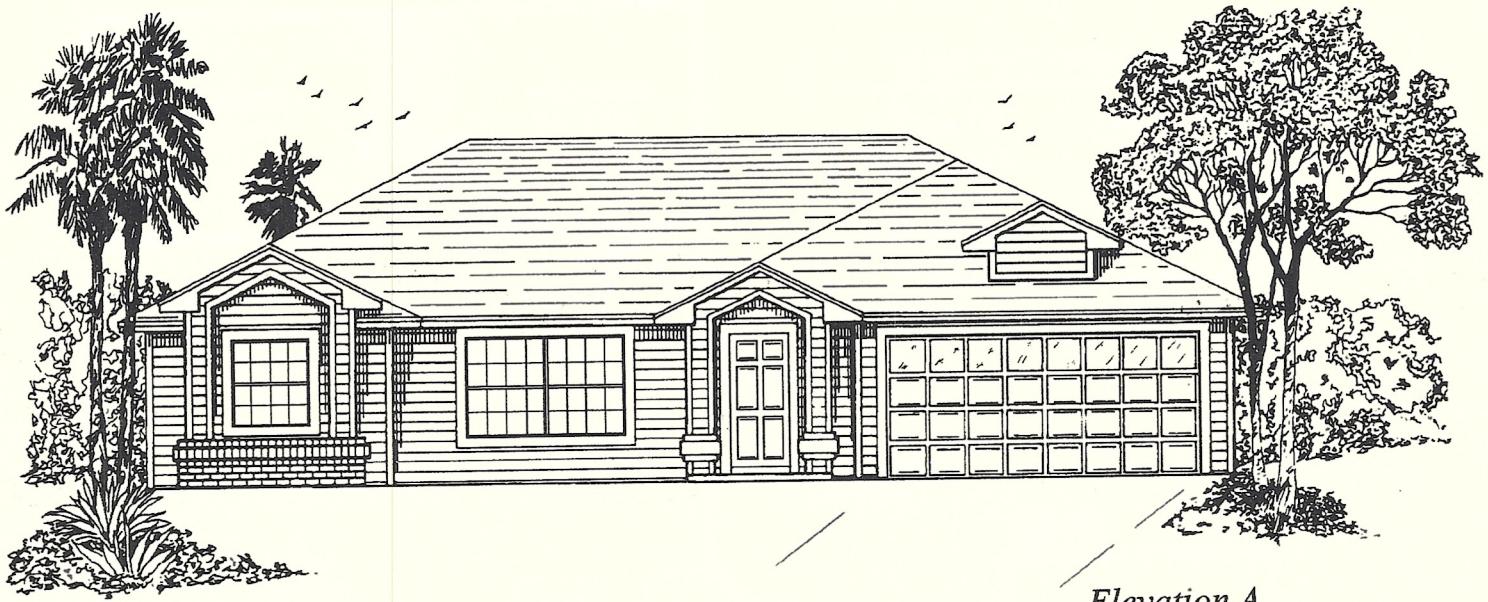
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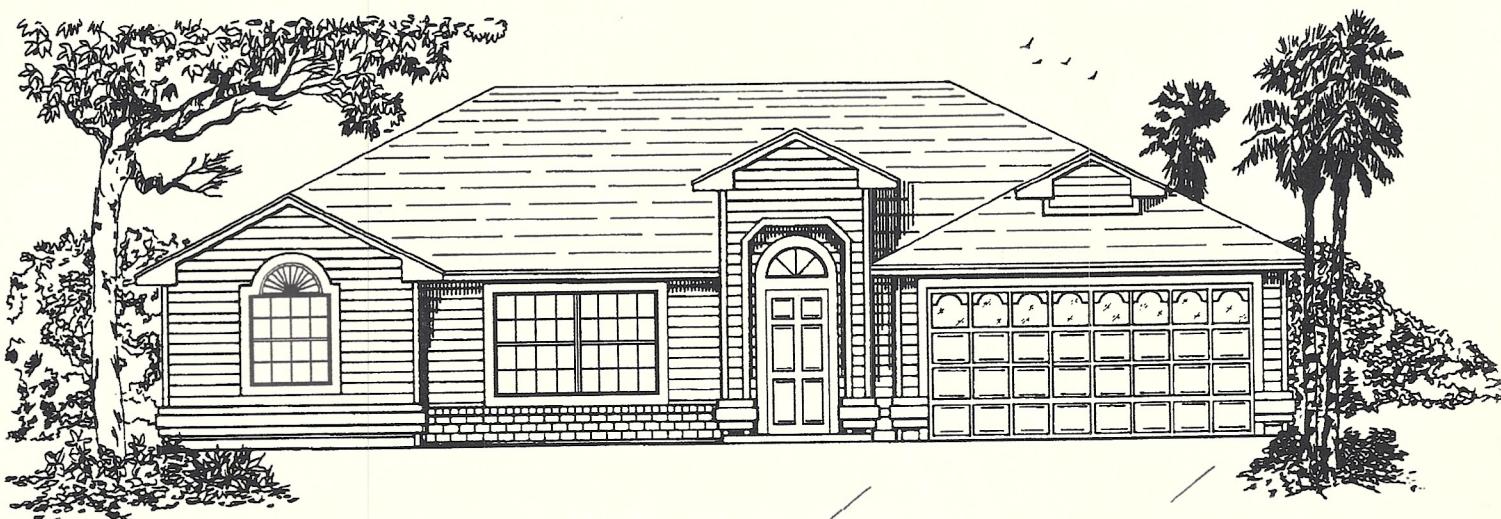
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THE SEMINOLE V



Elevation A

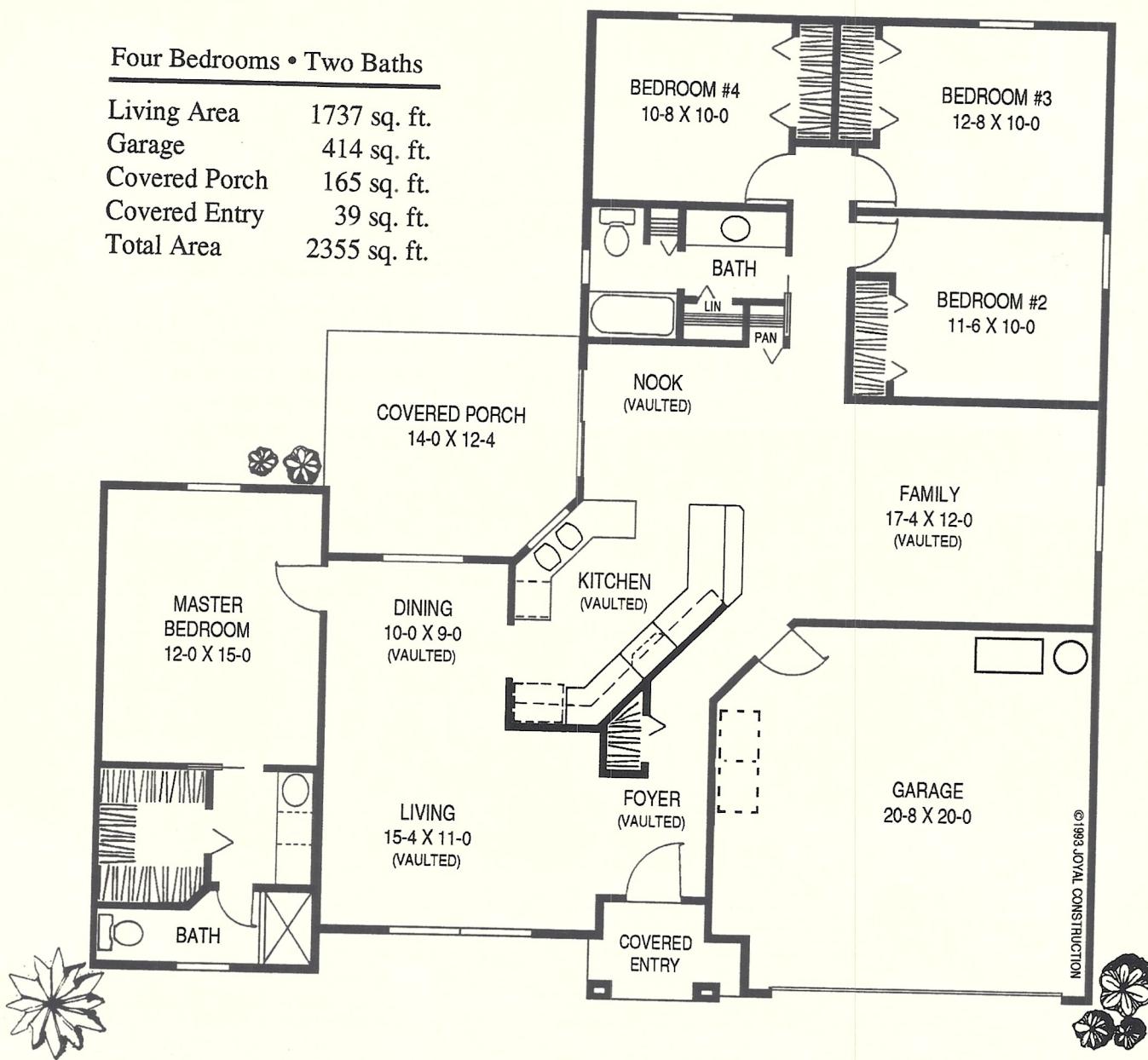


Elevation B

THE SEMINOLE V

Four Bedrooms • Two Baths

Living Area	1737 sq. ft.
Garage	414 sq. ft.
Covered Porch	165 sq. ft.
Covered Entry	39 sq. ft.
Total Area	2355 sq. ft.



