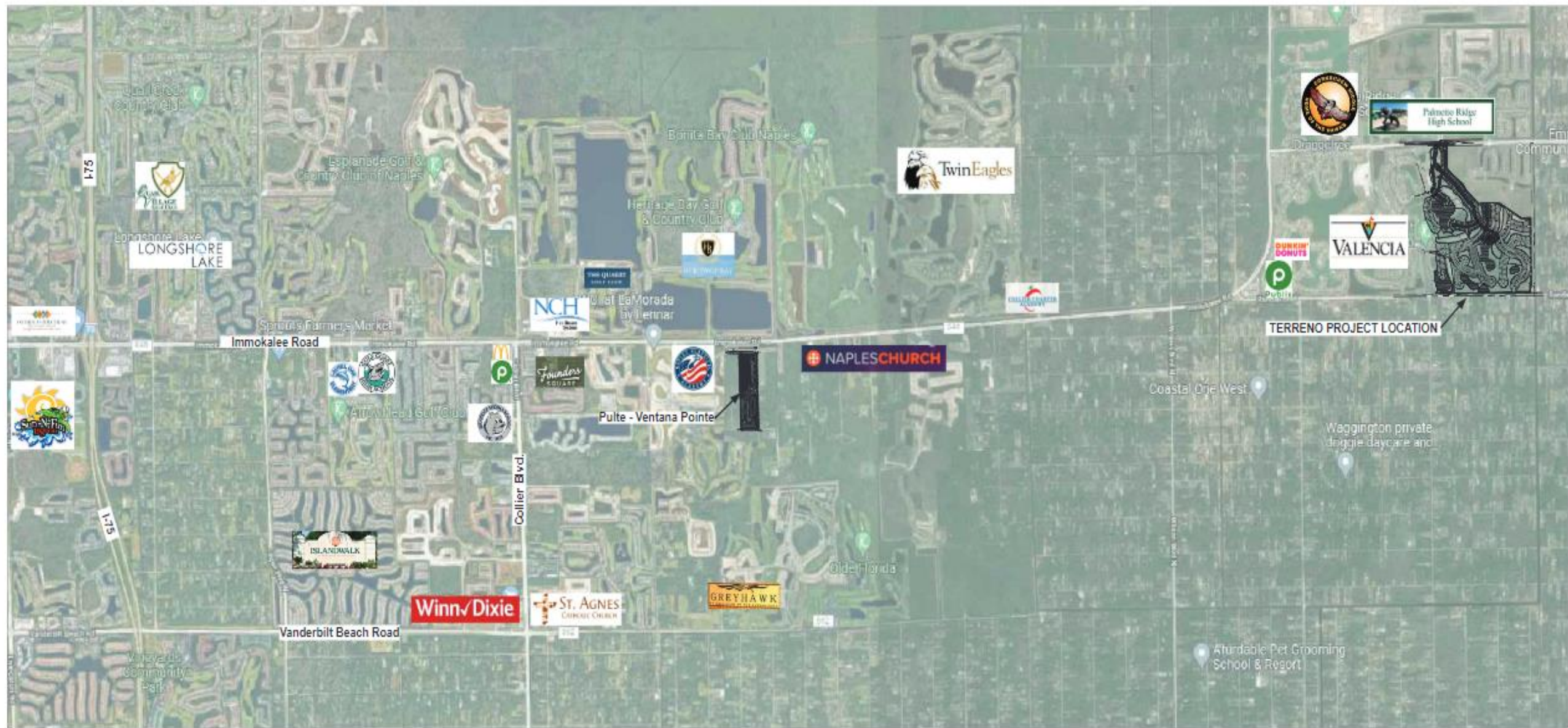


WELCOME TO TERRENO







Coming Soon: The Vanderbilt Beach Road Extension
~ Another Convenient way to the community!









Tennis Courts

Shade Canopy

Shade Canopy

Grand Clubhouse
15,000
Sq. Ft.

Food Truck
Drive-Up

Party Pavilion

Turf Lawn

Mail Kiosk
Pavilion

Shade Canopy

Pickleball Courts

Spa

Resort Style Pool
4,600+
Sq. Ft.

Lap Lanes

Restaurant
& Bar

Fire Pit Lounge

Shade Canopy



To
Resort
Pool

Covered
Veranda

Fitness
Center

Event
Hall

Catering
Kitchen

Community
Room

West
Side
Entry

East
Side
Entry

Lobby

Exercise
Studio

Welcome
Veranda

Staff
Offices

Card &
Activity
Rooms

RESTROOM

RESTROOM

RESTROOM

STORAGE

STORAGE

STORAGE

RESTROOM

ELECTRICAL

*Rendering represents an anticipated design and is not intended to be an exact representation or show specific details. All dimensions and amenities are preliminary and subject to change without notice. ©2023 Multisource, Inc. All rights reserved. CBL057850.

Big Corkscrew Island Regional Park

- Aquatic Complex
- Community Center
- Event Lawn with Stage
- 4 Multipurpose Fields
- 2 Concession Pavilions
- Playground
- 2 Basketball Courts
- 2 Tennis Courts
- 6 Pickleball Courts
- National Fitness Campaign Court
- Walking Paths



Building Standards



Underground mechanicals & structural components checked to ensure code/plan compliance.



Two story cement block construction



Sheathing on roof and trusses inspected.



Exterior drainage plane audited by 3rd party inspector (E3) to ensure proper stucco application and waterproofing. Only builder to do this.






Mechanical, framing, structural and insulation check prior to drywall.



Drywall execution check to ensure best practices taken.

THE LIFE YOU DREAM OF.
THE QUALITY YOU INSIST ON.

