



OAK PARK

D A V I E



WELCOME TO OAK PARK'S MAJESTIC LANDSCAPE



WHERE YOUR MOST PRECIOUS MOMENTS AWAIT



Finding inspiration in the essence of community, Davie welcomes a new vision of sophistication as Magna redefines the concept of home. Award-winning architects Sotolongo, Salman and Henderson blend Oak Park's majestic surroundings with contemporary design that embraces luxury, elegance, nature and style. An exquisitely gated community graciously laid out within 22 acres amidst romantic trails that wind through over 55 breathtaking oak trees. Welcome to your new way of life.



LUXURY

ELEGANCE

NATURE

STYLE



THE PARK CENTRAL

5 BEDROOMS • 5.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE



THE PARK CENTRAL

A/C SPACE	4,800 SQ. FT. 446 SQ. M.
FRONT PORCH	234 SQ. FT. 22 SQ. M.
COVERED TERRACE	395 SQ. FT. 37 SQ. M.
GARAGE	711 SQ. FT. 66 SQ. M.
TOTAL AREA	6,140 SQ. FT. 571 SQ. M.



THE SOHO HOUSE 6 BEDROOMS • 6.5 BATHROOMS • MEDIA ROOM • INTERIOR COURTYARD • 3 CAR GARAGE



THE SOHO HOUSE

A/C SPACE	5,300 SQ. FT. 492 SQ. M.
FRONT PORCH	160 SQ. FT. 15 SQ. M.
COVERED TERRACE	527 SQ. FT. 43 SQ. M.
GARAGE	711 SQ. FT. 66 SQ. M.
TOTAL AREA	6,698 SQ. FT. 616 SQ. M.



THE ASTOR HOUSE (FRONT)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 BALCONIES • LOFT • 3 CAR GARAGE





THE ASTOR HOUSE (BACK)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 BALCONIES • LOFT • 3 CAR GARAGE





INDULGENT INTERIORS



EXTERIOR

- Impact - resistant windows
- Fully landscaped and sodded home sites
- Hedge and fence in backyard separating your property from neighbors
- Automatic sprinkler system with timer clock and rain sensor
- Impact-resistant front entry door
- 6"x9" texture-top brick paver driveways
- Architectural concrete roof tile
- Stucco-finished walls
- Hurricane-resistant steel garage doors with remote openers (automation upgrade)

INTERIOR

- 24" x 24" porcelain tile floors in main living area (upgrades available)
- Wall-to-wall engineered wood floor in den (for two story homes)
- Wall-to-wall engineered wood floor in bedrooms, media room, stairs and loft per plan (upgrades to porcelain and marble)
- Smooth and modern finished walls and ceilings
- Flat latex paint with low VOC
- 8' designer interior doors with matching casing
- Modern designer hardware
- Oversized custom designed base boards throughout



MASTER SUITE

- Large suite with access to patio (available)
- Spacious his and hers air-conditioned walk-in closets (wood work optional)
- Bathrooms with 10"x40" porcelain floors, tub deck and shower walls tiled to ceiling (marble and glass porcelain options)
- 36" high modern vanities with quartz top (upgrades available)
- Frameless clear glass shower doors with patch hinges
- Fine designer collection water closet (matching bidet available)
- Freestanding designer soaking tub
- Designer water closet and bath fixtures
- Closet designs (upgrades available)

GUEST BEDROOM AND BATH

- 36" high vanity with quartz countertop
- 18" x 18" or 12" X 24" porcelain tile floors and shower walls tiled to ceiling (marble option)
- Designer water closet and bath fixtures
- Framed, clear bypass shower door with aluminum finish