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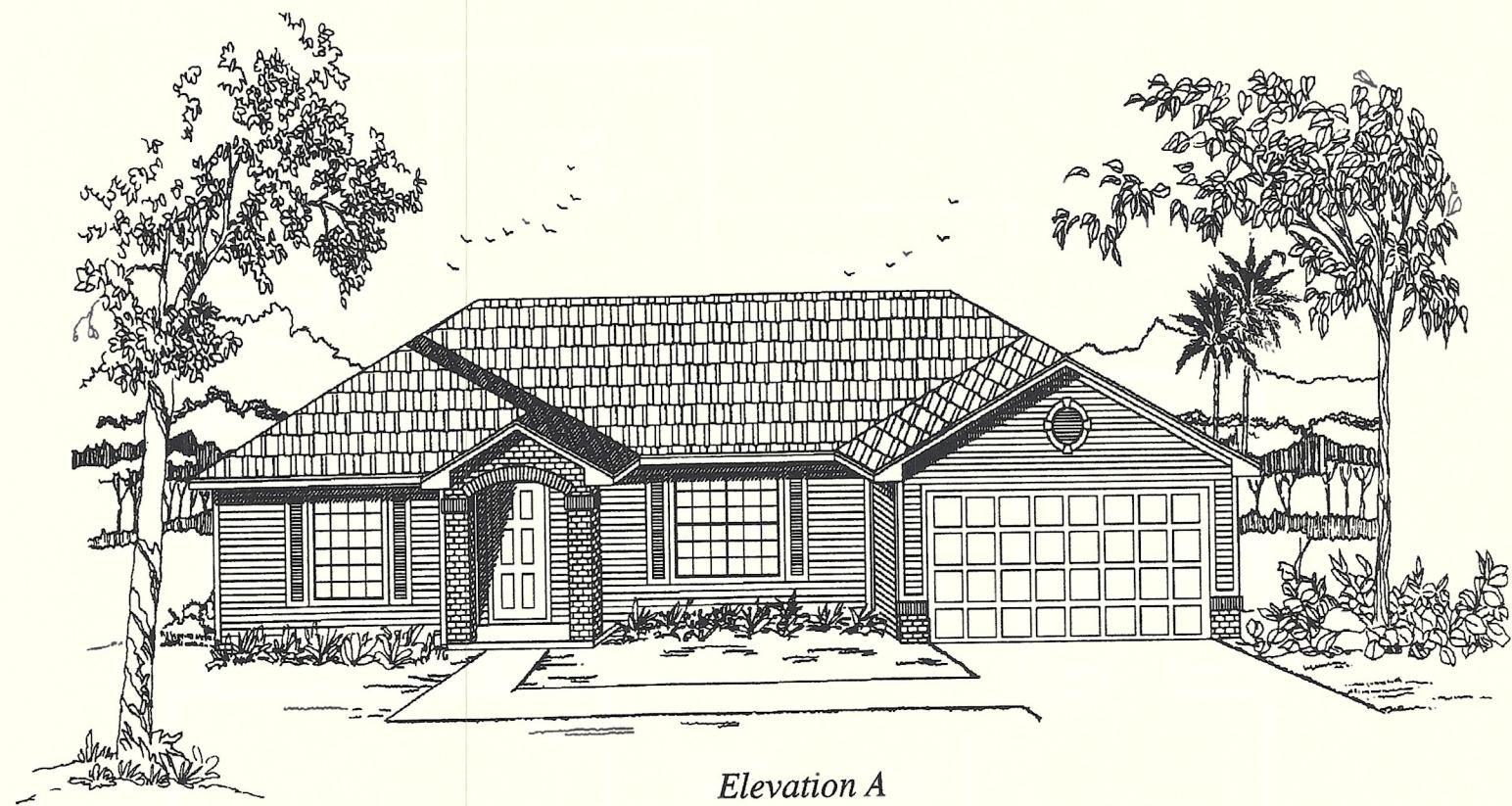
VILLAGE

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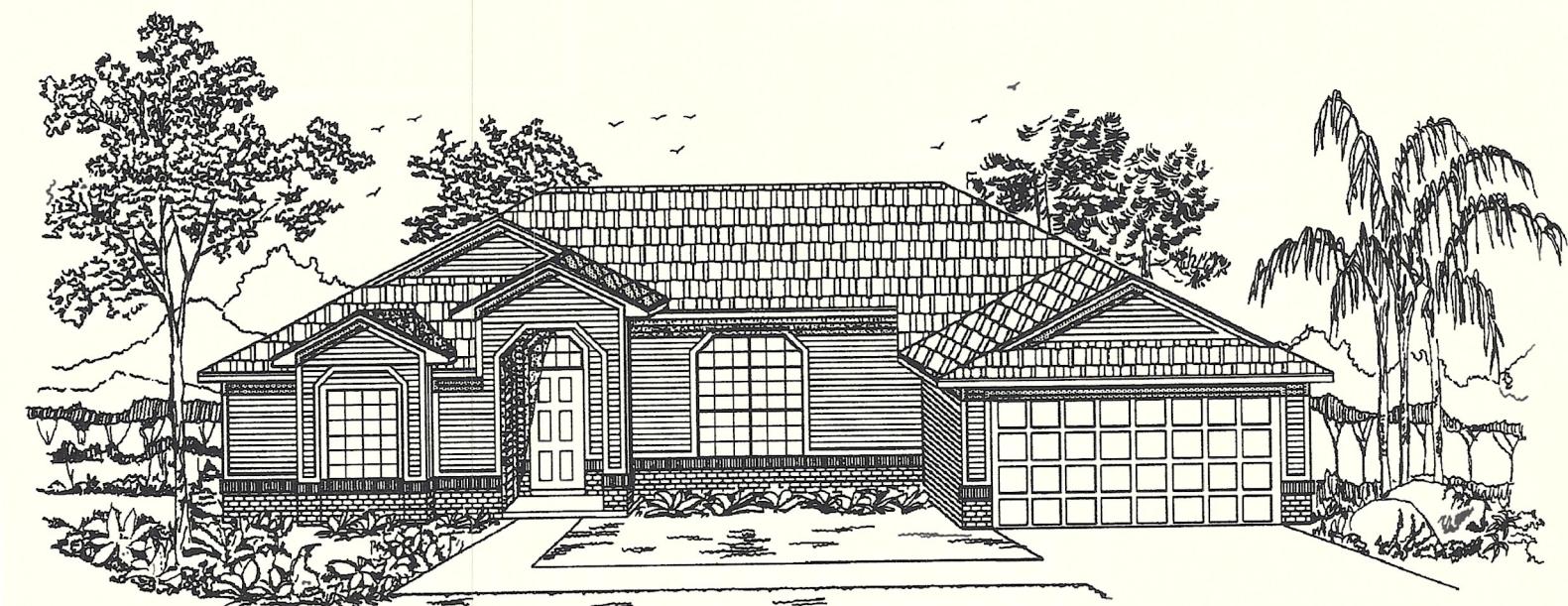
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THE SABAL PALM