Valencia Golf Course Fees

<p>AM Rates</p> <p>7AM - 12PM</p> <p>\$135</p> <p> Book Online</p>	<p>PM Rates</p> <p>12PM - 2:30PM</p> <p>\$125</p> <p> Book Online</p>	<p>Twilight</p> <p>2:30 - CLOSE</p> <p>\$69</p> <p> Book Online</p>	<p>\$65 AM Back 9</p> <hr/> <p>\$120 Couples 2:30pm-CL</p> <hr/> <p>10% Off Military Discount</p> <hr/> <p>10% Off FL Residents (Saturdays and Sundays before Noon with Florida ID)</p>
<p>Srixon Club Rentals - \$50 per set</p> <p>Men's RH, LH and Ladies RH available. Contact golf shop to reserve your set.</p>			

WARRANTY

10-Year Limited Structural Warranty

**We won't just
build you
a new home.
We'll also
stand behind it.**

DiVosta homes allow you to live in a stunning resort setting every day. Your home will be beautifully designed with quality craftsmanship and a warranty you can rely on.

Call Center

- On Demand Program
- CCM on site

WARRANTY HIGHLIGHTS

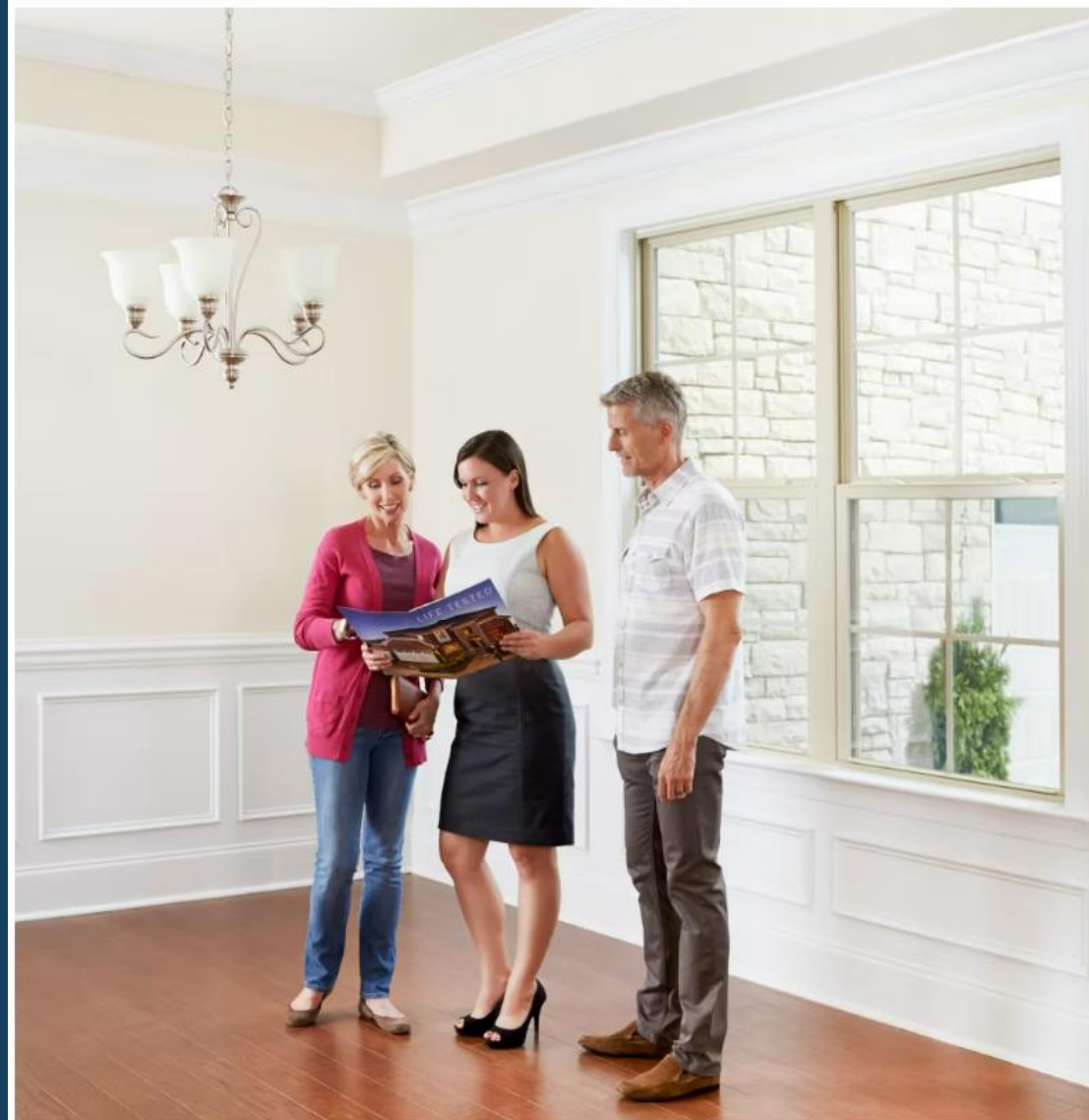
10 year coverage on structural elements of the home

5 year coverage on various types of water infiltration and internal leaks

2 year coverage on the workability of plumbing, electrical, HVAC, and other mechanical systems

1 year coverage on materials and workmanship

↕ Warranty is transferable



THE LIFE YOU DREAM OF.
THE QUALITY YOU INSIST ON.



The Necessities



Airport 35-minute drive



NCH 8–14-minute drive

Physician's Regional 14 miles away



Publix 2-minute drive

Shopping

- Waterside Shops
- Coastland Center
- The Village Shops on Venetian Bay
- Miromar Outlets
- Coconut Point
- Galleria Naples

Good Eats! Great Treats!

