



## What are my Homeowner Association fees?

- The estimated resident Homeowner Association (HOA) fees are \$246 per month\*

## What will my Homeowner Association fees include?

- Once completed, the use and full-time maintenance of the Arden amenities will include:
  - Elegant entry with 24 hour manned gatehouse
  - Gracious, two-story community clubhouse with staffed WiFi café, spacious Club Room, plenty of indoor meeting rooms and outdoor gathering places
  - Extra-large, fully equipped fitness center with group exercise studio
  - Four illuminated Har-Tru tennis courts
  - Playfields and playgrounds
  - Resort-style pool flowing over two levels, cabanas, and interactive water play feature
  - Lake side pavilion
  - Community boat ramp with Kayak / Canoe launches for easy access to Lake Arden
  - Charming wooden footbridge for access to a small island with a gazebo, fishing area and wildlife observation
  - A large, staffed, community farm that grows fruits, vegetables and herbs is a central feature. Every resident will enjoy seasonal crops as they are harvested
  - Seasonal classes with the Farm Manager to focus on healthy eating, farm-to-fork cuisine and lifestyle; cultivating herbs, flower arranging, etc.
- 20+/- miles of expertly mapped walking and biking trails
- 450+/- acres of HOA maintained open space throughout the community
- 176+/- acres of magnificent lakes
- Irrigation water for every home site included in the assessment
- Full expert landscape maintenance of all community common areas
- Year-round event and activities programming with on-site Lifestyle Director
- Full-time, onsite Community Director to handle all HOA needs and requests

\* HOA fees are subject to change based on annual community budget reviews.



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## Arden by the numbers

- 1,200+/- acres of homes, parks, trails and lakes
- 2,000 homes planned
- 20+/- miles of expertly-mapped walking and biking trails
- 3,000+/- sq. ft. fitness center
- 176+/- acres of magnificent lakes
- 1 mile-long +/- central lake
- 30+/- acres of parks surrounding Arden Lake
- 5+/- acre working farm that will produce fruits, vegetables and herbs
- 450+/- acres of open space throughout the community
- 40+/- acres dedicated for future county park and public school
- Advantageous elevation at 21 feet above sea level. Flood zone X (no flood insurance required)

## Local Public Schools

Arden is zoned for A-rated Palm Beach County public schools. Current schools assigned are\*:

- Binks Forest Elementary School
- Wellington Landings Middle School
- Wellington High School

\* School assignment is not guaranteed. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s).

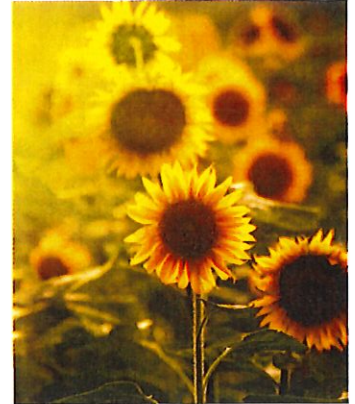
## Features

- Elegant entry with manned gatehouse
- Gracious, two-story community clubhouse featuring:
  - Social Hub with inviting wifi cafe, spacious club room and plenty of indoor and outdoor gathering places
  - Extra-large, fully-equipped fitness center with private group exercise studio
  - Four illuminated Har-Tru tennis courts
  - Playfields and playgrounds
  - Resort-style pool flowing over two levels:
    - Peaceful upper pool surrounded by cabanas
    - Lower play pool with swim lanes
  - Interactive splash pad
  - Community boat ramp offers easy access to Arden Lake
  - Charming wooden footbridge offers access to small island with a gazebo, fishing area and wildlife observation
  - Year-round event and activities programming with on-site Lifestyle Director
  - Community farm that will produce fruits, vegetables and herbs is a central feature
    - Seasonal classes with the Farm Manager will focus on healthy eating, farm-to-fork cuisine and lifestyle, cultivating herbs, flower arranging, among others
  - Kayaking, canoeing and small electric boats on Arden Lake
  - Shops, restaurants and world-famous equestrian center just 12 miles from entrance
  - Nearby wildlife preserve with 165,000 acres of conservation land in Palm Beach and Martin counties



Now open. Models available to tour.

ARDEN



Proposed plan is conceptual in nature and is subject to change based upon final surveying, engineering and design.