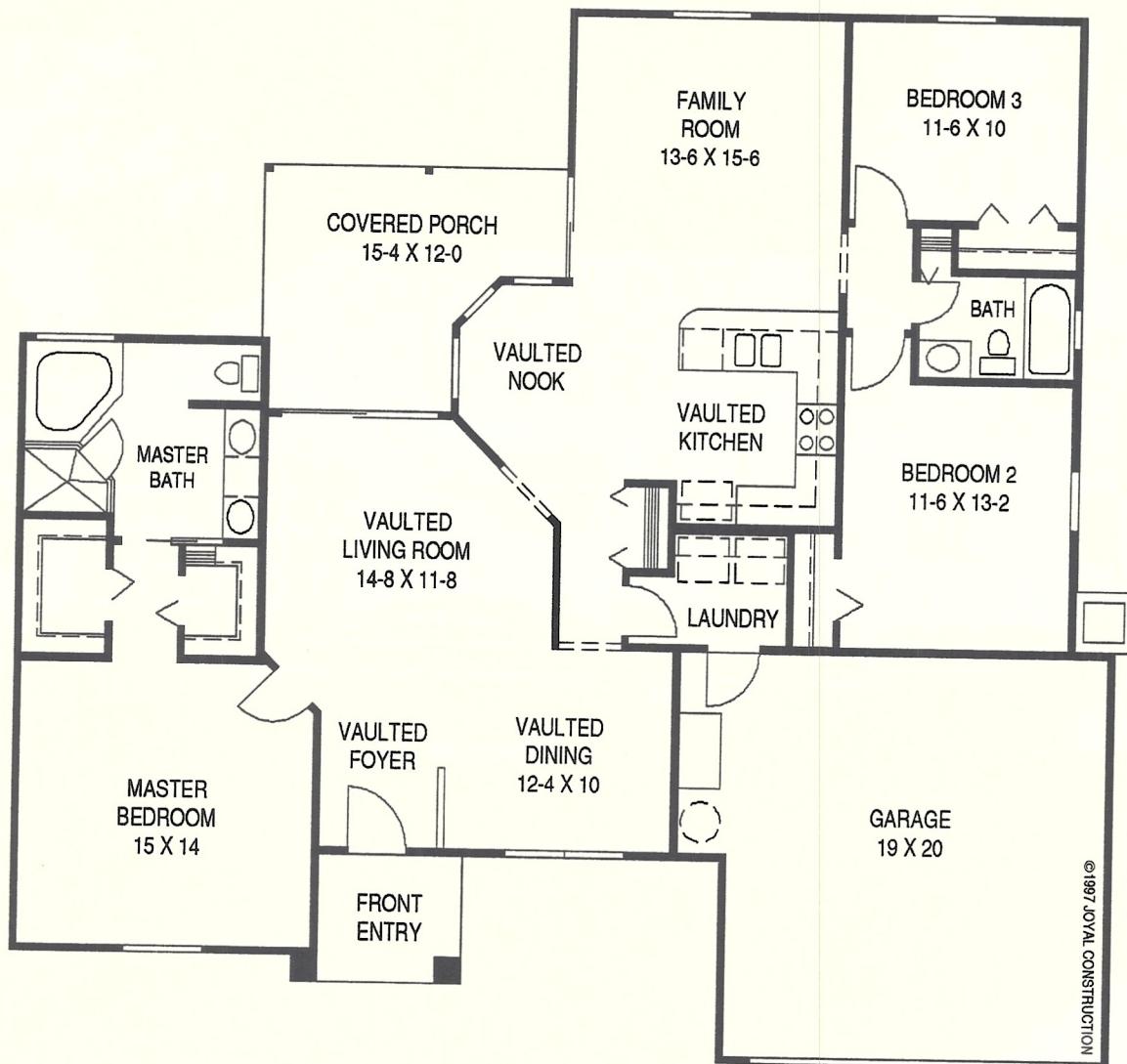


Elevation A



Elevation B

THE SABAL PALM



Three Bedrooms • Two Baths

Living Area	1656 sq. ft.
Garage	423 sq. ft.
Covered Porch	148 sq. ft.
Front Entry	48 sq. ft.
Total Area	2275 sq. ft.

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VILLAGE

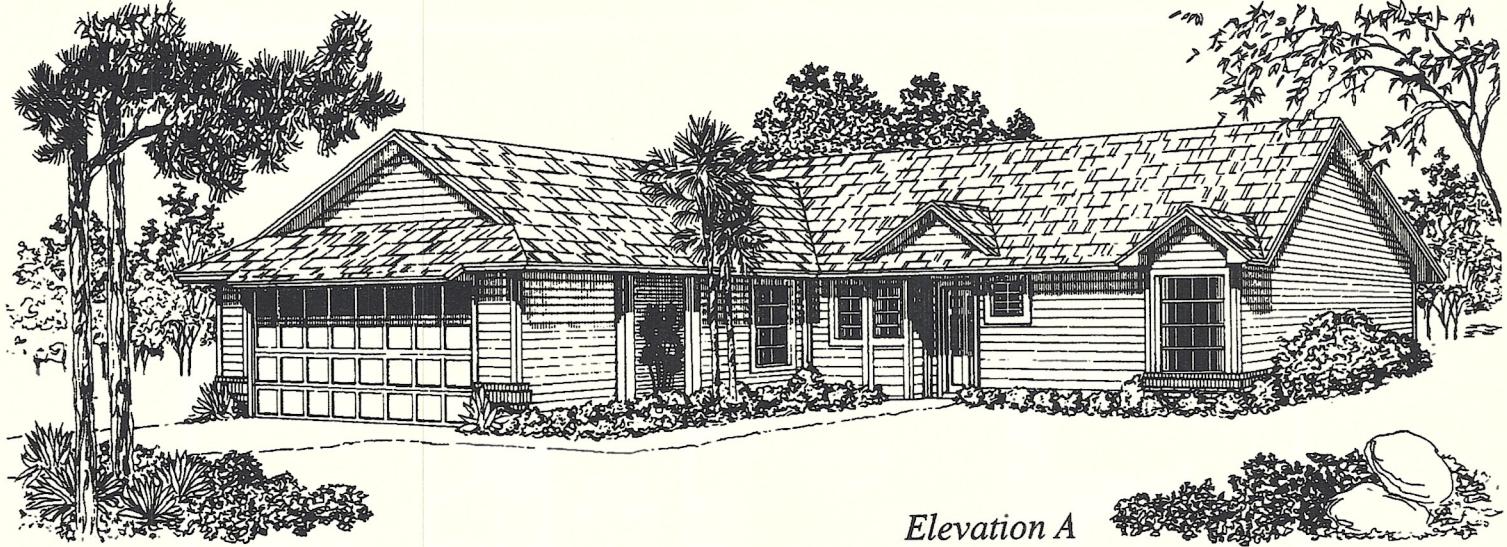
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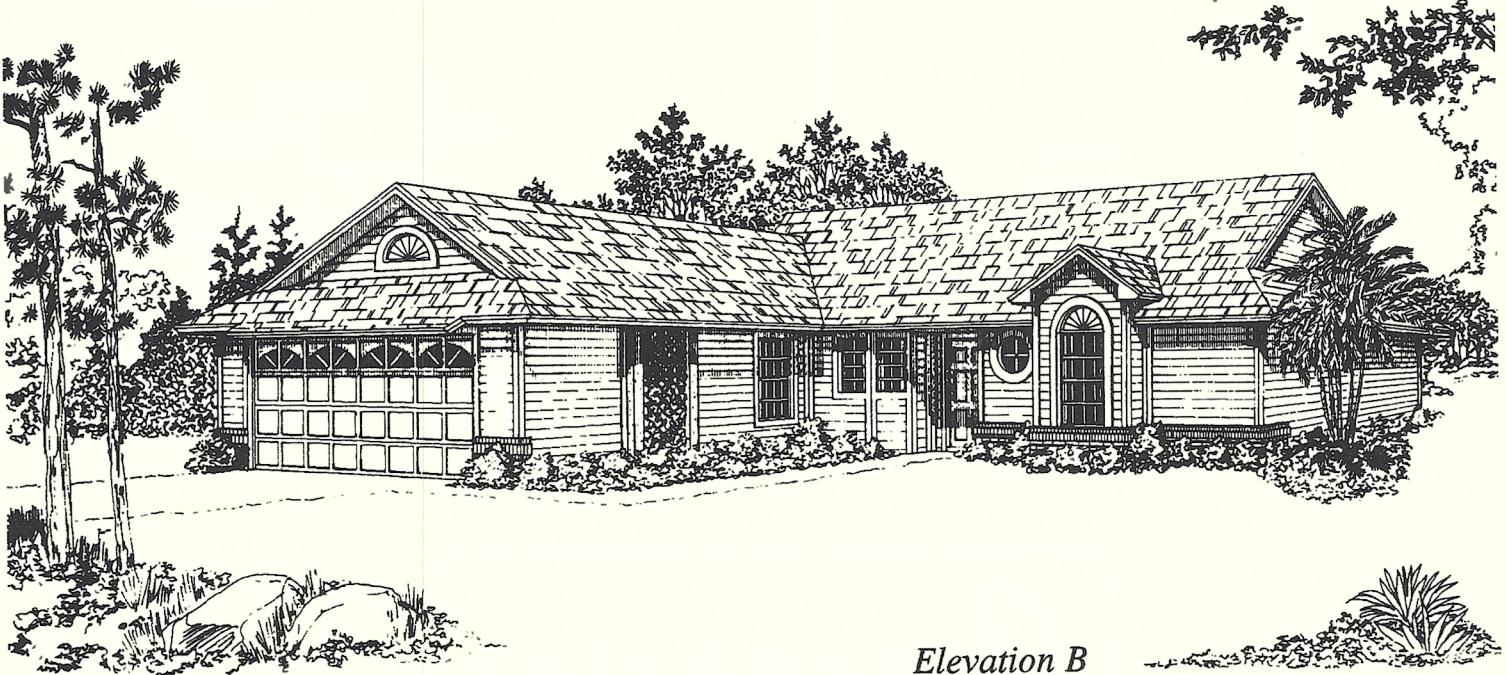
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7/15/97

