



# THE PALMS

at Venetian Bay  
New Smyrna Beach, FL



*Venetian Bay*

JOHNSON GROUP  
H O M E S



**CARL VASILE**  
**386.852.3948**



## General Features

9'4" Steel Reinforced Concrete Block Walls  
Loxon Exterior Paint  
10-year Structural Warranty; insured by a third party  
Architectural Shingles  
Front Elevations featuring Stone, Hardie Siding, Shutter Accents per Plan  
Fully Sodded Lot & Landscape Package featuring a variety of Trees, Plants and Mulch including Irrigation System  
8' Garage Door with Opener  
Two Exterior Hose Bibs  
Exterior GFI Waterproof Outlets per Plan  
Boracare Termite Treatment with Bond  
Brick Paver Driveway, Walkway and Porches  
Ridge Vents for Energy Efficiency  
15-Seer High Energy Efficient Central Air Conditioning with Heat Pump  
Mastic Duct Sealant  
R-30 Ceiling Insulation over Air Conditioned Areas  
Insulated Entry Door  
Decora Switches  
Moen Faucets  
Vinyl Double Pane Low E Insulated Windows  
High Efficiency Energy Miser Water Heater  
Interior Lighting per Model  
Cable Wires in Family, Bedrooms & Study  
3 Phone/Comp Pre-Wires  
Fan Pre-Wires in Living Areas, Bedrooms & Covered Porch  
Tile Flooring is Standard in All Living Areas  
Quality Wall to Wall Carpet in Bedrooms  
12' Ceilings where Shown

## Bathroom Features

Tile Floors Installed over Crack Isolation Membrane  
Quartz Vanity Tops with Undermount Sinks  
Full Mirrors over Vanity Areas  
Comfort Height Kohler Toilets  
Tiled/Durorock Walls in Bath and Shower Areas

## Kitchen Features

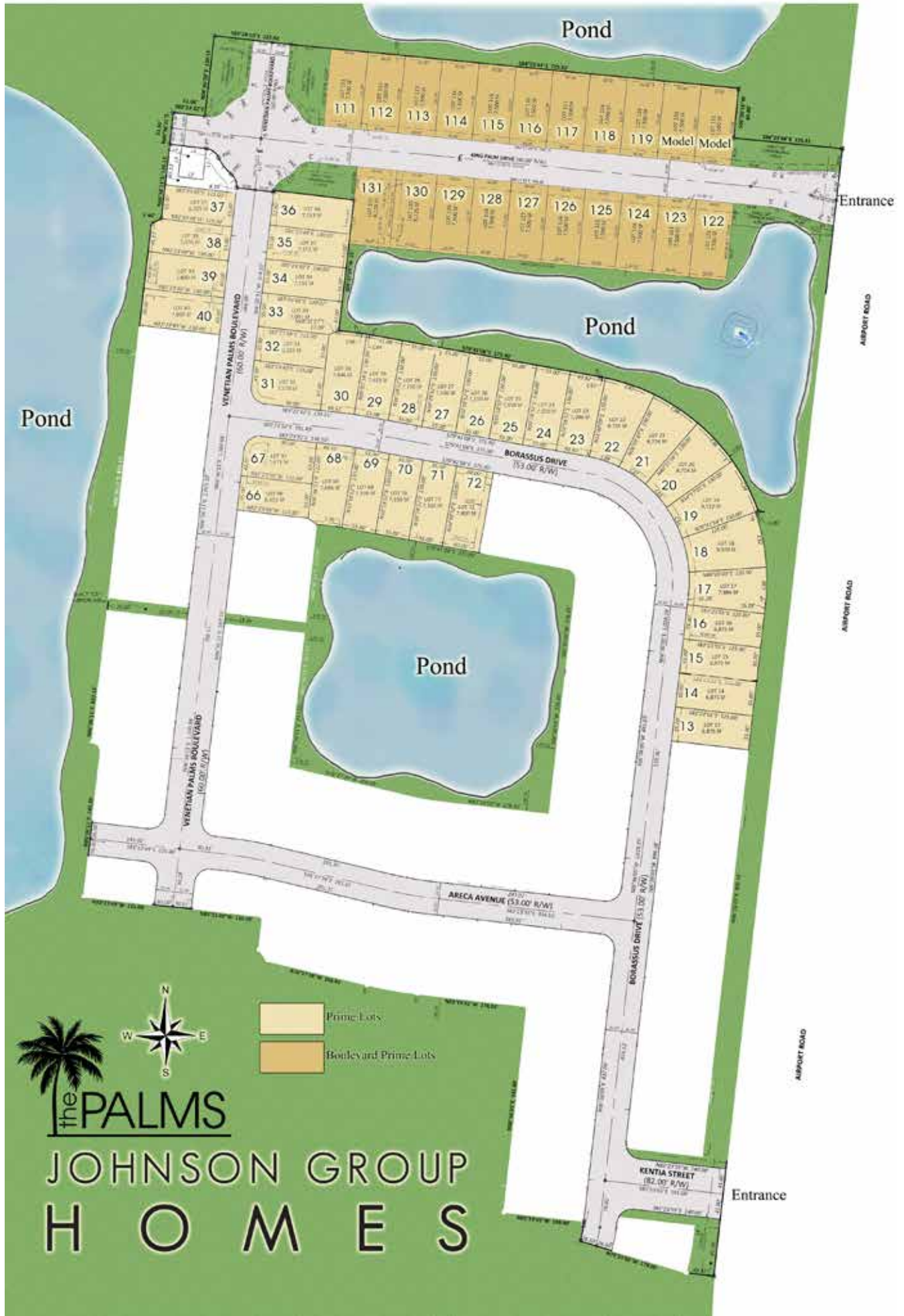
Tile Floors Installed over Crack Isolation Membrane  
Built-In Garbage Disposal  
G.E. Appliances  
Quartz Counter Tops with Stainless Steel Undermount Sink  
Deluxe Kitchen Cabinets