Founder's Square

- Outback
- South Street
- Tacos and Tequila
- iHeart Mac and Cheese
- The Warehouse
- Skillet's

Logan Landing

- Sprouts
- First Watch
- Oak and Stone
- Thai Udon Cafe
- Brooks Burgers
- Felipe's Taqueria

Mercato

- Whole Foods
- Rocco's Tacos
- The Hampton Social
- Kilwin's
- Bravo! Italian Kitchen
- Burntwood Tavern





Corkscrew Elementary School

Our mission is to create a collaborative learning community that inspires success through high quality data-driven instruction, purposeful learning, and amazingly positive experiences for all stakeholders.

✓ Top Rated School!

✓ Just under 700 students

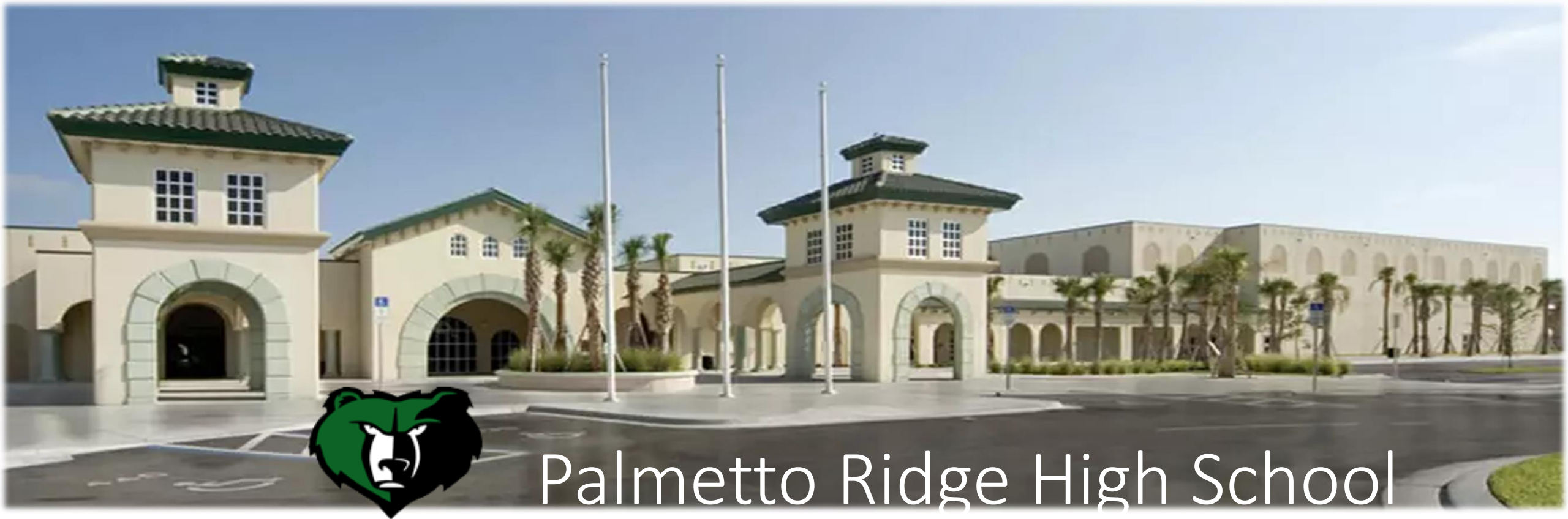
✓ Student: Teacher Ratio = 14:1



Corkscrew Middle School

The mission of Corkscrew Middle is to provide a positive learning environment where each student has the opportunity to obtain intellectual growth and to pursue the development of good character in a safe learning environment.

- ✓ Top Rated School!
- ✓ Collier County Public Academy
- ✓ Encourage parent involvement
- ✓ #67 out of 1,014 for Best Public Middle School Teachers in FL
- ✓ Just Under 900 Students
- ✓ Embrace the 7 Habits of Highly Effective People to create Leadership



Palmetto Ridge High School

Our mission is student development. We will graduate all students on time by releasing their intellectual capacity, affirming their right to learn, and cultivating citizens of honorable character.

- ✓ Top Rated School!
- ✓ Newer school- opened in 2005
- ✓ Roughly 2000 Students
- ✓ They have a culinary academy!
- ✓ High School graduation rate is 95%
- ✓ Students must have a GPA of 2.0