THE GRAND CYPRESS

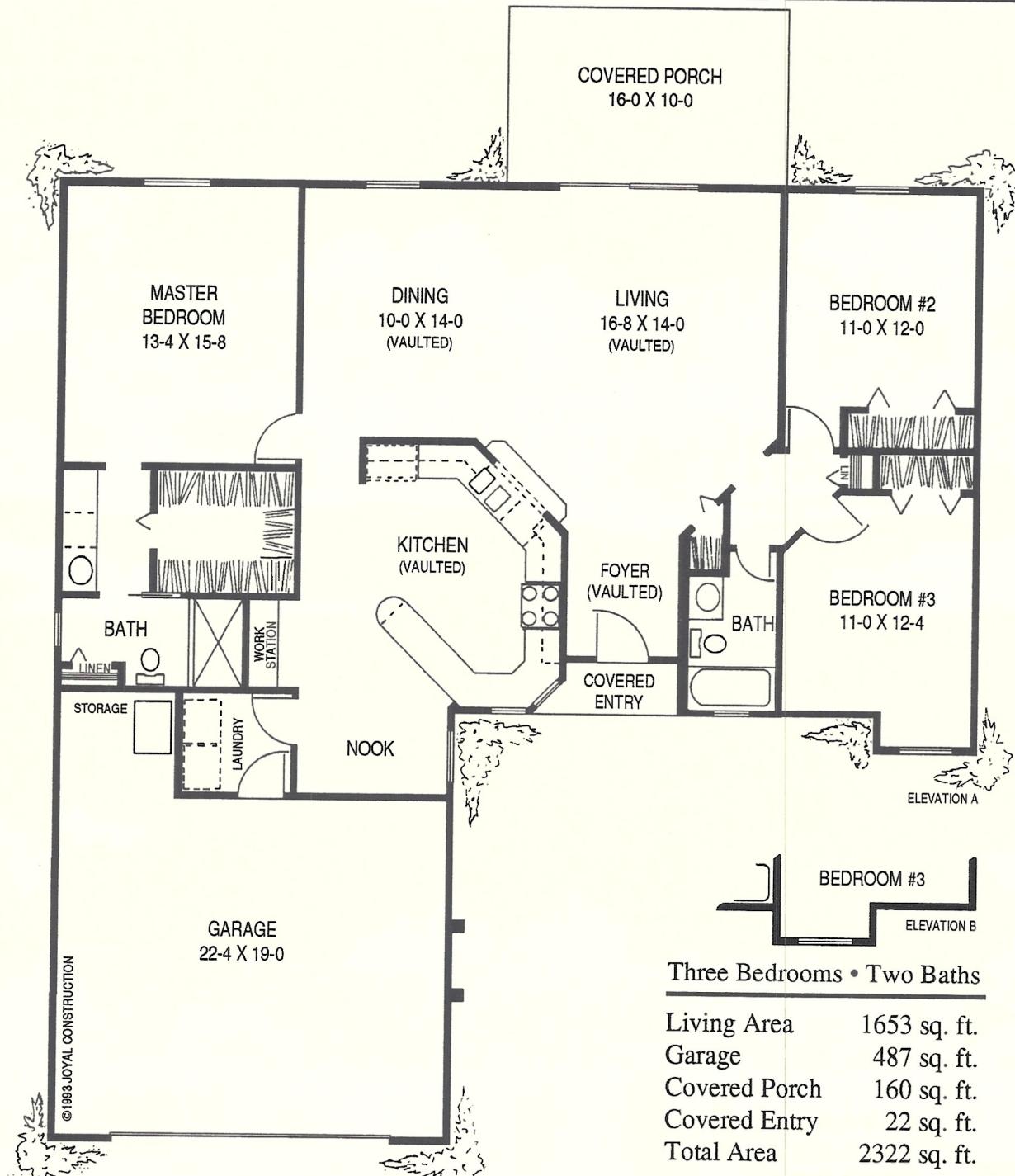


Elevation A



Elevation B

THE GRAND CYPRESS



Three Bedrooms • Two Baths

Living Area	1653 sq. ft.
Garage	487 sq. ft.
Covered Porch	160 sq. ft.
Covered Entry	22 sq. ft.
Total Area	2322 sq. ft.

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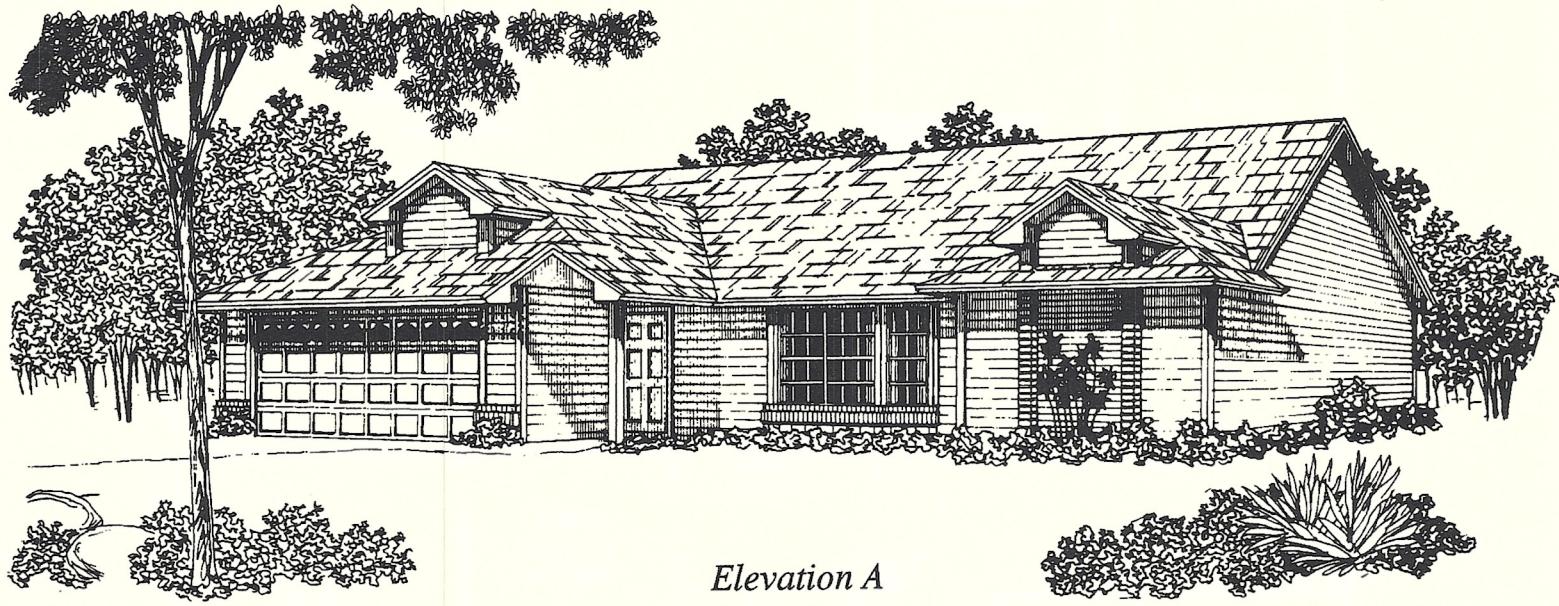
VILLAGE

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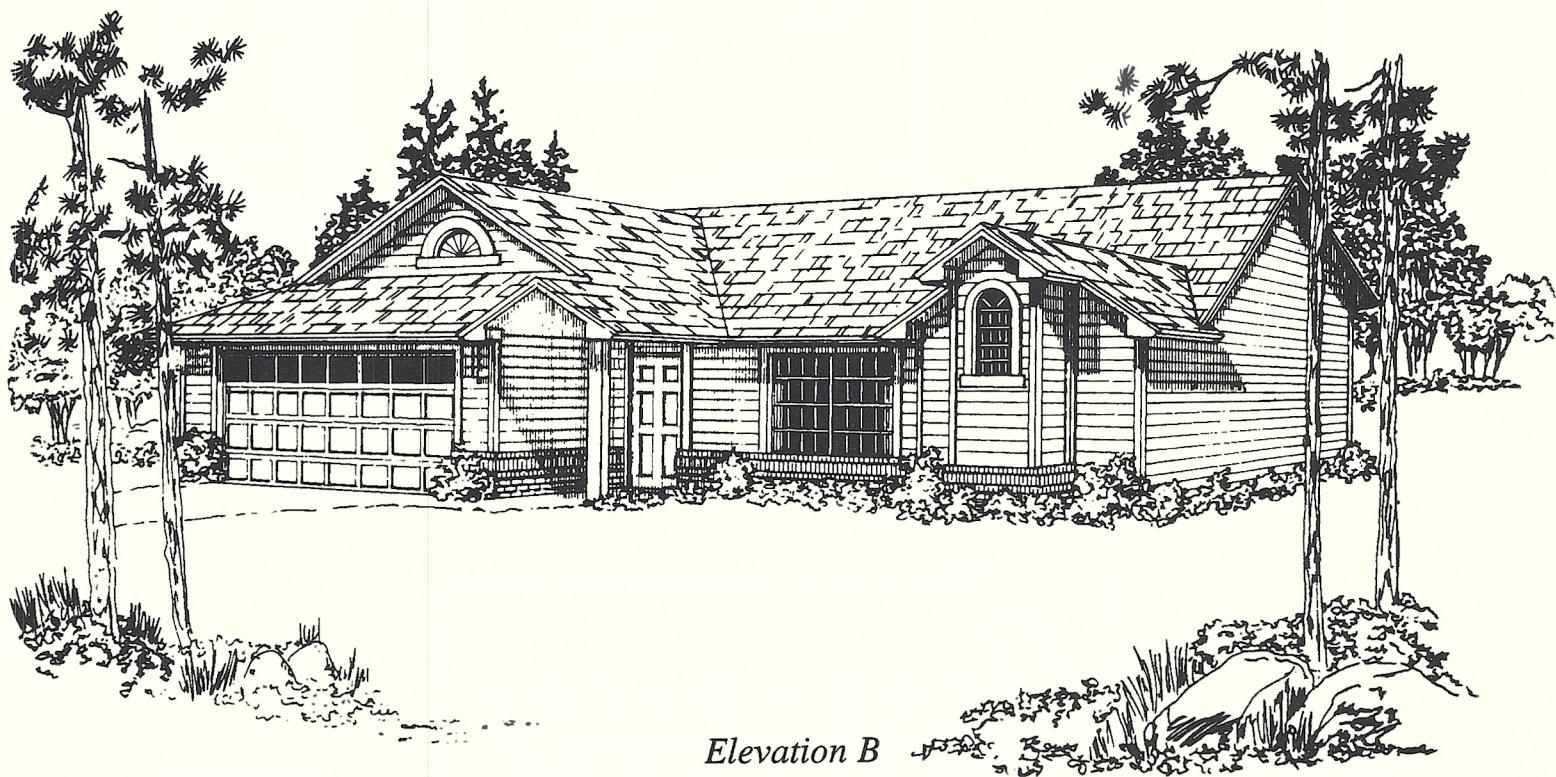
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THE DORAL