GOURMET KITCHEN

- Fine European style modern cabinets in a choice of colors and finishes
- 42" upper cabinets
- Solid surface countertop (1/2" quartz with 1-1/2" edge and 4" backsplash)
- Stainless steel undermount double sink with pull-out spray faucet
- Superior designer appliance package by Jenn-Air
- 48" side-by-side refrigerator and freezer
- Multi-cycle, quiet dishwasher
- 3/4" h.p. disposal with air-top switch
- 30" double oven with smart system control
- Electric induction cooktop with five 36" burners
- Undercounter 24" microwave drawer
- Overhead exhaust hood

BAR FEATURES (OPTIONAL)

- Bar cabinets matching kitchen cabinets
- Quartz or solid surface countertop and 4" backsplash
- Undercounter bar refrigerator/wine cooler (to match kitchen line and color)

LAUNDRY ROOM

- 42" upper and lower cabinets with panel fronts (to match kitchen line)
- Granite countertop with backsplash
- Stainless steel drop-in laundry tub
- Built-in ironing board
- Top load super capacity washer and dryer

ELECTRICAL AND SAFETY

- Structured wire distribution system for telephone, video, television and computer
- Square recessed light fixtures, as per plan
- Fluorescent lighting fixtures in all walk-in closets, laundry room and garage
- Decora-style light switches (automation available)
- Door bell chime inside house and at patio
- Multi-zone master control panel security system (automation available)
- Smoke detectors throughout the home as required by code
- Carbon monoxide detectors as additional safety measurement
- Smarthome control system by Contro4 or similar (Controls burglar alarm upgrade options available for lighting, AC, sound, TV, garages)
- Video security prewired system (devices not included)

ENERGY SAVING

- Multi zone high-efficiency air conditioning system
- Digital programmable thermostats (automation option)
- Energy efficient hot water heaters
- High R-value insulation in ceilings/walls
- Pre-wired for ceiling fans in bedrooms (fixture is an option), family room, library and patio
- Solar tinted windows in key locations (blinds package optional)
- Solar panels optional

POOL AND PATIO FEATURES

- 90 LF approx., rectangular pool with gem finish (basic standard included; upgrade options are infinity pool, spa, heater, fountain, etc.)
- Aqua Link remote control system (automation option)
- Texture-top concrete paver pool deck and covered terrace (travertine, exterior porcelain options)
- Stucco-finished covered patio
- Optional summer kitchen including barbeque (exterior refrigerator and wine cooler available)
- Child pool protection, as per code

COMMUNITY FEATURES

- Over four acres of beautiful green park area with trails
- Over 55 breathtaking mature and new live oak trees
- Gazebo with seating area in park
- Private gated community with controlled electronic access
- Professional management company





LIFE IN DAVIE

Located in Central Broward, just eight miles from the Fort Lauderdale-Hollywood International Airport is the Town of Davie. In close proximity to major roads that lead to Fort Lauderdale's thriving business district, Davie is surrounded by lush, green open spaces. Its scenery is enhanced by several majestic parks such as Wolf Lake Park, Tree Tops Park, Flamingo Gardens, as well as the diverse 299-acre C.B. Smith Park.

Davie caters to all lifestyles, especially to young families looking for excellent educational opportunities. It has made a name for itself as being a prime location for those seeking quality education in highly-rated schools such as Hawkes Bluff Elementary School, Indian Ridge Middle School and Western High School. Many top universities are also located in Davie such as Nova Southeastern University, Davie Campus of the University of Florida and Florida Atlantic University. Area medical facilities include Cleveland Clinic Hospital and Memorial Healthcare Systems, in addition to a newly proposed 200-bed Plantation General Hospital currently being planned.