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## KITCHEN FEATURES

- Maple Wood Kitchen Cabinetry Featuring a Choice of Designer Colors and Nickel Knobs
- Granite Countertops with Eased Edge Profile with a 4 inch Granite Backsplash
- Built-in Pantry Closet with Vinyl- Coated Ventilated Shelving
- Dual Compartment Stainless Steel Under Mount Sink with a Delta Stainless Steel Pull-Out Kitchen Sink Faucet
- Recessed Lighting Package (Per Plan)
- Insinkerator Garbage Disposal with Switch

## APPLIANCES

- GE Side-By-Side Stainless Steel Refrigerator with In-The-Door Water and Ice Dispenser
- GE Smooth Top 30" Wide Stainless Steel Self Cleaning Range
- GE 30" Wide Hanging Stainless Steel Microwave

## LUXURY BATHROOM FEATURES

- Granite Vanity Tops with Under Mount Sinks in All Bathrooms
- Delta Chrome Water Saving Plumbing Fixtures in All Bathrooms
- Framed Tempered Glass Shower Enclosure on All Showers
- Kohler Sterling Elongated Toilets with Pro Force Technology
- Progress Designer Light Fixtures in All Bathrooms
- Raised Height Maple Vanity Cabinets in All Bathrooms
- Designer 18' X 18" Bathroom Floor Tile and Coordinating Shower Wall and Floor Tile in All Bathrooms
- Exhaust Fans in All Bathrooms

## ELECTRICAL SPECIFICATIONS

- Decorator Coach Light Fixtures at Garage
- Designer Exterior Entry Light Fixture
- Designer Interior Light Fixtures
- Ceiling Fan Pre-wire in Great Room, Lanai, and All Bedrooms
- Two Weatherproof Exterior Electric GFI Outlets
- Minimum 150 AMP Electric Service
- GFI Outlets in All Bathrooms, Kitchen, and Garage
- Smart Home Features including security pre-wire, smart lock front door and thermostat.
- App based system that is easy to use remotely.
- Expandable system that allows customization in the future.

## INTERIOR FEATURES

- Designer 18"x18" Ceramic Floor Tile in Foyer, Kitchen, Laundry Room, Dinette, Great Room, and All Bathrooms
- Vinyl-Coated Ventilated Closet Shelving
- Insulation at Garage Partition and Walls around Air Handlers for Increased Energy Efficiency and Sound Insulation
- Marble Window Sills
- Designer Millwork Throughout Including Decorative Door Casing and Baseboards
- Brushed Nickel Door Handles Throughout
- Honeywell Programmable Thermostat

## EXTERIOR DESIGN FEATURES

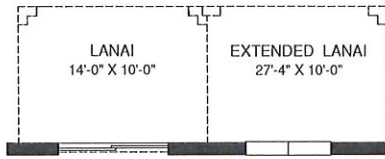
- Designer Color Packages Themed with Elevations
- Designer Brick Pavers on Driveway, Entry Walkway, Lanais and Covered Entry
- Fully Irrigated Homesites
- Two Hose Connections (Per Plan in Predetermined Locations)
- Garage Door Opener with 2 Remotes (Per Plan)
- Hurricane Rated Designer Garage Doors
- Electric Push Button Doorbell with Chime
- 30 Year Tamko Architectural Shingles
- 8' Wind Rated Front Entry Door
- Designer Landscaping with Fully Sodded Yard

## CONSTRUCTION STANDARDS

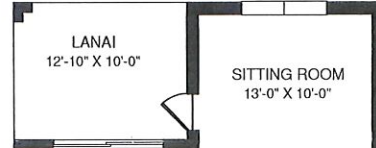
- Tank-less Gas Hot Water Heater (Water heater/Cooking/Dryer Rough-In)
- Natural Gas Community
- Hurricane Impact Resistant Front Door and All Windows Per Plan
- Aluminum Single Hung Windows with Steel Reinforced Monolithic Concrete Building Foundation with Concrete Block Construction, Steel-Reinforced Poured Cells
- Energy Efficient Air Conditioning with Minimum 14 SEER Rating
- R-38 Fiberglass Insulation in Ceilings over Air Conditioned Areas
- Decorative Knockdown Texture on all Interior Walls and Ceilings (Excluding Bathrooms)
- 10 Year Limited Transferable Structural Warranty on Your Home
- Manufacturers Warranties for All Appliances
- Soil at Slab Foundation Pre-Treated for Termite Protection
- Pre-Fabricated Roof Trusses with straps and Connections Engineered for Uplift, Meeting or Exceeding, all Florida Building Codes



