

PALAZZO

AT NAPLES

Naples, FL | 239-597-9779 | PalazzoAtNaples.com



Toll Brothers
America's Luxury Home Builder®

PALAZZO AT NAPLES | Outstanding Features at No Additional Cost

Gracious Living

- 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 two 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 are tinted including 8' sliding glass doors
- Wide selection of 17" x 17" ceramic tile main living areas
- Raised panel doors in select areas
- Decora® brand switches throughout and recessed light fixtures in each home
- Crown molding in coffered ceilings
- 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
- Vinyl-coated ventilated shelving in all closets and pantry

Gourmet Kitchens

- Granite countertops with stainless steel undermount sink
- Spacious breakfast area
- Beautifully crafted wood, recessed panel, 42" upper cabinets in a wide choice of wood or laminate finishes
- Quality stainless steel appliances including self-cleaning wall oven, microwave, refrigerator with ice and water, multi-speed dishwasher, and gas cooktop range
- Kohler® pull-out spray faucet

Sumptuous Baths

- 17" x 17" tile flooring, tiled shower and tub surrounds in your choice of colors in all baths
- Frameless shower enclosure in master bath
- Luxurious master bath with Roman tub, per plan
- Dual 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 trim in master bath
- Granite countertops in secondary baths
- Raised vanities in all 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

Conveniences

- Attached two- or three-car garage with door opener, per plan, with two remotes
- Instant gas hot 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 permitting a full range of additional personalization to fit your particular needs: stylish pool and spa designs, marble floors, outdoor kitchens ... and many more!
- Color selection assistance at the Toll Brothers Regional Design Studio

 Denotes **TollGreen** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, 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. CGC055953

Your new Toll Brothers home at Palazzo at Naples is unequalled in design and delivered value.