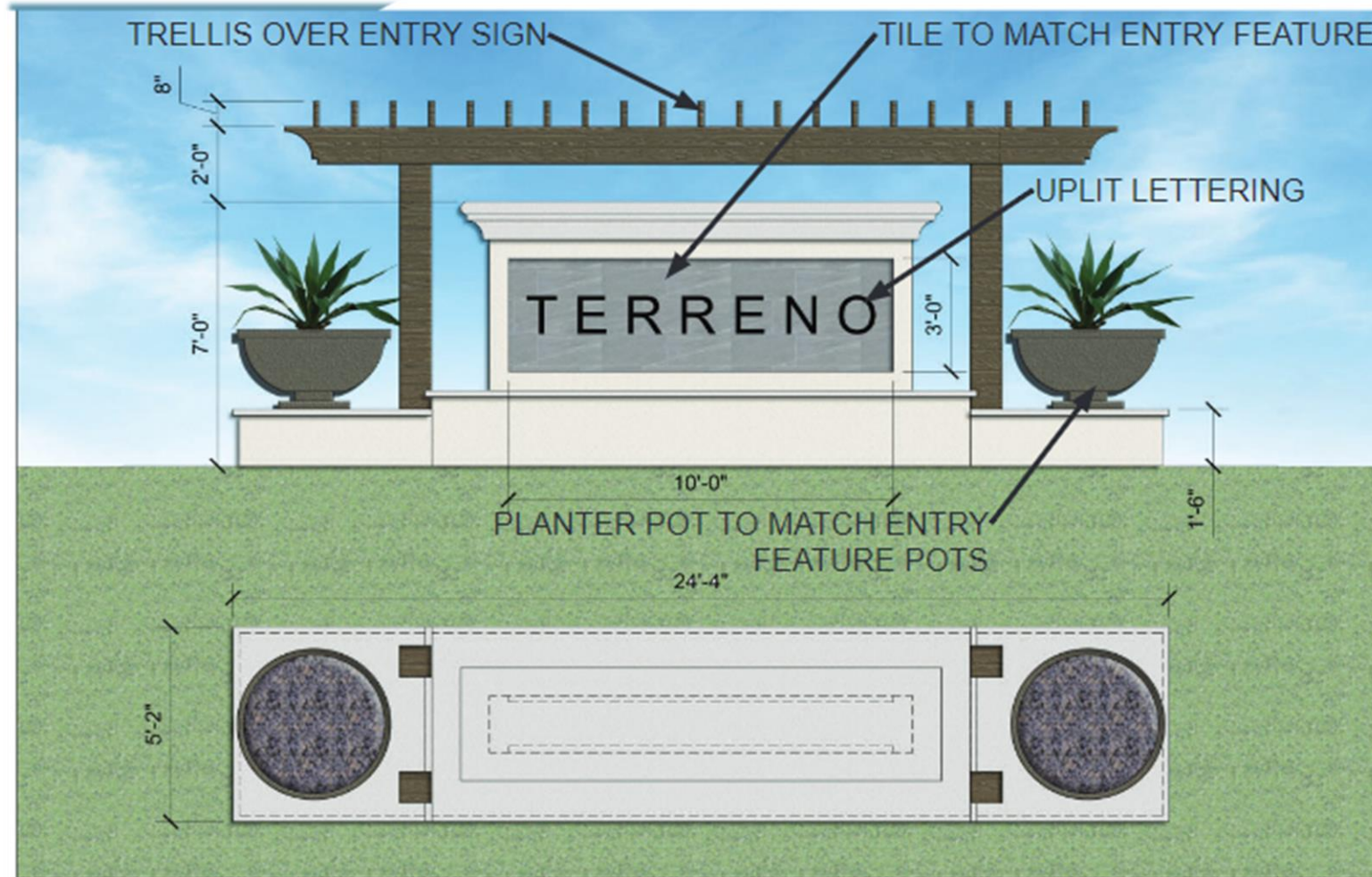
Royal Palm Academy

The mission of Royal Palm Academy is to partner with families to provide an education of rich academics with Catholic formation. WE teach the mind, educate the heart, and form tomorrow leaders.

✓ Preschool to 8th grade

✓ 20 minutes ride

Randall Road Entry Design





Phase	Scenic	Distinctive	Echelon	Total
1	52	66	61	179
2	44	30	75	149
3	95	40	5	140
4	0	87	32	119
5	36	37	25	98

Total of 685
Homesites

Floorplan Lineup

Series	Plan	BR	Bath	Garage	Den
42'	Contour	2	2	2	Yes
52'	Mystique	3	3	2	Yes
52'	Prestige	2	2.5	2	Yes
66'	Stellar	3	4	3	Yes



Scenic Series

Contour



Hallmark



Trailside



Plan	Sq Ft.	BR	Bath	Garage	Den	Flex
Contour	1,405–1,561	2	2	2	Ilo Flex	Yes
Hallmark	1,655-1,802	2-3	2	2	Ilo Flex	Yes
Trailside	2,615	5	3	2-3	No	No



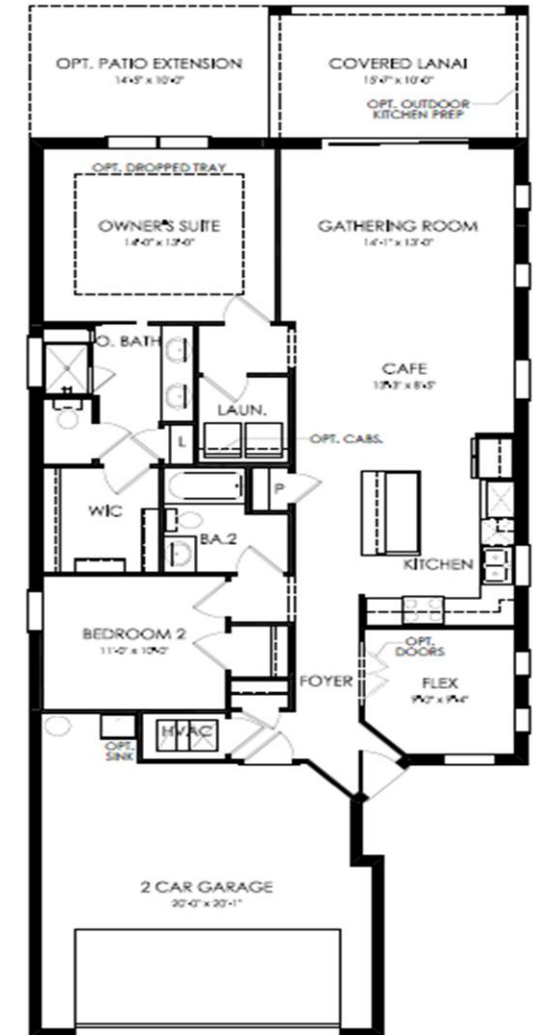
Contour

- 1,405 to 1,561 Square Feet
- 2+Flex, 2 Baths
- Width 30' x Depth 78'



-Single-Family detached home at villa price point

-Covered Lanai Extension Covers Entire Rear of Home!