## Community Features

18-Hole Championship Golf Course & Clubhouse Available  
Fitness Center & Restaurants within Community  
Beautiful Landscaped Common Areas and Lakes  
Many Parks, Biking and Hiking Trails throughout the Community  
Convenient to Shopping and the Beach

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Pond

Entrance

AIRPORT ROAD

Pond

Pond

AIRPORT ROAD

Pond

AIRPORT ROAD

Entrance



- Prime Lots
- Boulevard Prime Lots

the **PALMS**  
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the PALMS

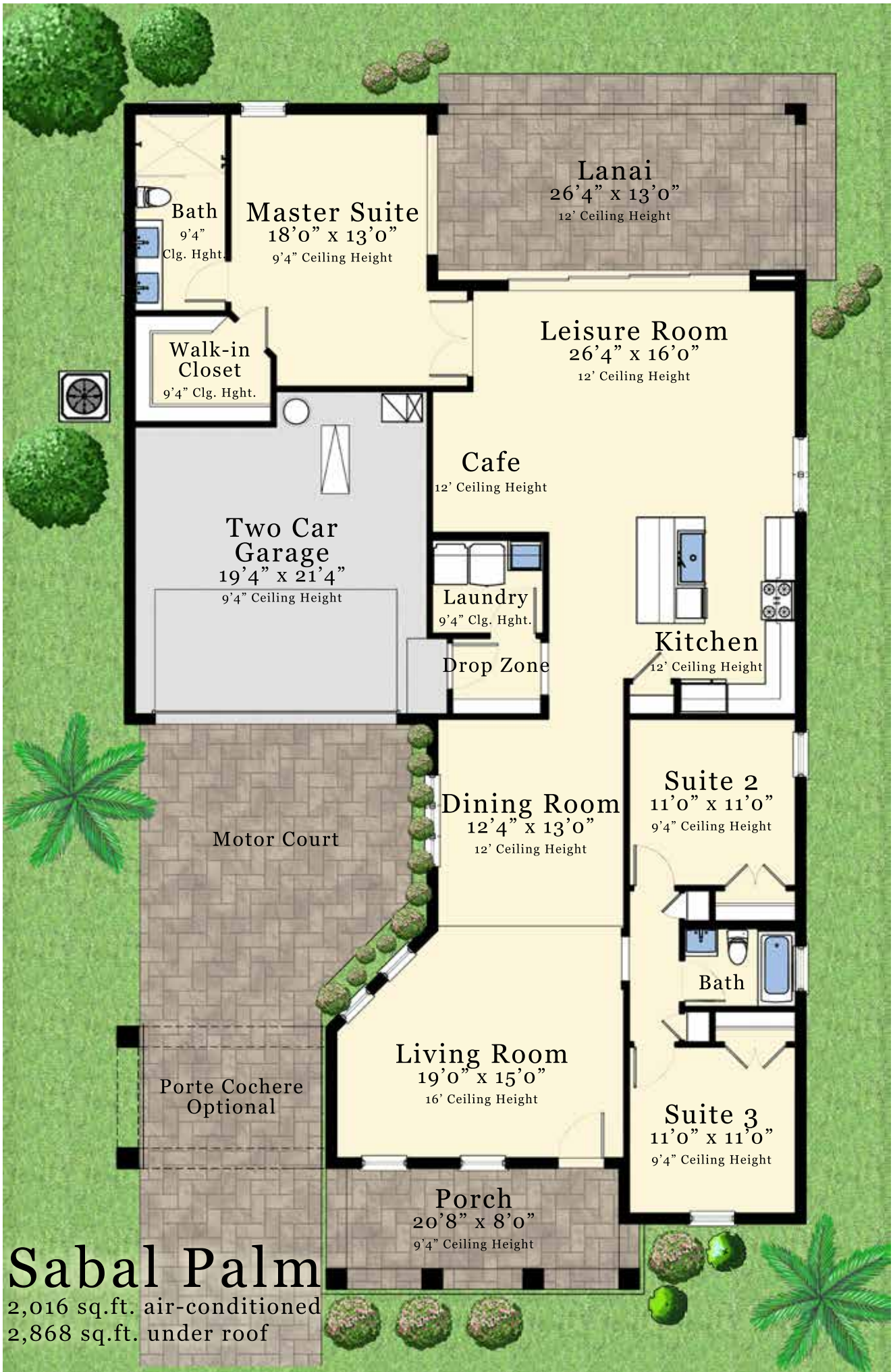


