

BEACHWALK TOWNHOMES II

A Condominium

411, 413 79th Street, Holmes Beach

**2 blocks
from the
beach!**



For More Information:

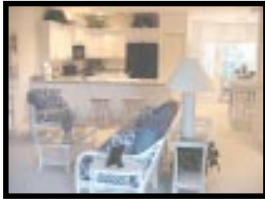
Bob Fittro – Realtor 941-778-0054

Island Real Estate

6101 Marina Drive

Holmes Beach, FL 34217

941-778-6066



BEACHWALK TOWNHOMES II
A Condominium
AWARD WINNING ISLAND BUILDER,
REED W. MAPES, INC.



Exterior Detailing Enhances Your Enjoyment

Private Dedicated Back Yard, Pool Optional
 Professionally Designed Tropical Landscaping
 High Quality Aluminum Lamposts
 Brick Paver Driveway
 Water Efficient Automatic Sprinkler System
 Steel Reinforced Concrete Footers
 Vinyl Fascia Soffits And Siding
 Large Screened Lanai
 Exterior Weatherproof Electrical Outlet
 Municipal Water And Sewer Systems
 All Permits And Impact Fees Included

Safety Features For Your Piece Of Mind

Engineered Hurricane Truss Anchors
 Engineered Roof Trusses for Maximum Security
 Hurricane Large Missile Impact Glass On All Windows

Energy Saving Appointments

R-19 Exterior Wall Insulation
 R-30 Insulation In Ceiling
 High UV And Heat Efficiency Tinted Windows
 50 Gallon Quick Recovery Water Heater
 Energy Efficient A/C And Heat Pump
 Soffit Venting For Circulation In Attic Space
 Ventilated Closet Shelving Systems
 Tinted Sliding Glass Doors To Lanai
 150 AMP. Electrical Service Panel
 5 White Ceiling Fans Installed

Richly Detailed Interiors

Bath Exhaust Fans Vented To Outside
 Front Door Chime
 9 Foot Ceilings On Main Level
 1 3/8" Classique Interior Doors
 Colonial Wood Trim With 3 1/4" Baseboards
 Antique Brass Lever Door Handles
 Spanish Knockdown Ceiling Finish
 Radius Drywall Custom Cornerbeads
 Corian Window Sills
 Orange Peel Wall Textures
 Walk In Closets
 Semi Gloss Paint Finish On All Interior Trim

Garage

Two Car Garage
 Two Remote Controllers For Garage Door
 Overhead Garage Door
 Stained Garage Floor with Choice Of Colors
 Textured And Painted Garage Walls
 1/2 HP Deluxe Garage Door Opener
 416 Square Feet Of Storage On Garage Level

Tastefully Appointed Kitchens

Solid Honey Maple Kitchen Cabinet By Avon
 Designer Moen Chateau Kitchen Faucet
 Granite Counter Tops With Stainless Steel ..
Under Cabinet Mount Sinks
 Large Kitchen Pantry
 Dramatic Recessed Lighting Per Plan

Elegant Baths

2 1/2 Baths Total
 Corian Counter Tops W/ Integral Sinks
 Raised Panel Cabinet Doors By Avon
 Jacuzzi Tub And Seperate Shower In Master Bath
 Deluxe Italian Tiled Wet Walls
 Tub Shower In Guest Bath
 Ceramic Towel, Soap And Toilet Paper Holders
 Mirrored Medicine Cabinet
 Glass Doors on Master Bath Shower
 Double Sinks In Master Bath
 Elongated Commodes
 Full Width 42" High Mirrors
 36" High Bath Vanities

Features To Enhance Your Comfort & Safety

Complete Central Vacuum System, Inc. Vac Pan
 All Copper Water piping
 Elevator Tower Included, Elevator Optional
 Custom Light Post At Each Driveway
 Deadbolt Lock On Exterior Swing Door
 Designer Styled Rocker Light Switches
 GFI Protection In All Wet Areas
 Air Conditioning In Walk In Closets
 Interconnected Smoke Detectors
 Baroque Brass And Glass Entry Door System
 Security System Installed

Holmes Beach Features And Amenities

Short Walk To Miles of White Sand Beach
 10 Restaurants Within 2 miles
 3 Miles To Major Grocery And Drug Store
 2 Miles To Anna Maria Fishing Pier On Tampa Bay
 Friendly Holmes Beach Neighborhood



Note: The Developer reserves the right to make substitutions of at least equal quality for features, materials, and equipment itemized herein. All pictures depict a similar condominium and not the specific units offered by this brochure.

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

BEACHWALK TOWNHOMES II

A Condominium

A Neighborhood of Two New Homes

Rare New Construction

Reserve Early!