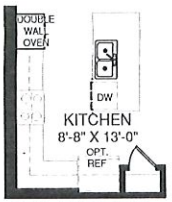
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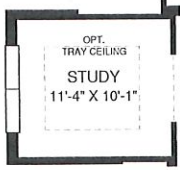
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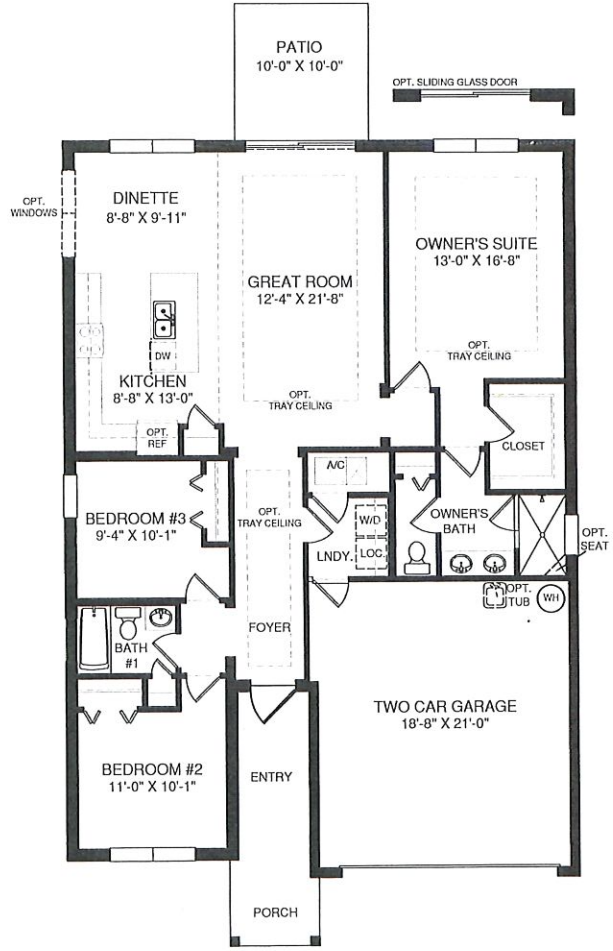
OPT. SITTING ROOM