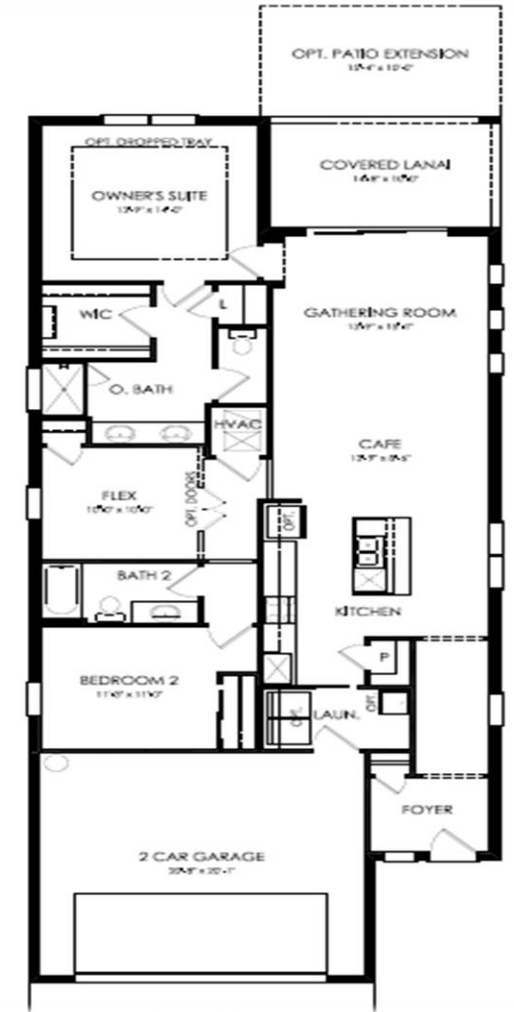
Hallmark

- 1,655 to 1,802 Square Feet
- 2+Flex or 3BR, 2 Baths
- Width 30' x Depth 78'



*-Option for 3 Bedroom Home
At a lower price point*

*-Pocket SGD at Gathering Room
Great feature for Indoor/Outdoor
Living*





Trailside

- 2,615 Square Feet
- 5 Bedrooms, 3 Baths
- Width 30' x Depth 60'

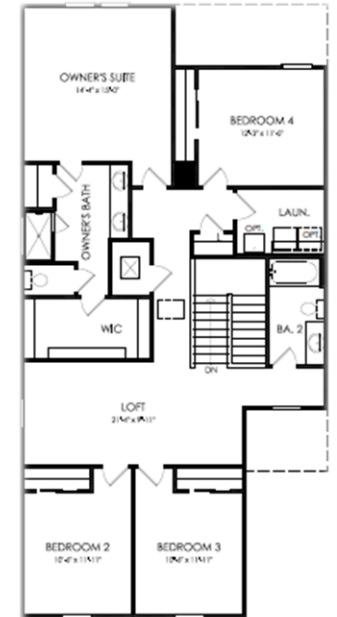


*-Lots of Bedrooms and Bathrooms
for a Scenic Series
Home*

*-Perfect for Growing
Families!*



1st Floor



2nd Floor



Distinctive Series

Mystique



Palmary



Prestige



Whitestone



Plan	Sq. Ft.	BR	Bath	Garage	Den	Flex
Mystique	1,889-2,258	2-4	2-3	2+	Ilo Flex	Yes
Palmary	1,943-2,063	2-3	2	2	Ilo Flex	Yes
Prestige	2,080-2,257	2-3	2.5	2	Ilo Flex	Yes
Whitestone	2,894	4-5	2.5	2	Ilo Flex	Yes



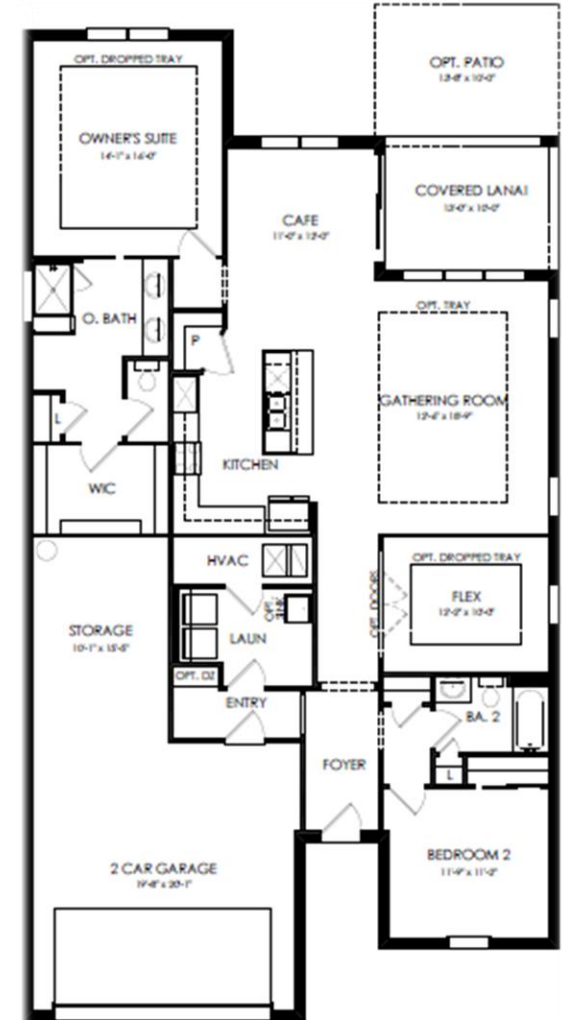
Mystique

- 1,889 to 2,057 Square Feet
- 2+flex to 4 Beds, 2-3 Baths
- Width 40' x Depth 74'



-Versatile Floorplan- Great for Personalization to Customer's Wants/Needs

-Zero-Corner Slider is a great selling feature and a symbol of Divosta/Pulte





Palmary

- 1,943 to 2,063 Square Feet
- 2+flex to 3 Beds, 2 Baths
- Width 40' x Depth 70'