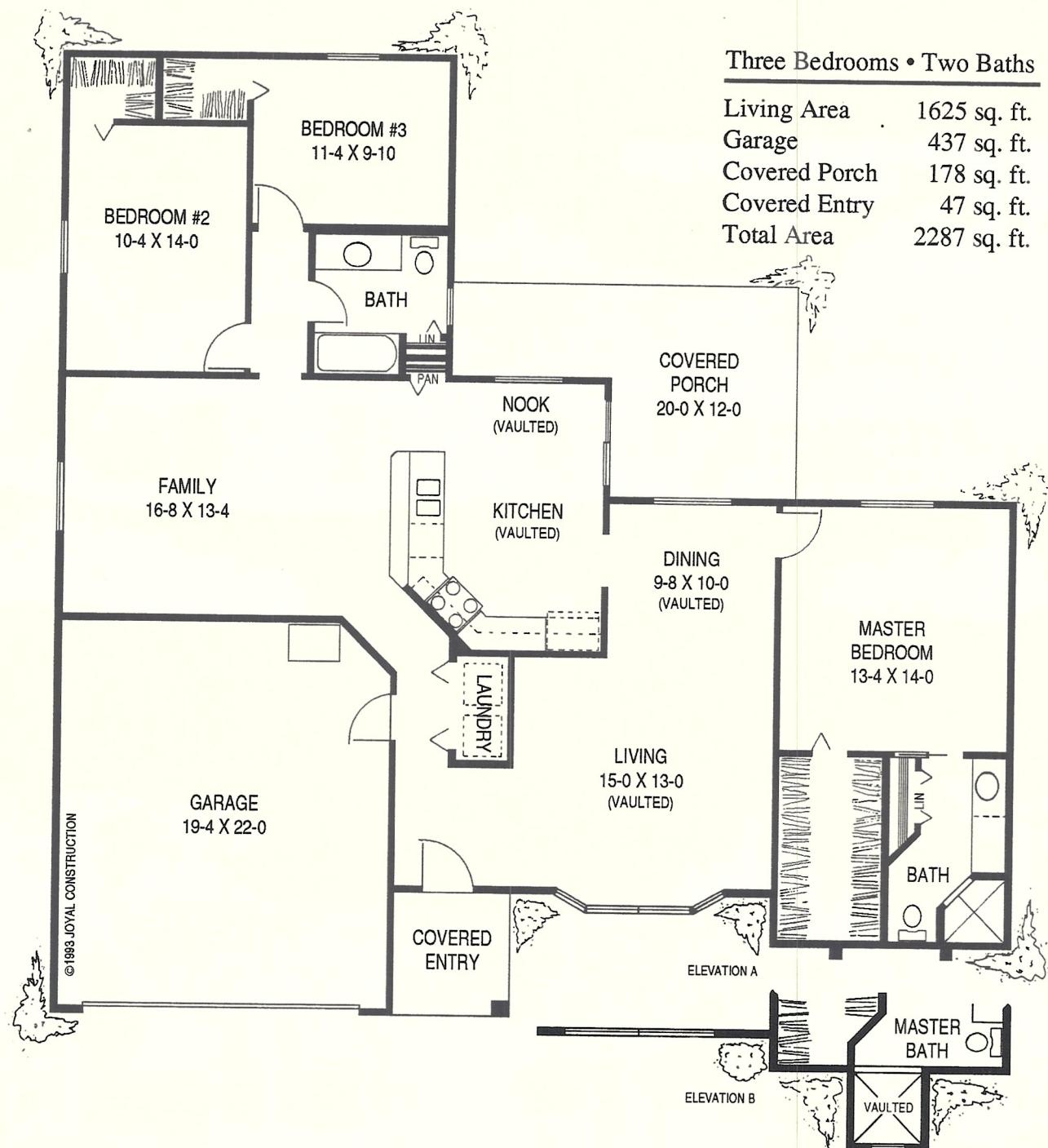


Elevation A



Elevation B

THE DORAL



Greenbriar

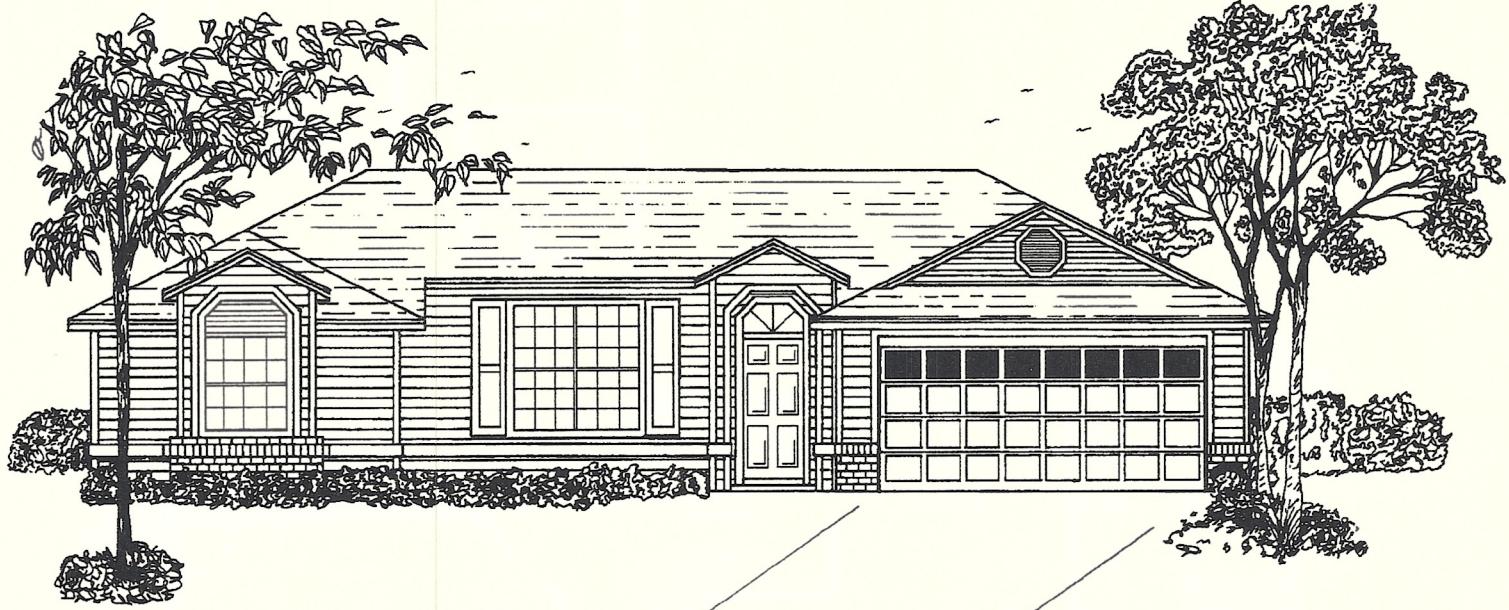
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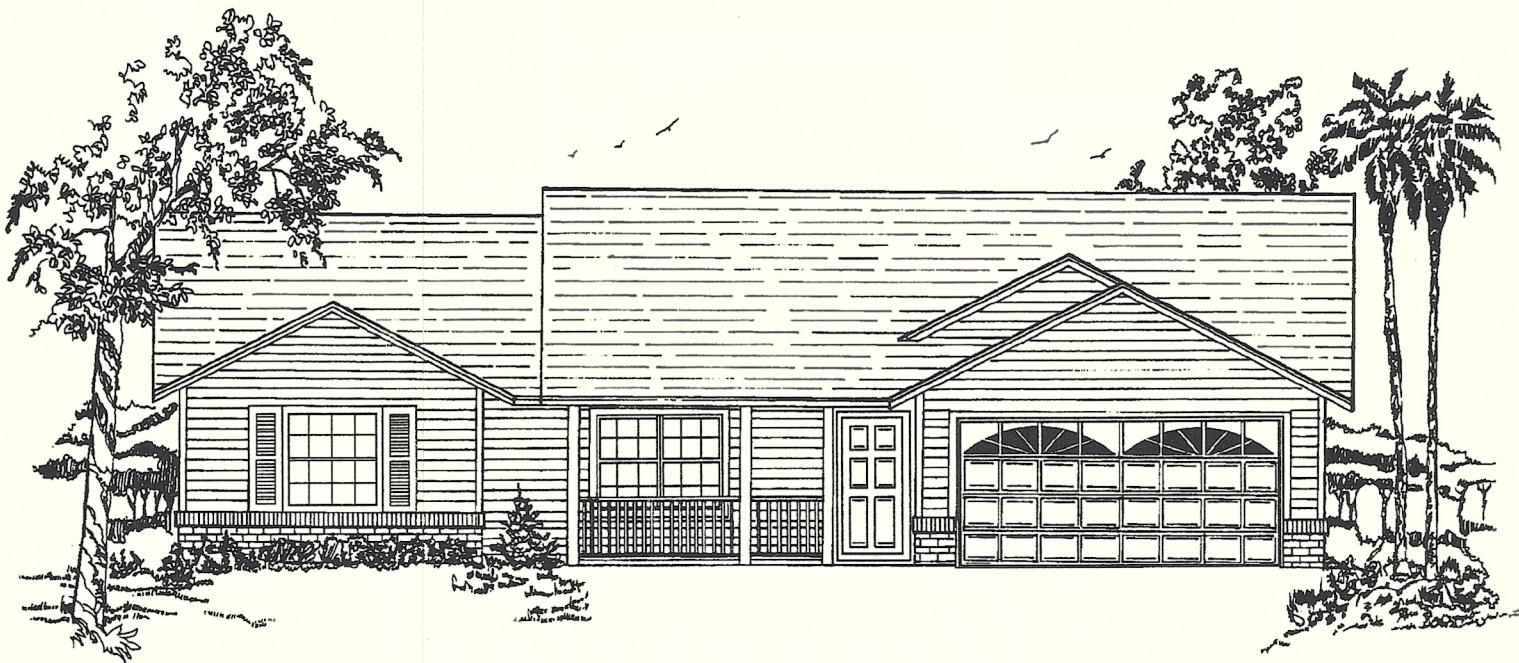
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THE RIO PINAR V