# Sabal Palm

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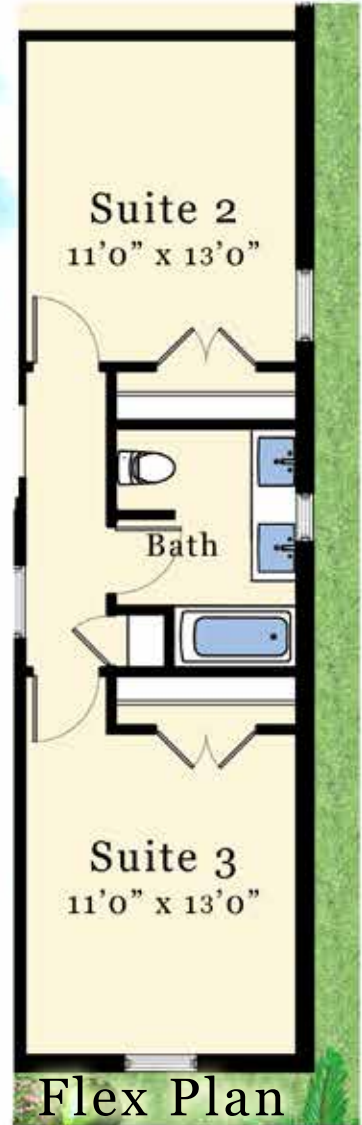
# the PALMS



Elevation A



Elevation B



# Date Palm

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# Date Palm

2,194 sq.ft. air-conditioned  
 2,961 sq.ft. under roof





the PALMS



Elevation A



Elevation B

# Royal Palm

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# Royal Palm

2,363 sq.ft. air-conditioned  
3,144 sq.ft. under roof



# the PALMS



Elevation A



Elevation B

# Queen Palm

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Lanai  
19'8" x 14'4"  
12' Ceiling Height

Bath  
9'4" Clg. Hght.

