

Italian Countryside in the City at \_\_\_\_\_  
**Burns Court Villas**

## Distinctive Features

### Interior Features

- Volume 10-foot ceilings throughout each floor
- Solid, raised panel eight-foot doors with premium european-style hardware
- Anderson® impact-resistant solar-tinted glass windows
- Durable vinyl-clad casements on windows and doors
- Hunter® ceiling fans throughout
- Premium electric dishwasher, washer/dryer, and water heater
- Dual fuel range and oven (natural gas and electric)
- SubZero® refrigerator
- Wood cabinets with European-style hardware
- Granite kitchen countertops and vanity tops
- Stone and wood flooring
- Stone shower enclosures
- Natural gas fireplaces
- Decorative base and crown mouldings, paneling and chair rails
- European-style metal railings and oil-rub finished bronze hardware
- Hand-tooled decorative bronze sink bowls in all baths
- High-tech wiring throughout to accommodate all home electronics
- Private elevators in all three-story units

### Exterior Features

- Expansive interior garden courtyard comprising over 50 percent of total property
- Courtyard features lush plantings and sculpture, trellised and stone walkways, gathering area with outdoor stone fireplace, central fountain and seating areas
- Private, residents-only pool and hot tub within courtyard area
- Attractive landscape lighting inside courtyard and streetside
- Sand-finished stucco building facades in warm, sun-toned colors
- Barrel tile roofing and balcony covers
- European-style lighting fixtures and decorative accents
- Enclosed garage buildings with automatic doors
- Extra personal storage area in each garage for each residence
- "Type V" code-compliant commercial-grade construction

### Energy-Efficiency Features

- Insulated walls minimize heat gain and maximize sound proofing
- Multi-zone, high-efficiency climate control on each floor
- Ultra-quiet, variable-speed air handling units
- Digitally programmable thermostats
- Heat-resistant roofing systems

### Security and Maintenance Features

- Secured, television-monitored entry gates with electronic card reader access
- Fire protective sprinkler system in all units and parking facility
- Lightning and surge protection
- Automated lighting and irrigation systems for all landscaped areas

## Distinctive Advantages

### Unique Setting

- Just 23 two- and three-story residences in an enclosed enclave
- An inviting alternative to downtown high-rise living
- All residences face private, interior garden courtyard
- Italian countryside atmosphere within an urban environment

### Prime Location

- Adjacent to Historic Burns Court
- Easy walking distance to downtown Sarasota's galleries, cafe's, and shops
- Easy walking distance to Selby Botanical Gardens and Sarasota Bay
- Just minutes to beaches, golf, airports, and world-class arts and cultural destinations

### Outstanding Building Partners

Burns Court Development, LLC, is pleased to have the following partners in this very special project:

#### · Westwater Construction, Inc.

A highly respected builder with a history of creating Sarasota's most prestigious multi-million-dollar waterfront residences.

#### · DSDG, Inc.

A sought-after Sarasota architectural firm renowned for designing more and more of the area's most inspired buildings.

#### · LandEscapes, LLC

An experienced local landscape designer well-versed in bringing classic Old World courtyard landscape architecture to life.

#### · Laurel Phipps Interiors, Inc. and Mark Dalton

Two fine interior design professionals whose collaboration on this project has resulted in a remarkable selection of custom design packages to suit each buyer's individual tastes.

### Personalized Design Assistance

Each buyer benefits from a personal appointment with a technical advisor to ensure that all home electronic pre-wiring needs are met.

Each buyer benefits from personal interior design assistance with a professional designer. Buyers can choose from three complete European design schemes that have been coordinated with the courtyard's Mediterranean and seasonal themes.

Prices, terms, conditions, fixtures and design configurations are subject to change without notice. The developer and builder reserve the right to substitute items of equal or greater value in the event an item is discontinued, out of stock, or changed due to circumstances beyond their control.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS CONTRACT AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.