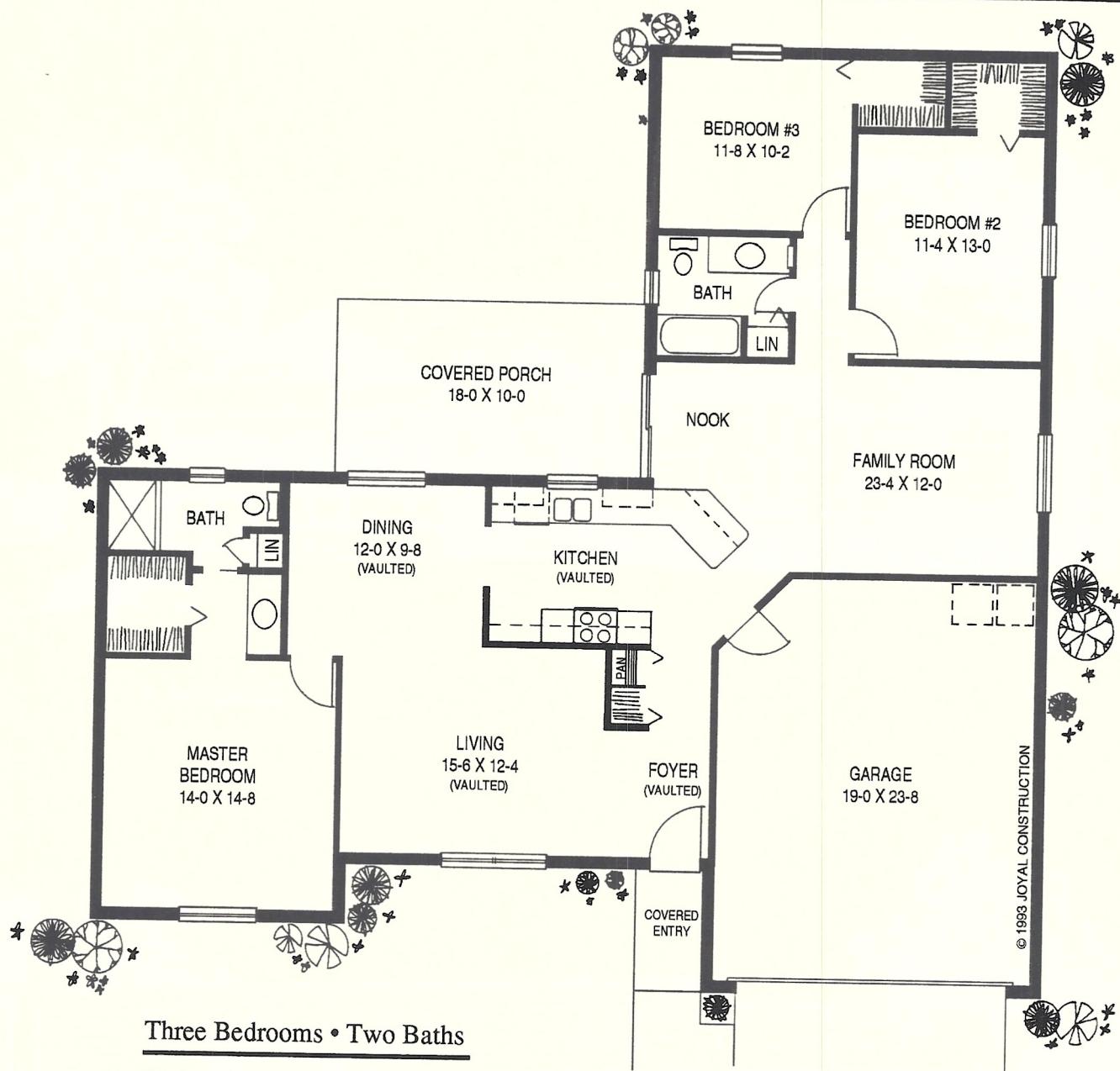


Elevation A



Elevation B

THE RIO PINAR V



Three Bedrooms • Two Baths

Living Area	1601 sq. ft.
Garage	459 sq. ft.
Covered Porch	180 sq. ft.
Covered Entry	34 sq. ft.
Total Area	2274 sq. ft.