A Short Walk To The Beach

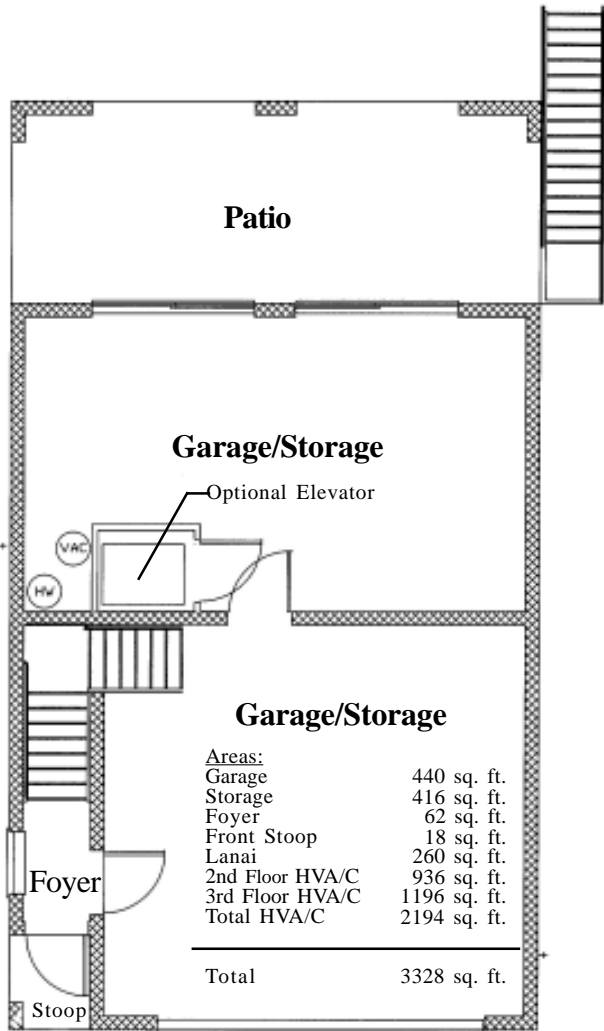
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3 BEDROOMS – 2 " BATHS
2194 SQUARE FEET OF HEATED AND AIR
CONDITIONED SPACE
3328 SQUARE FEET UNDER ROOF

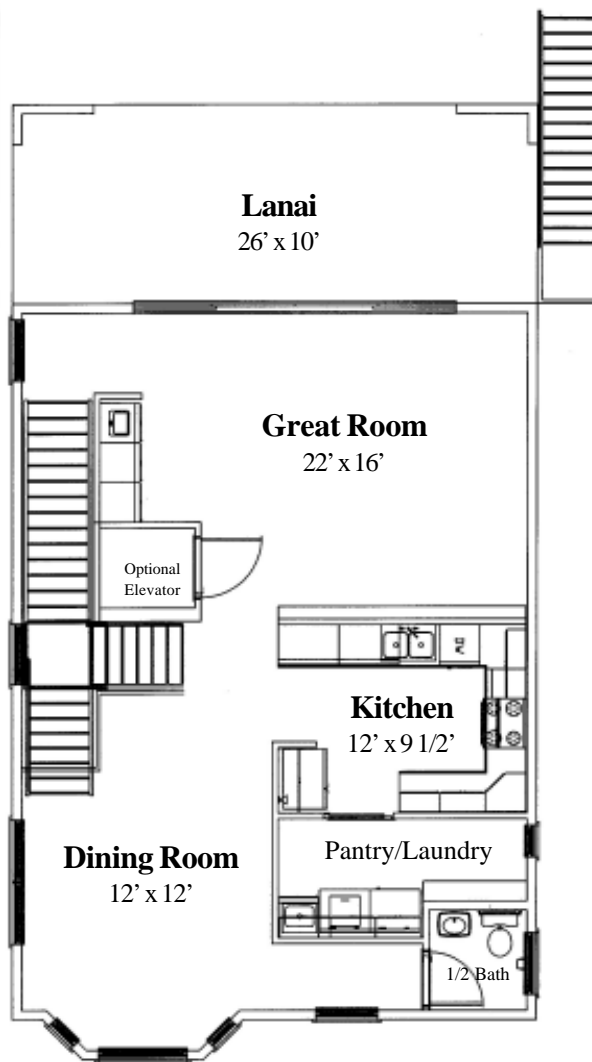


Association Front Landscaping For Your Convenience and Appreciation

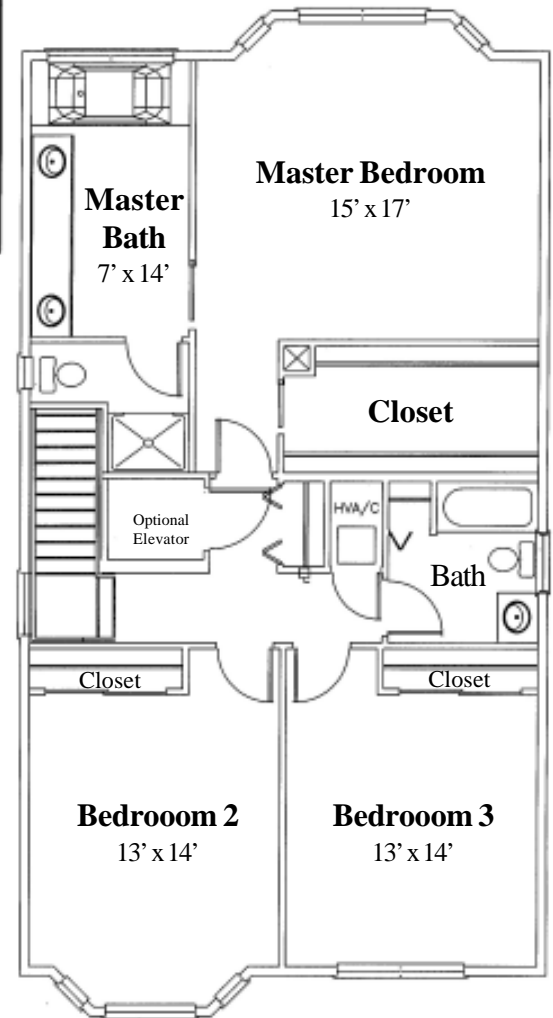
- Choose Your Appliances (allowance)
- Elevator Tower Included, Elevator Optional
- Private Dedicated Back Yard
- Pool, Spa, Landscaping Options
- Hurricane Large Missile Impact Glass On All Windows