- Open Concept Floorplan
- Perfect for Entertaining
- Larger Lanai as a standard Option (25' x 10')
- Affordable sister to the Stardom



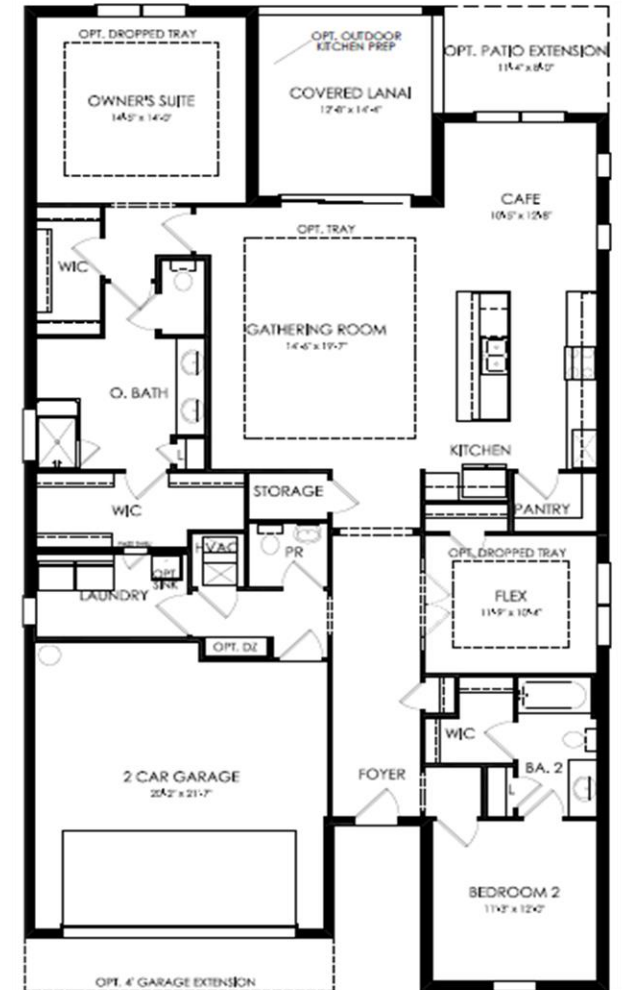


Prestige

- 2,080 to 2,257 Square Feet
- 2+flex to 3 Beds, 2.5 Baths
- Width 40' x Depth 74'



- Extra Half Bath. Perfect for entertaining!
- Higher Plate-Height Gives Feeling of Estate Series Home
- Affordable sister to the Renown
- His & Her closets
- Laundry pass thru"



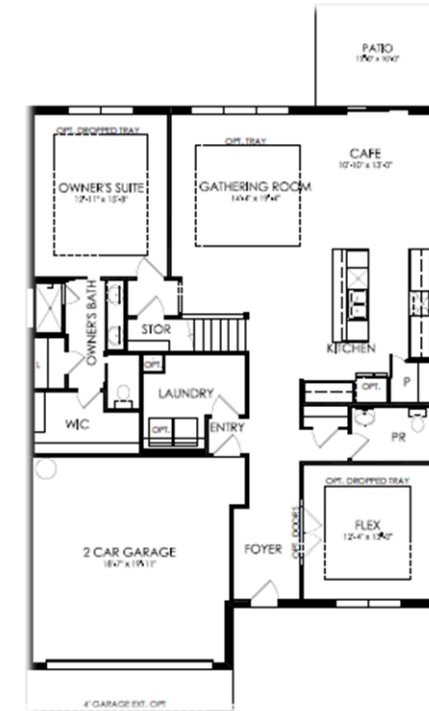


Whitestone

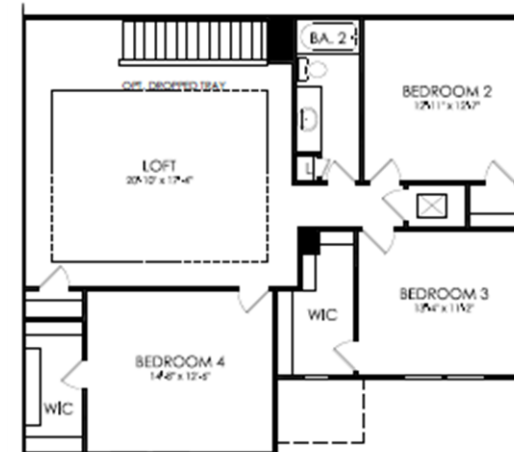
- 2,894 Square Feet
- 4BR + flex or 5 Beds, 2.5 - 4 Baths
- Width 40' x Depth 54'8"

-Successful floor plan at Manatee Cove & Ventana Pointe. One of the best-selling two-story floor plans in the division