OPT. UPGRADE KITCHEN



OPT. STUDY



MAIN LEVEL



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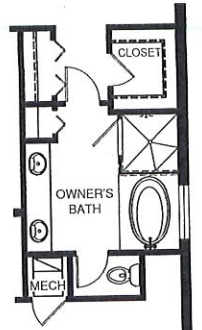
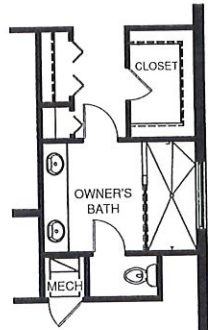
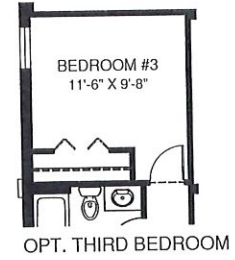
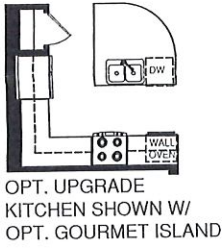
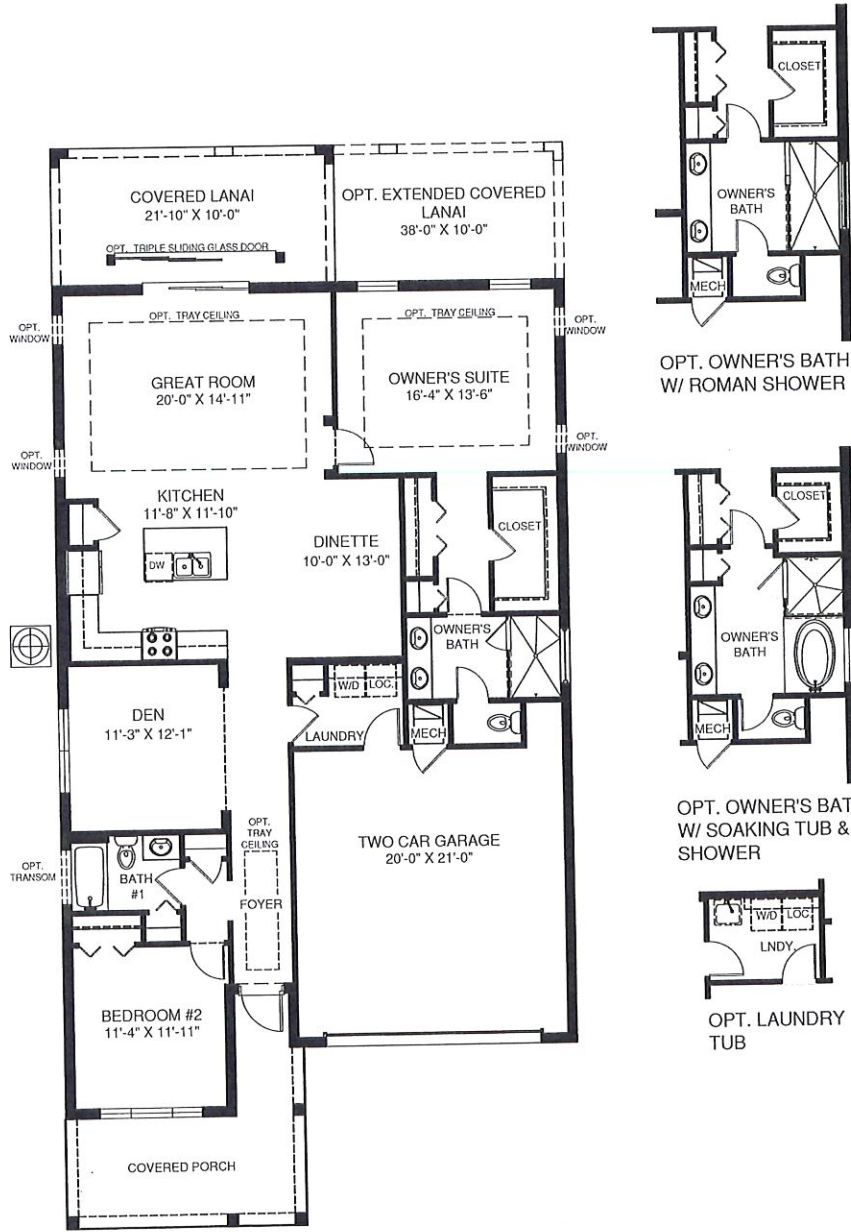
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# AUDREY