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

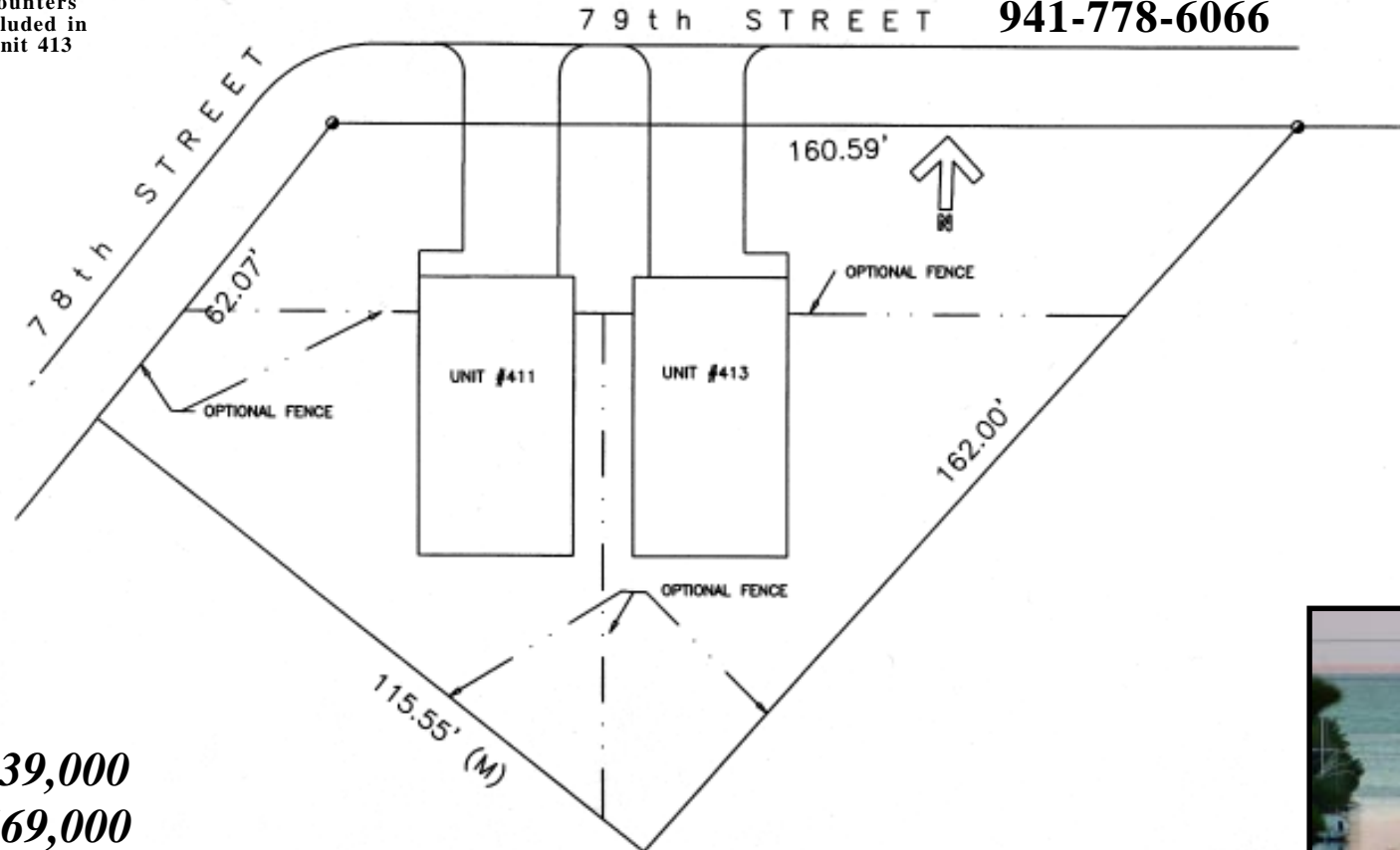


Cabinets and Counters included in Unit 411



Cabinets and Counters included in Unit 413

For More Information:
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Unit 411: \$539,000

Unit 413: \$569,000

79th Street
BEACHWALK TOWNHOMES
A Condominium



Filtered View of Tampa Bay From 413