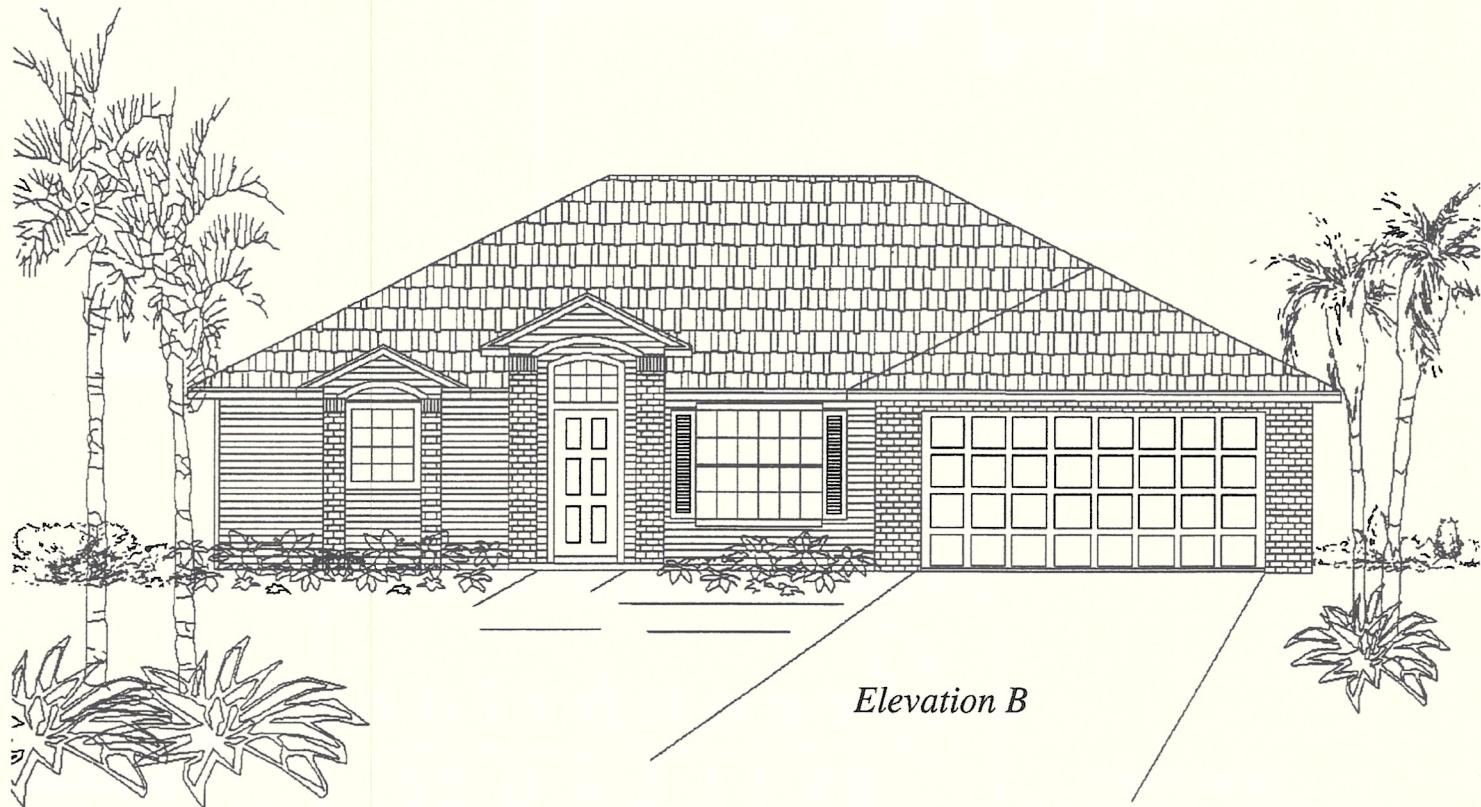
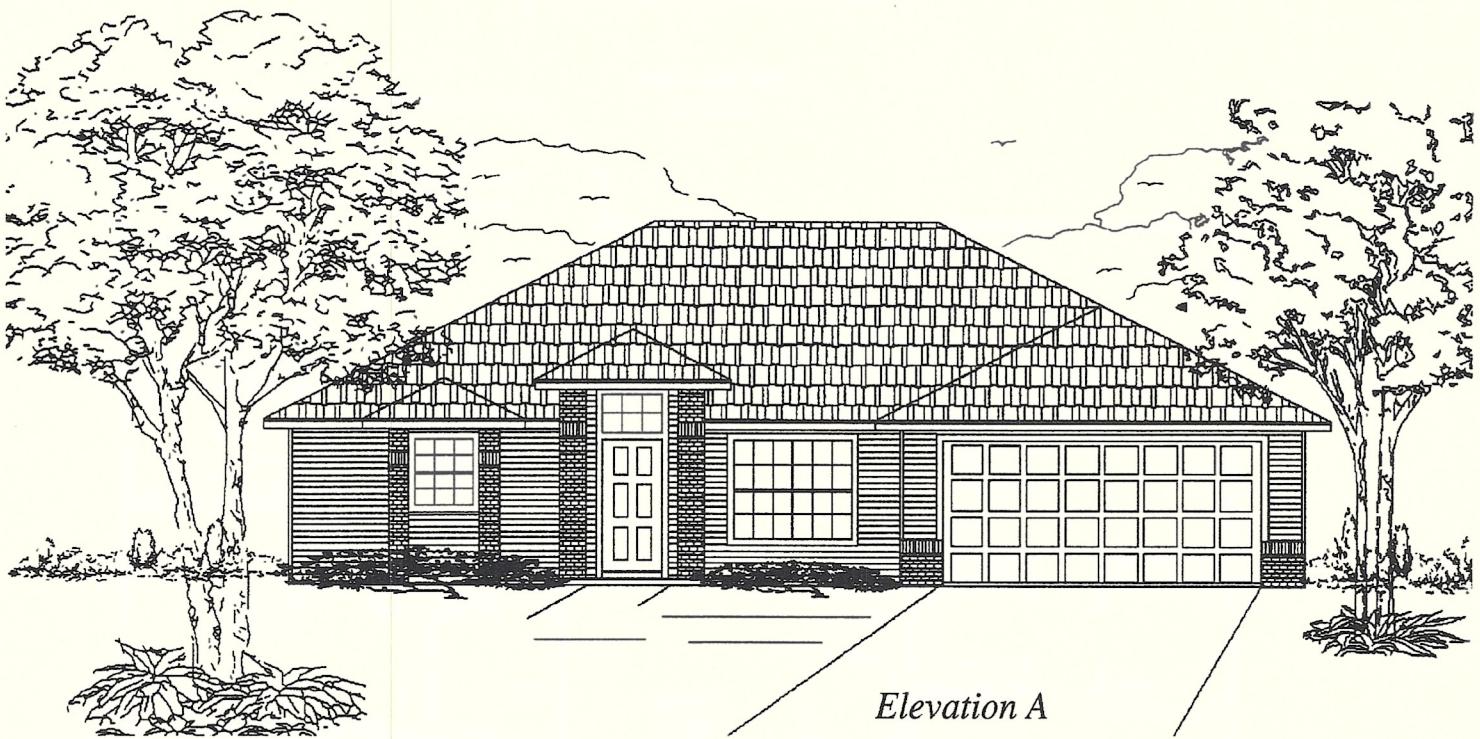
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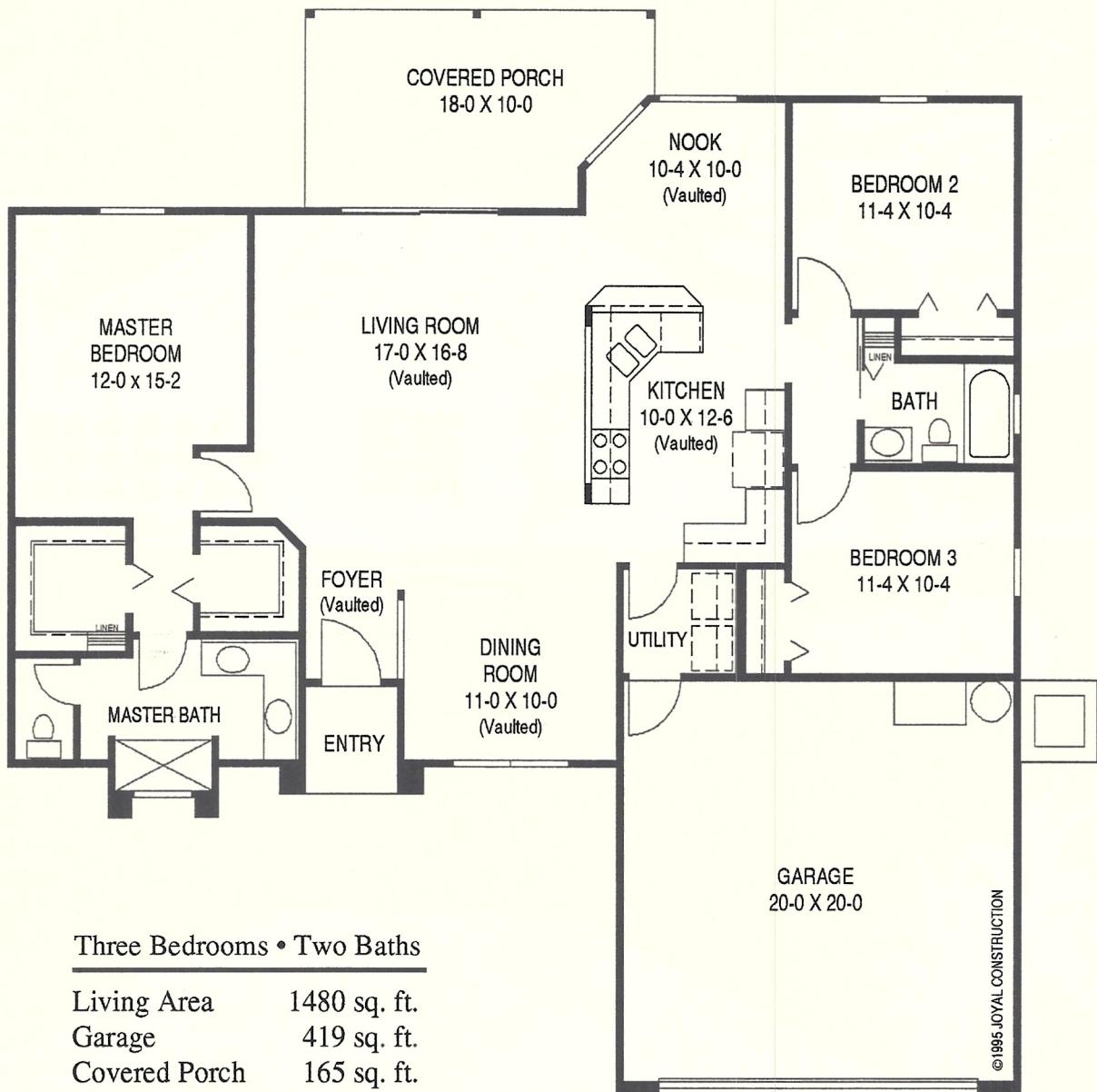
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THE MARTINIQUE



THE MARTINIQUE



Three Bedrooms • Two Baths

Living Area	1480 sq. ft.
Garage	419 sq. ft.
Covered Porch	165 sq. ft.
Front Entry	28 sq. ft.
Total Area	2092 sq. ft.