Master Suite  
14'4" x 16'0"  
9'4" Ceiling Height

Leisure Room  
17'0" x 20'4"  
12' Ceiling Height

Dining Room  
12'0" x 10'8"  
12' Ceiling Height

Walk-in Closet

Walk-in Closet

Laundry

Kitchen  
12' Ceiling Height

Guest Suite  
11'4" x 11'0"  
9'4" Ceiling Height

Bath

Gallery  
12' Clg. Hght.

Suite 2  
11'4" x 11'0"  
9'4" Ceiling Height

Foyer  
12' Ceiling Height

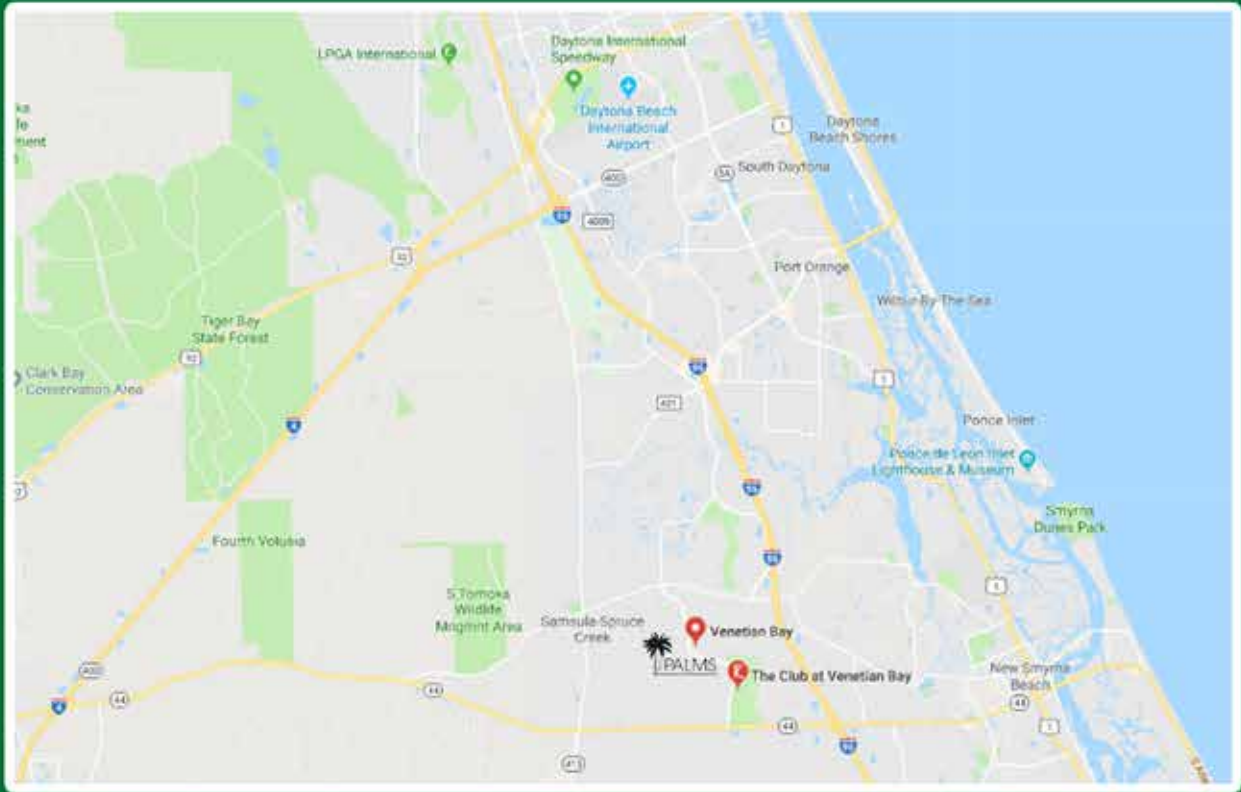
Two Car Garage  
18'8" x 21'0"  
9'4" Ceiling Height

Bath

Porch  
11'8" x 16'8"  
16' Ceiling Height

Suite 3  
13'0" x 11'0"  
9'4" Ceiling Height

Queen Palm  
2,400 sq.ft. air-conditioned  
3,179 sq.ft. under roof



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