SPANISH



MAIN LEVEL



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COASTAL



SPANISH



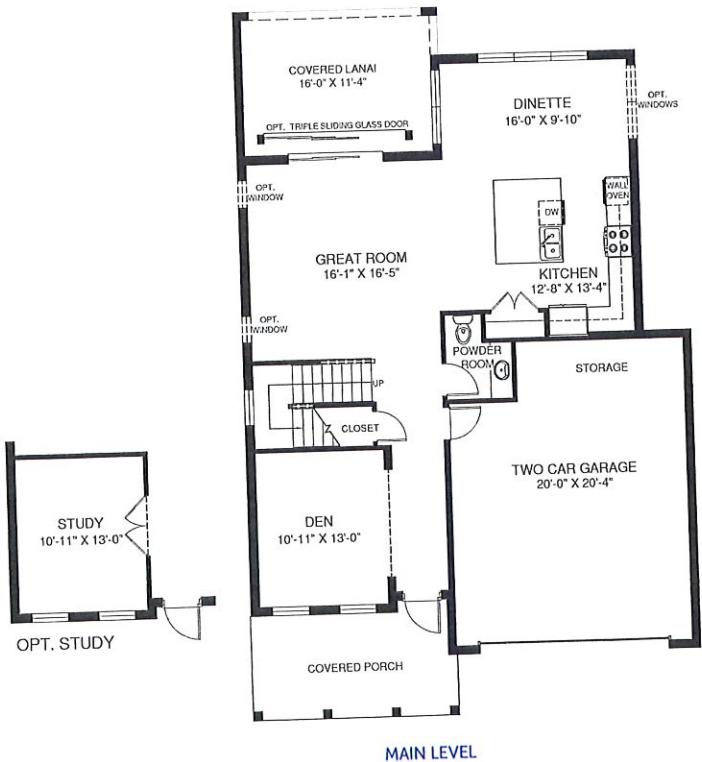
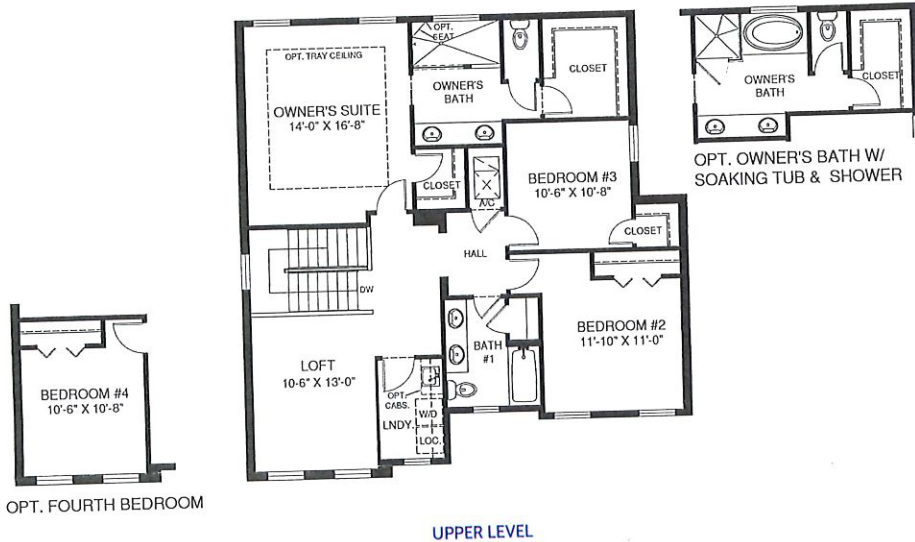
CRAFTSMAN



MAIN LEVEL



# CORIN



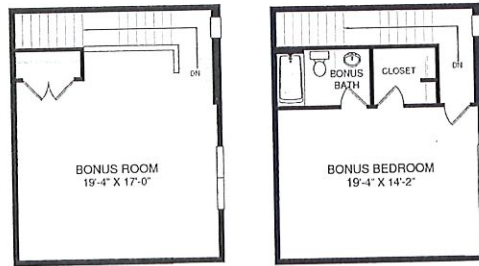
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# ANTIGUA