Life in Davie is well-rounded and multi-faceted. Within minutes of many attractions, it is also home to one of Florida's finest, Port Everglades (Fort Lauderdale)





Architect

SOTOLONGO, SALMAN, HENDERSON ARCHITECTS

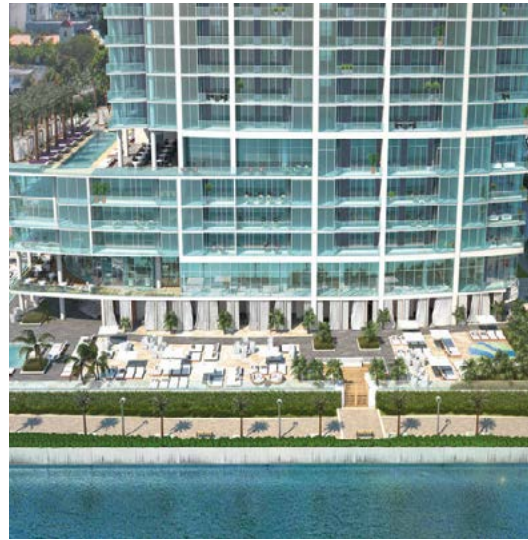
Award-winning Sotolongo Salman Henderson Architects LLC, is one of South Florida's premier planning and architectural firms specializing in residential design. Previously operating under the name of Sotolongo Architects, the firm has created successful and innovative designs for more than 25,000 residential units in South Florida and the Caribbean since 1981. Its clients include many leading builders and developers from South Florida and the Caribbean, including CC Devco (a Carr, Codina Company), The Rockefeller Group, Codina Partners, Lennar Homes, K Hovnanian and Levitt Homes, among others.

Landscape Architect

WITKIN DESIGN

At Witkin Hults Design Group, each new assignment is viewed as an opportunity to explore new ideas and bring something completely fresh and unexpected to the marketplace. These principles were established by Andrew Witkin when he founded Witkin Design Group in 1988 in North Miami Beach, FL. Today, their portfolio includes 5-star hotels and resorts, condominium towers, PUD / TND communities, major hurricane restorations, urban infill projects and commercial structures throughout Florida, the Caribbean and Central America.

*“Designed with sensitivity, exterior environments can lift the spirit and touch the soul. It is a privilege to have a hand in that.”
–Andy Witkin*



Interiors Inspired by Adriana Hoyos

ADRIANA HOYOS FURNISHINGS

ADRIANA HOYOS DESIGN STUDIO is a recognized boutique design firm specializing in high-end interiors and furniture design. AHDS has completed a wide variety of projects in the industries of hospitality, residential and commercial design. AHDS has inspired the design of projects worldwide including places like the U.S., Bahamas, Panama, Mexico, the Caribbean, Europe, South America and the United Kingdom. The firm has partnered with worldwide iconic brands and clients to create distinctive and luxurious properties. Adriana is a symbol of a lifelong passion for creating emotions with 25-plus years and 800 projects that have been successfully completed.



Developer

MAGNA DEVELOPERS

With a combined experience of more than sixty years in the development business, both commercial and residential, Julian Consuegra and Jorge T. Murra joined efforts to offer South Florida buyers new alternatives to the most precious treasure of a family: its home. As leader of a developer's team, Mr. Consuegra has a strong background in civil engineering construction and powerful project management skills, with over 500 homes built in the last decade in the tri-county area. Mr. Murra brings on his side the exquisite touch of an architect to the company. He is also a team leader at Grupo Area, one of the most important developers in Colombia for the last decade with multi-million dollar projects in the Colombian luxury real estate market; bringing a touch of originality, creativity and sustainability to the projects.

“Understanding how a family functions is the key to create successful projects, we build homes for a family to be and stay happy”, explains Tadeo on the inception and bases of the firm.





2651 S Flamingo Rd.
Davie, Florida 33330

954.543.5552
www.oakparkdavie.com



©2014 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered service mark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Operated by a subsidiary of NRT LLC. Broker participation welcome. Oral representation cannot be relied upon as correctly stating the representation of the Developer. For correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the Developer or Buyer or Lessee. Not an offer where prohibited by State Statutes. Plans, features and amenities subject to change without notice. All illustrations and plans are artist conceptual renderings and are subject to change without notice. This advertisement does not constitute an offer in the states of NY or NJ or any jurisdiction where prior registration or other qualification is required. EQUAL HOUSING OPPORTUNITY