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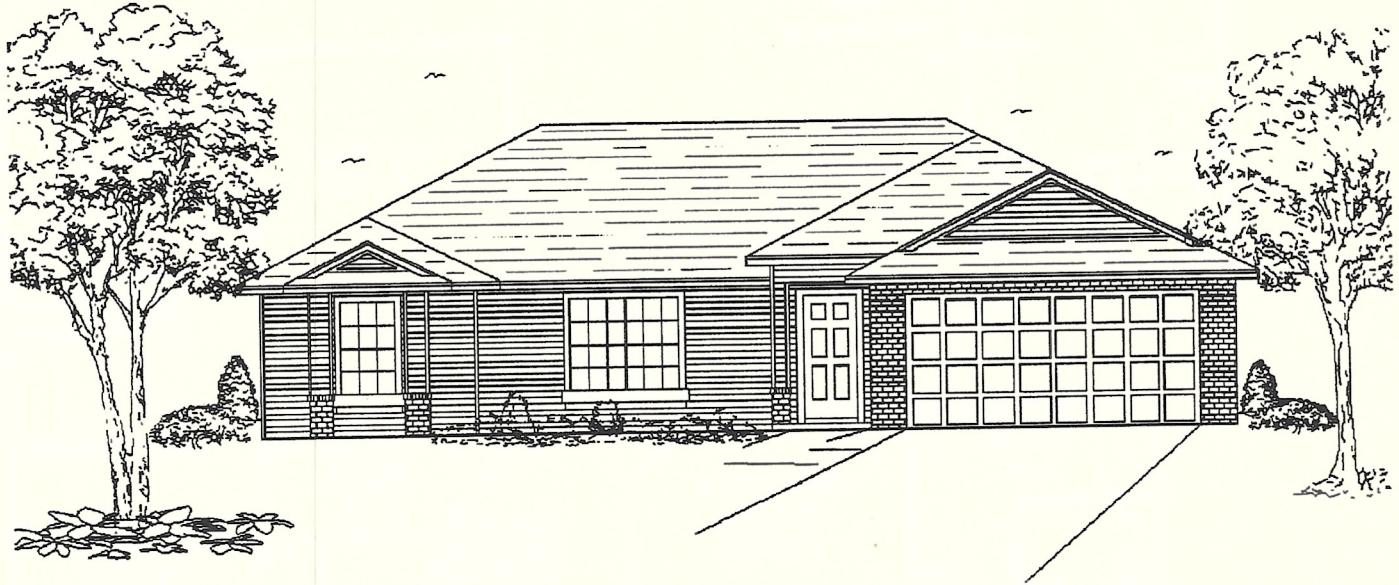
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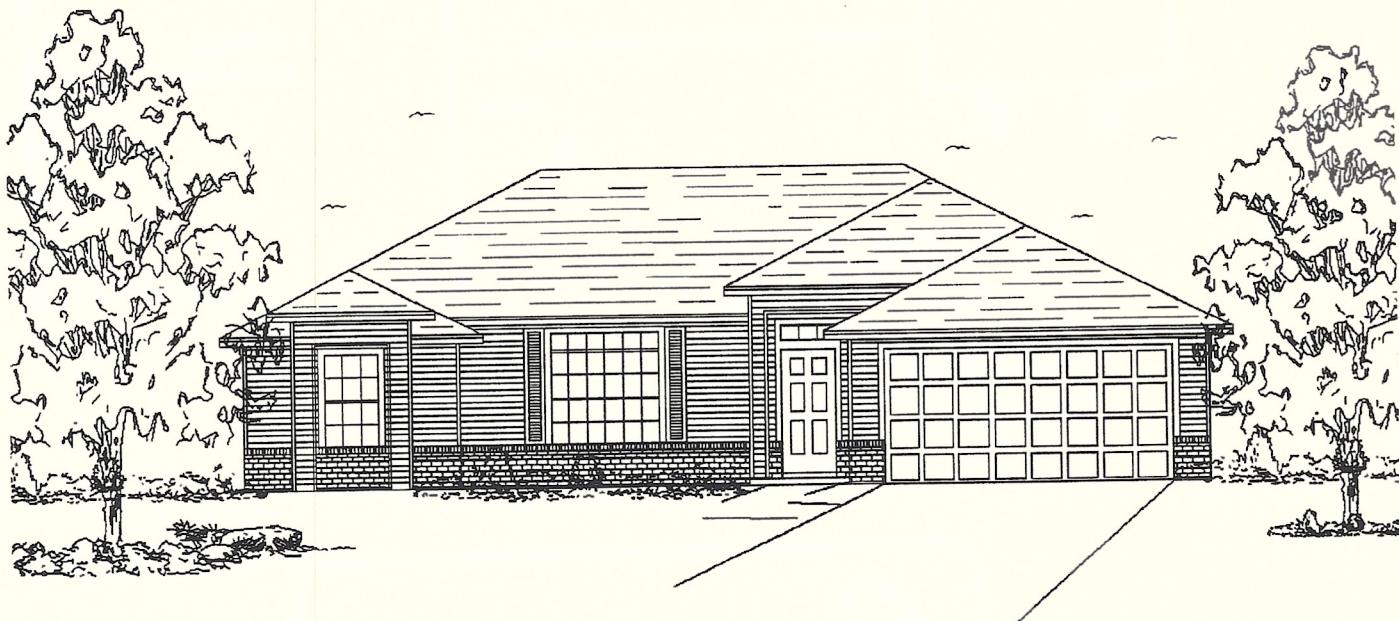
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THE PINEHURST

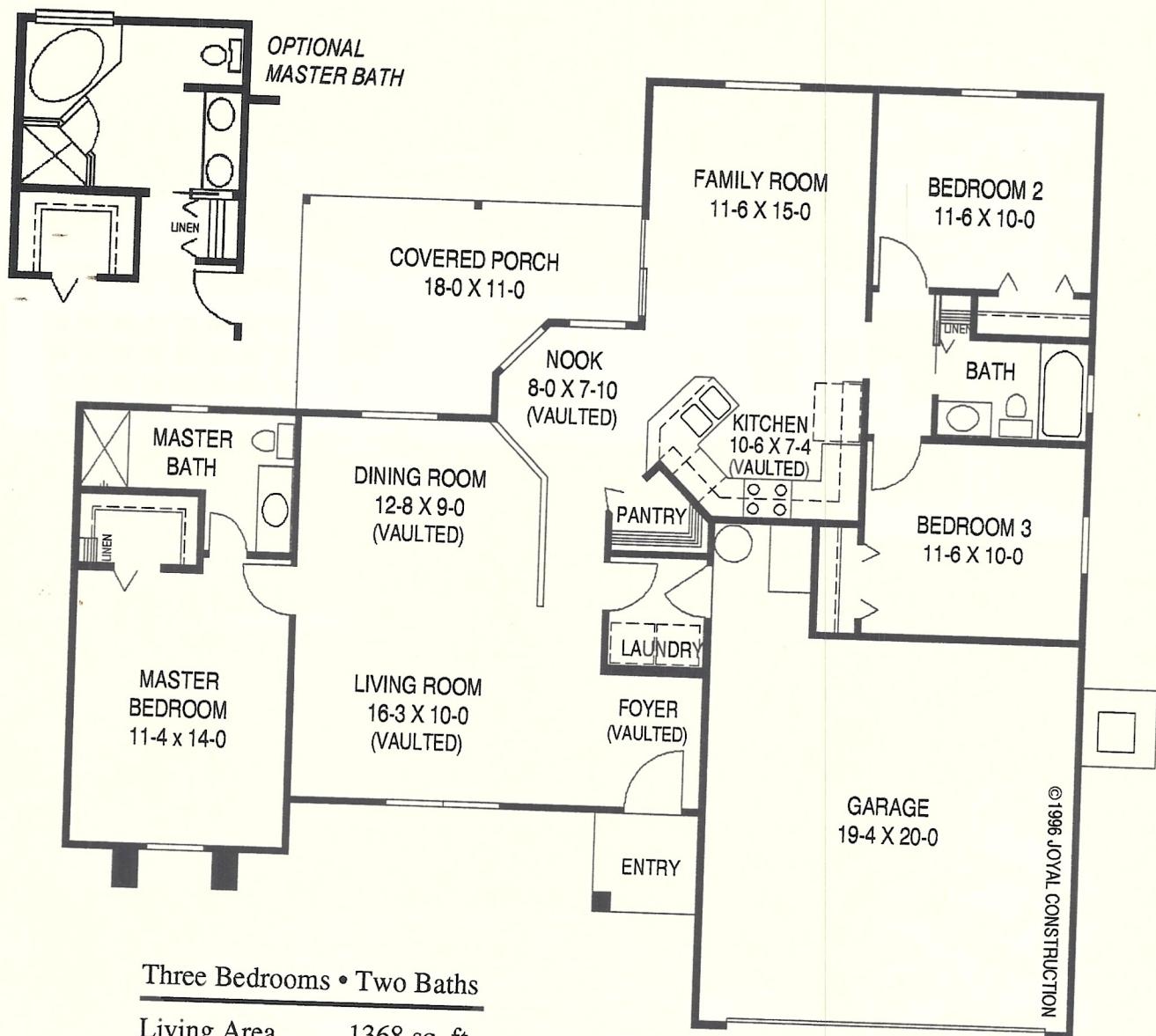


Elevation A



Elevation B

THE PINEHURST



Three Bedrooms • Two Baths

Living Area	1368 sq. ft.
Garage	434 sq. ft.
Covered Porch	164 sq. ft.
Covered Entry	28 sq. ft.
Total Area	1994 sq. ft.

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