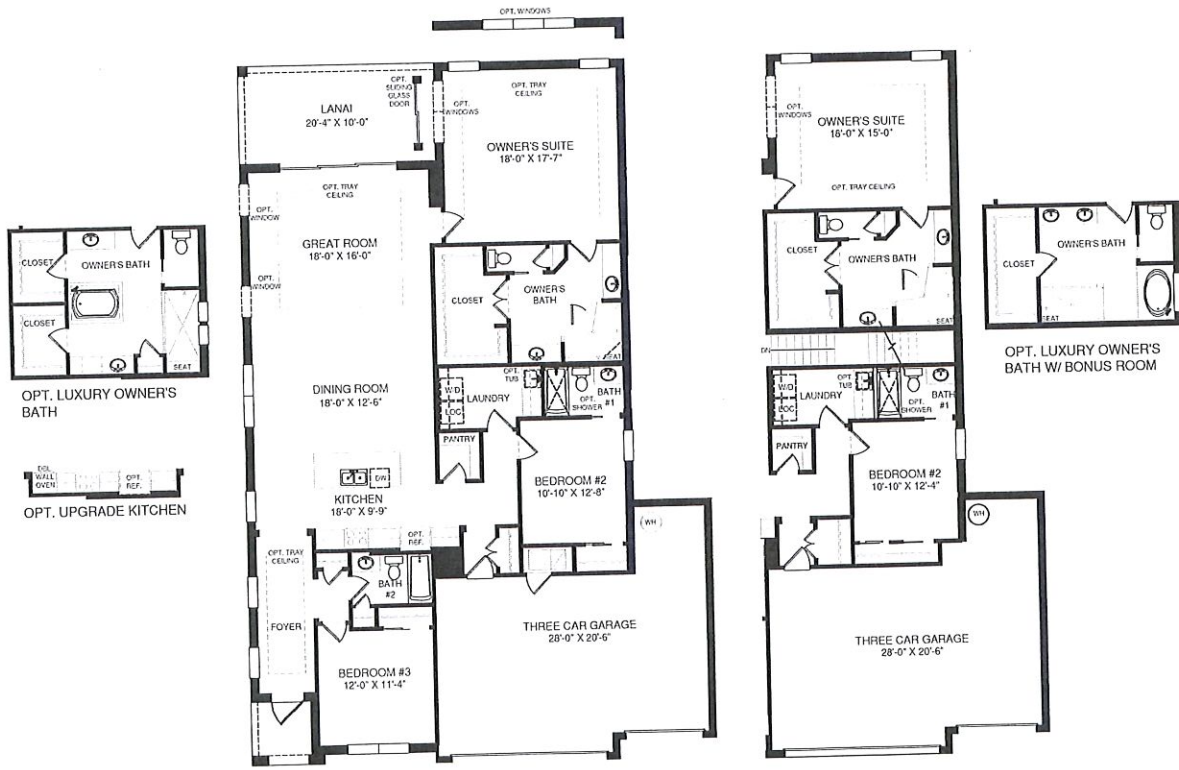


## CRAFTSMAN



OPT. BONUS ROOM

### OPTIONAL UPPER LEVEL



MAIN LEVEL

FLOOR PLAN W/ OPT. BONUS ROOM



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Model No. CR12766  
RY0618ANT00-01 ARDEN





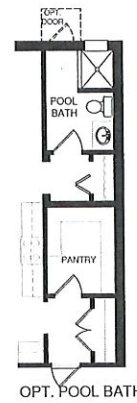
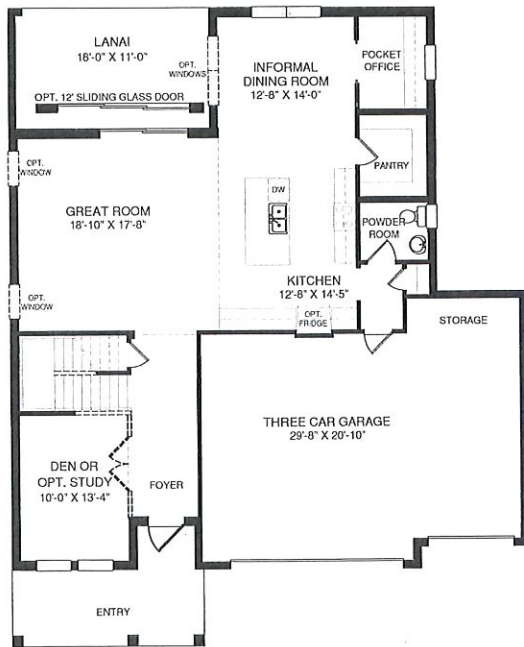
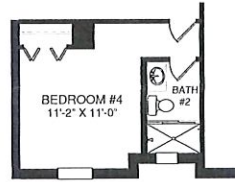
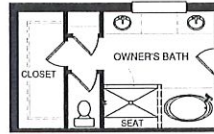
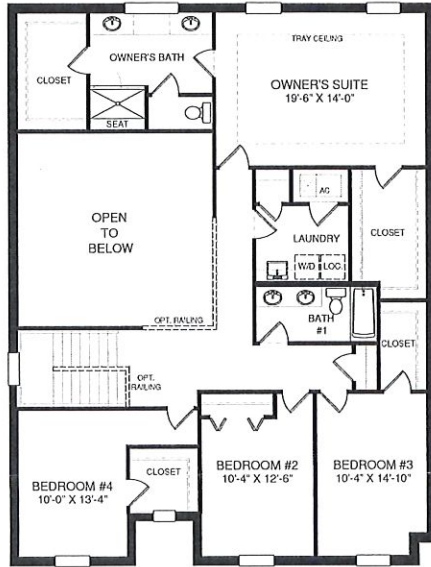




# BARKLEY



COASTAL





COASTAL



SPANISH



CRAFTSMAN