-Big Loft Space & Option For huge "double Pocket" SGD in the Gathering Room



1st Floor



2nd Floor



Echelon Series

Stardom



Stellar



Renown



Oakhurst



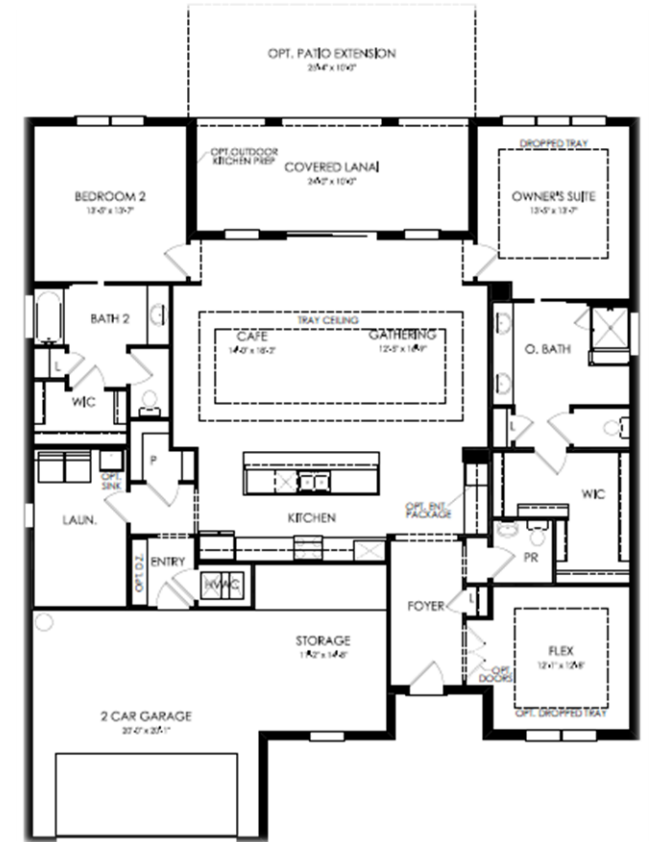
Plan	Sq Ft.	BR	Bath	Garage	Den	Flex
Stardom	2,269-2,325	2-3	2-3	2-3	Ilo Flex	Yes
Stellar	2,483	3	3	2-3	Ilo Flex	Yes
Renown	2,808-3,003	3	3-4	3	Ilo Flex	Yes



Stardom

- 2,269 to 2,325 Square Feet
- 2+flex to 3 Beds + flex, 2-3 Baths, 2-3 car garage
 - Width 54' x Depth 64'

-Open Floorplan great for entertaining!
-Very Versatile to adapt to customer needs

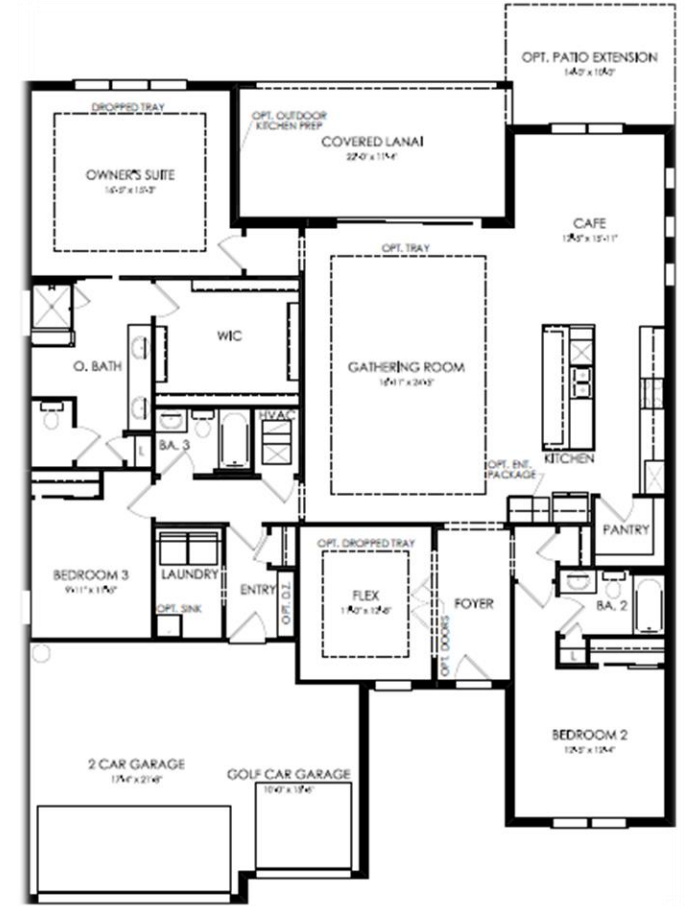




Stellar

- 2,483 Square Feet
- 3BR + flex to 3-4 Baths, 3 car garage
- Width 54' x Depth 68'

-Revamped Pinnacle
 - one of the best-selling floorplans in the history of our division!
 -Zero-Corner Slider Option
 -Sunroom Option

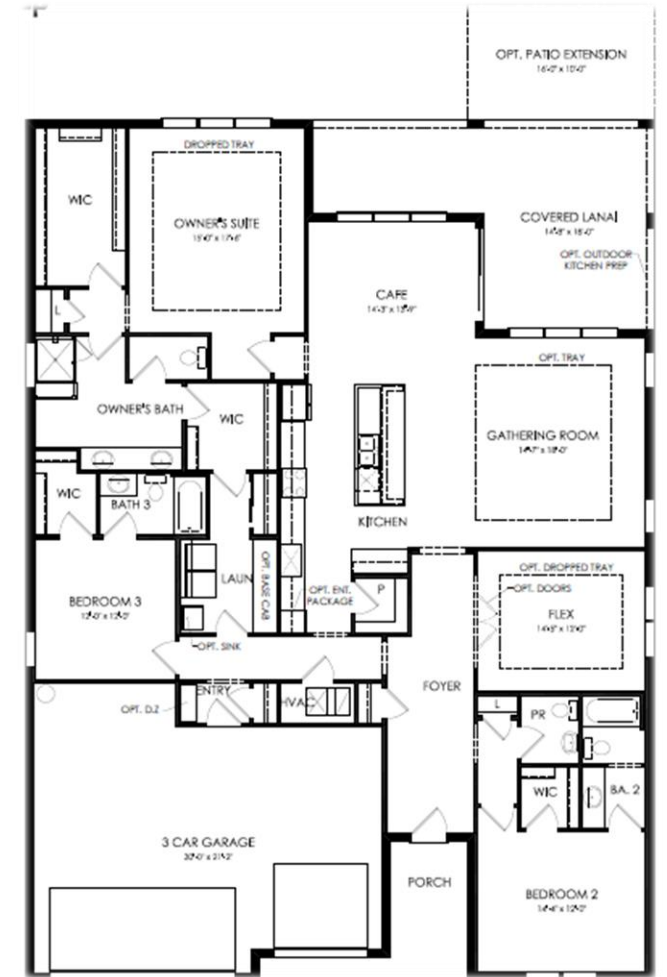




Renown

- 2,808 – 3,003 Square Feet
- 3BR + flex to 3-4 Baths, 3 car garage
 - Width 54' x Depth 74'

-One of the best-selling floorplans in Florida!
-Zero-Corner Slider and Pool Bath Options!



