

# VALENCIA

AT *Spanish Wells*

Bonita Springs, FL | 239-390-1022 | [ValenciaAtSpanishWells.com](http://ValenciaAtSpanishWells.com)



**Toll Brothers**  
America's Luxury Home Builder®

# VALENCIA AT SPANISH WELLS | Outstanding Features at No Additional Cost

## Gracious Living

- Private, gated community
- Most home sites offer a lake or golf course view
- Recreational complex including clubhouse, resort-style pool, bocce courts, fitness center, and tennis courts
- 27-hole championship golf course
- Spacious volume ceilings in kitchen, living, dining, and family rooms
- Beautiful views through expansive rear glass and 8' sliding glass doors
- Elegant exterior detailing to enhance the beauty of your home
- Expansive master bedroom suites with his-and-her walk-in closets, per plan
- Private study/den, per plan
- Covered entry with 8' doors

## Designer Interiors with Luxury Features

- Solid core front entry door
- All windows tinted including 8' sliding glass doors
- Wide selection of 17" x 17" ceramic in tile main living areas
- 8' six-panel Colonial-style doors in select areas
- Decora®-style switches throughout and recessed light fixtures in each home
- Crown molding in coffered ceilings, per plan
- Elegant art display niches, per plan
- Quality carpet with stain-resistant protection in wide choice of decorator colors
- Lever door handles throughout
- Rounded drywall corners with knockdown texture
- Designer Progress® light fixture package which includes dining room, breakfast area, and foyer fixtures
- Five interior paint color selections
- Vinyl-coated ventilated shelving in all closets and pantry

## Magnificent Kitchens

- Granite countertops with stainless steel undermount sinks in kitchen
- Spacious breakfast area
- Convenient pantry providing abundant storage, per plan
- Beautifully crafted solid wood, raised panel, 42" upper cabinets in a wide choice of wood or laminate finishes
- Two pullout drawers in lower cabinets
- Quality stainless steel appliances including self-cleaning wall oven, microwave, refrigerator with ice and water, multi-speed dishwasher, and gas cooktop range
- Kohler® pullout spray faucet

## Sumptuous Baths

- 17" x 17" tile flooring and tiled shower and tub surrounds in your choice of colors in all baths
- Lavish master bath with Roman tub, per plan
- His-and-her sinks in the master bath with custom wood or laminate vanities and granite countertops
- Elongated commodes
- Kohler® tub and shower faucets
- 36" high mirror over full width of vanity, framed with 2" Yorktowne trim in master bath
- Cultured marble countertops in secondary baths

## Construction Highlights

- Architectural concrete roof tiles in choice of colors
- Energy-efficient R-38 ceiling insulation
- RG-6 TV cable and four-pair Category 5 twisted phone wire
- Impact rated doors and windows on front of homes
- Paver lanai with screen enclosure
- Low-E high efficiency windows

## Landscaping and Improvements

- Beautiful custom-designed landscape package with trees, shrubs, and sod
- 100% automatic irrigation system
- Attractive paver driveways and walkways with choice of color, pattern, and design
- Beautifully landscaped entry boulevard
- Lawn maintenance provided by homeowners' association
- Uniform designer mailboxes throughout

## Conveniences

- Attached two- or three-car garage with door opener, per plan, with two remotes
- Tankless gas water heater
- Electric door chime and smoke detectors
- Alarm system included in all homes
- Two outdoor hose connections
- Each home professionally cleaned prior to settlement
- Taexx® in-wall pest treatment system
- Epoxy sealed garage floors

## Quality Assurance and Warranty

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.
- Ten-year limited warranty program

## Personalizing Service

- Pre-priced options permit a full range of additional personalization to fit your particular needs: stylish pool and spa designs, marble floors, granite countertops . . . and many more!
- Color selection assistance at the Toll Brothers Regional Design Studio

 Denotes **Toll Green** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.

*Your new Toll Brothers home at Valencia at Spanish Wells is unequalled in design and delivered value.*