



t o w n h o u s e s

Affordable Modern Living

Community Features

• Vittoria Gardens Townhouses is a modern planned residential community surrounded by green areas with pathways and street lighting. A beautiful secluded community built with an innovated concrete solid construction technology with energy efficient features and sound reduction. Enjoy a low cost ownership in a vibrant community centrally located within minutes to shopping stores, dining, schools, entertainment, main roads and highways.



Essentials

- Quality concrete construction.
- Low cost ownership.
- No CDD Fee (Community Development District).
- Lush Tropical Green Areas throughout the property.
- Energy efficient construction.
- Conveniently Located within minutes to Florida Turnpike & US-1.

Community Location

Vittoria Gardens is located in the booming Homestead area between Florida Keys and Kendall in Miami Dade County. Vittoria Gardens offers its residents excellent connectivity within minutes to Florida Turnpike and US-1. Situated minutes to Homestead Air Base and Homestead Hospital Baptist Health.

Interior Features

- **Air and Heat**
 - Central air-conditioning and heating system with thermostat.
- **Painting**
 - Designer quality paint on all walls and ceilings.
- **Plumbing**
 - Electric tankless water heater.
 - Toilet in all bathrooms.
 - PVC plumbing water lines.
- **Exterior carpentry**
 - Hurricane Impact windows and doors.
- **Interior carpentry**
 - Strong main entry door.
 - Interior doors paneled and cabinet fronts matching the kitchen design.
 - Raised-panel interior door.
 - Raised panel bi-fold closet doors.
 - Modern style baseboard and door trim.
 - Elegant interior door hardware.
- **Flooring and tiling**
 - Porcelain tile in all living areas, kitchen, bedrooms and bathrooms.
- **Electricity and television**
 - Low voltage network inside homes complying with all current regulations.
 - Mechanisms premium.
 - Low energy lighting bulbs in bathrooms completely installed.
 - Pre-wired for cable TV in living room and all bedrooms (per plan).
 - Pre-wired for telephone in the kitchen, living room and all bedrooms (per plan)
 - Rocker-style switches throughout
 - Category 5e structured wiring for phone. Cable and Internet ready, home run to central distribution panel.
 - RG6 shielded coaxial television cable in all bedrooms, family room, home run to distribution panel.
 - Pre-wired for ceiling fans and ceiling lamps in bedrooms and living.
- **Phone**
 - Telephone points in lounge and kitchen
- **Security & Safety**
 - Pre-wired for alarm system and security cameras.
 - Smoke and carbon monoxide detectors throughout.
 - Central programmable thermostat and heating system.
- **Closets**
 - Vinyl-clad ventilated closet shelving.
 - Walk In closet in Master Bedroom.

Kitchen Features

- Modern open kitchen with eat-in counter.
- Granite countertop with built up edge.
- Modern-styled cabinets with chrome faucet and hardware.
- Ceramic backsplash.
- Modern style kitchen sinks with drainer and faucet.
- Kitchen appliances package includes:
 - Stainless steel side by side refrigerator.
 - Freestanding stainless steel electric range with ceramic cooktop.
 - Stainless steel over-the-range microwave with recirculating ventilating system.
 - Built in stainless steel multi cycle dishwasher.

Bathroom Features

- Modern style vanity cabinets with white porcelain tops.
- Chromed faucet sinks and hardware.
- Double vanity sinks with faucets in master bath.
- Vanity mirrors in all baths.
- Elegant tub in master bath.
- Shower in second bathroom.
- Porcelain tile flooring.
- Exhaust fans.

Laundry Features

- Side by Side washer & dryer.
- Ventilated shelving above Washer & Dryer.
- Storage closet with vinyl-clad ventilated closet shelving.
- Storage Space for Cabinets.

Exterior Features

- Contemporary Modern Architecture.
- Quality CBS Construction.
- High Temperature Isolation and Soundproof.
- Interior Concrete Slab.
- High Impact Windows and doors.
- Stone style exterior designs.
- Covered entry with ceiling light.
- Insulated front door with chime.
- Exterior hose bibs front and back.
- Designer quality exterior paint.
- Exterior designer lights.
- Brick paved driveway for 2 cars.
- Private patio.
- Covered terrace with storage.
- Municipal water and sewer system.





Schools

• **K-8 Center: Coconut Palm K-8 Academy**

24400 SW 124 Avenue, Homestead FL 33032

Phone: 305-257-0500

<http://coconutpalm.dadeschools.net>

School Magnet Programs available contact school for additional and up to date information:

Agriscience Engineering program

Medical Biotechnonology

• **Charter Elementary: Summerville Advantage Academy**

11575 SW 243rd Street

Homestead, FL 33032

Phone: 305-253-2123

<http://www.summervilleadvantageacademy.com/>

• **Middle Schools: Redland Middle School**

16001 SW 248th Street

Homestead, FL 33031

Ph: 305-247-6112

<http://redlandmiddle.org/>

School Magnet Programs available contact school for additional and up to date information:

Academy of Organic Agriculture.

• **High Schools: South Dade Senior High**

28401 SW 167 Avenue Miami FL 33030

Ph: 305-247-4244

<http://sdshs.net/>

School Magnet Programs available contact school for additional and up to date information:

IB program

Sports Medicine and Health Science

Law Students and Public Safety

International Finance Business and Technology

**Schools designated for the 2014/2015 school year*

This information is based on boundaries established by the local school board for the 2014-2015 school year only. School board policies regarding overcrowding, racial balance or other boundary decisions affect school boundaries. Please contact Miami-Dade County District Boundary Office 305-883-5651 for the most current school assignments.





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Area Attractions

- **Homestead Miami Speedway**

Enjoy car racing like you never seen it before! Homestead speedway is home of the Nascar Sprint Cup Series and Ford Championship Weekend.

<http://www.homesteadmiamispeedway.com/>.

- **Coral Castle Museum**

Coral Castle was built by Ed, in secret, at night, in the name of love. He weighed 100 pounds and stood just over 5 feet tall. Some blocks of coral weigh more than the largest blocks from the great pyramids of Egypt. He has baffled scientists, engineers and scholars since 1923.

- <http://coralcastle.com/>.

- **Safari Adventure**

Enjoy a day of family fun petting exotic animals*, interacting with parrots, Join a pack of wolves, and so much more. <http://safariedventure.com/>.

- **Schnebly's Redlands Winery**

Discover exotic wines created from tropical fruits in a friendly ambiance. A unique winery most popular flavors include lychee, mango, guava, avocado and passion fruit wines. <http://www.schneblywinery.com/>.