HOA Covers:

- Community Amenities
- Landscape Maintenance(Homes)
- Maintenance of Common Areas & Lakes
- Restaurant/Bar
- Irrigation for lawn & irrigation maint.
- Lifestyle Director
- Monitored Vehicular Access Control
- Professional Property Management

****Homeowners will receive a monthly credit of \$21.50 against the above fees until the Amenity Center is open to the residents.*

HOA Fees

Series	Fee	Fee
Scenic	\$393.50/month*	\$1,180.49/quarter
Distinctive	\$400.42/month*	\$1,201.25/quarter
Echelon	\$414.42/month*	\$1,243.25/quarter

Other Fees

Initial & Other Contributions	Paid at Closing
Initial Contribution	\$500.00
Amenity Fee	\$3,000.00
Environmental Stewardship Fee	\$1,600.00
Annual F & B Minimum	\$480.00

CDD Fees

Series	Debt Assessment	O & M
Scenic	\$1,686	\$400
Distinctive	\$1,798	\$400
Echelon	\$1,911	\$400

Introductory Prices

Plan	Base Price	Estimated All-In Price
Scenic Series		
Contour	\$419,990	\$514,589
Hallmark	\$439,990	\$537,189
Trailside	\$519,990	\$599,339
Distinctive Series		
Mystique	\$504,990	\$667,238
Palmary	\$506,990	\$669,738
Prestige	\$514,990	\$679,738
Whitestone	\$599,990	\$753,488
Echelon Series		
Stardom	\$620,990	\$885,547
Stellar	\$659,990	\$930,787
Renown	\$689,990	\$980,587

****Scenic and Distinctive Series estimated with no pool**

***Echelon Series estimated with pool**

COMMUNITY COVENANTS & RESTRICTIONS

- **Street parking is prohibited**
- **Blocking of sidewalk is prohibited**
- **Golf Carts are permitted but are subject to HOA rules**
- **No commercial vehicles**
- **Satellite dishes are permitted**
- **Generators are permitted**
- **Water softeners and purifiers shall be placed in garage**
- **Sheds/Storage building/Dog Houses/Trampolines are prohibited**
- **Fences allowed-** All fences must be bronze in color, made of aluminum, and cannot exceed 48" in height except on non-lake lots where fences can be up to 60" in height.
All fence enclosures must include a 48" gate to allow for mowing equipment.
Fence sections should be installed with a 4" horizontal separation between the bottom of the fence and the ground as to allow for appropriate turf maintenance. A vertical separation of no more than 4" is required between individual fence pickets.
- **Set back requirements:**
Depth: Approved to the rear property line and/or easement.
Width: May not extend beyond the width of the home.

INCLUDED FEATURES

Terreno – Distinctive Series

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Galvanized steel hurricane shutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- ~~Sentricon~~ Termite bait system

KITCHEN FEATURES:

- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel multiple-cycle dishwasher
- Whirlpool® stainless steel gas range with oven
- Stainless steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features glass enclosure and granite countertops
- Tile recessed shower on 1st floor owner suites
- Decorative Moen® faucet
- Secondary baths feature tub with wall tile and Quartz countertops
- Wood bath cabinets
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Double-pane, insulated, low E (high efficiency) screened windows
- Energy-efficient water heater
- Whirlpool® Washer & Dryer

EVERY SERVICE UNDER ONE ROOF:

At ~~DiVosta~~, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.

• MORTGAGE

With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.

• TITLE

Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.

• WARRANTY

Our experienced warranty team is ready to help you with any service needs once you move in.

INCLUDED FEATURES

Terreno – Scenic Series

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Galvanized steel hurricane shutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- ~~Sentricon~~ Termite bait system

KITCHEN FEATURES:

- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel multiple-cycle dishwasher
- Whirlpool® stainless steel gas range with oven
- Stainless steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features glass enclosure and granite countertops
- Tile recessed shower on 1st floor owner suites and shower pan on 2nd floor owner suites
- Wood bath cabinets
- Secondary Baths feature tub with wall tile and Quartz countertops
- Decorative Moen® faucet
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Double-pane, insulated, low E (high efficiency) screened windows
- Energy-efficient water heater
- Whirlpool® Washer & Dryer

EVERY SERVICE UNDER ONE ROOF:

At ~~DiVosta~~, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.

• MORTGAGE

With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.

• TITLE

Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.

• WARRANTY

Our experienced warranty team is ready to help you with any service needs once you move in.

Echelon Series

CUSTOM INTERIOR FEATURES:

- Tray ceiling in owner's suite
- Upgraded raised-panel 8' interior doors, 5 ¼ base trim, and 3 ¼ casing
- Raised plate height

LET'S GET DOWN TO BUSINESS

Pulte Mortgage

- Conventional Mortgage
- Credit Score 740+ 4.99%+
- 15 Year Fixed/20 % down 4.87+
- 30 Year 7/6 ARM/20% down 4.625%+
- VA- Credit Score 700+ 5.5%+

Deposit Structure

- 20% due within 15 days of signing the purchase agreement for the base price, lot premium, and structural options.
- A minimum of \$10,000 can be given at the time of contract signing.
- Design Option Deposit is 20% and collected by the designer.

