

stillwater

S H O R E S

DESIGNER MODEL OPEN

SATURDAY - THURSDAY 10AM-6PM, FRIDAY - 1PM-6PM

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RURAL SPLENDOR MEETS LUXURY LAKEFRONT LIVING



PRIVATE. LUXURY. LIFESTYLE.





Life

IS BETTER ON THE LAKE

A private enclave of 20 luxury lakefront estates. Unparalleled in magnificence, the Stillwater Shores collection of single-family estate homes offers premier lakefront living. This private community captures the organic beauty of simplicity where precious family roots begin, then grow for generations to come.

well-appointed

& WAITING TO BE ENJOYED



ELEGANT GRAND EXTERIOR FEATURES

- All oversized, lakefront homesites
- Variety of architectural design styles
- Flat, metal or barrel roof tile per plan
- Colored brick paver entry walks and wide driveways
- Grand impact resistant sliding glass doors & windows
- Oversized homesites for optional custom pools
- Terra cotta colored brick paver entry walks and wide driveways
- Covered front porch and rear covered patios
- Exterior hose connections
- Designer garage coach lights
- Waterproof GFI outlets
- Luxuriously upgraded, landscaped and fully sodded homesites
- Carefree automatic sprinkler system
- Artistic textured stucco exterior walls
- Private backyard areas
- Stained garage floor
- Clustered mailboxes

DESIGNER GRAND KITCHENS

- Granite kitchen countertops with square, bullnose or beveled edge in choice of colors
- Matching granite 4" backsplash
- 42" cabinetry in choice of colors
- Designer styled dual compartment undermounted stainless steel sink
- Decorative designer Moen faucet with sprayer
- Optional roll out recycle receptacle per plan
- Kitchen Aid 25 cf side by side refrigerator available in white, black or stainless
- Kitchen Aid 30" electric cook top with matching double ovens
- Kitchen Aid 1.5 cf microwave in white, black, or stainless
- Kitchen Aid multi cycle dishwasher in white, black or stainless
- 1/3 hp garbage disposal

GRAND INTERIOR APPOINTMENTS

- Stylish 20"x 20" porcelain floor tiles in bathrooms, kitchen, foyer, dining, laundry and great room
- Wall to wall stauinguard carpeting in bedrooms, hallways and stairs
- Textured drywall finish ceiling and orange peel walls
- Upgraded baseboards with optional crown molding packages
- Marble window sills
- Walk in grand closets with ventilated shelving and abundant space
- Grand 8' paneled doors with lever hardware
- Custom insulated fiberglass entry door with elegant hardware

GRAND BATHS

- His and her vanity sinks in master bath
- Granite tops and undermount sink in all baths
- Luxurious Roman tub in master bath
- Decorative Moen faucets throughout
- Spacious, wide and tall mounted vanity mirrors
- Decorator tiles on walls and floors in showers and tub area
- Raised height vanity in master baths
- Elongated toilets in master baths
- Decorative lighting above mirrors
- Framed mirror in master bath

INNOVATIVE FEATURES

- Kwikset Touch-to-Open™ Kevo smart lock
- Ring Video Doorbell Pro

LAUNDRY ROOMS

- 36" upper cabinets in choice of colors
- Granite countertops
- Drop in sink

ELECTRICAL AND ENERGY SAVING FEATURES

- 300 amp electrical service
- Hybrid water heater
- High speed cat 5 wiring and coaxial cable throughout home
- Generous supply of electrical outlets and switches in convenient locations
- Alarm contacts on all first and second floor operable windows and doors
- Ceiling fan prewire outlets in bedrooms, dens, great rooms and lanai
- Prewire for telephone, cable and computer throughout
- Automatic garage door opener with 2 remotes
- Full length fluorescent lighting in closets per plan
- Smoke detectors throughout the home
- Luxury rocker style electrical switches
- Impact resistant windows and sliders on both first and second floor
- Generous recessed lighting locations per plan

NEIGHBORHOOD FEATURES

- Close to dining, shopping and social attractions
- Cozy enclave of just 20 homes
- Paver street accents
- Lush tropical landscaping throughout
- Tree lined main drive
- Highly rated public schools
- Homeowners association managed for easy living
- Centrally located in Davie
- Maintenance free lawn care
- Additional guest parking



RANCHERA A

stillwater
SHORES



RANCHERA B



RANCHERA C



RANCHERA D



ranchera

4 BEDROOMS | 4 BATH

LIVING AREA A/C
3,106 Sq. Ft.

ENTRY
93 Sq. Ft.

GARAGE
673 Sq. Ft.

LANAI
376 Sq. Ft.

TOTAL
4,249 SQ. FT



ranchera
LUX

5 BEDROOMS | 3.5 BATH

LIVING AREA A/C
3,365 Sq. Ft.

ENTRY
97 Sq. Ft.

GARAGE
537 Sq. Ft.

LANAI
200 Sq. Ft.

TOTAL
4,249 SQ. FT



RANCHERA GRAND LUX B

stillwater
SHORES



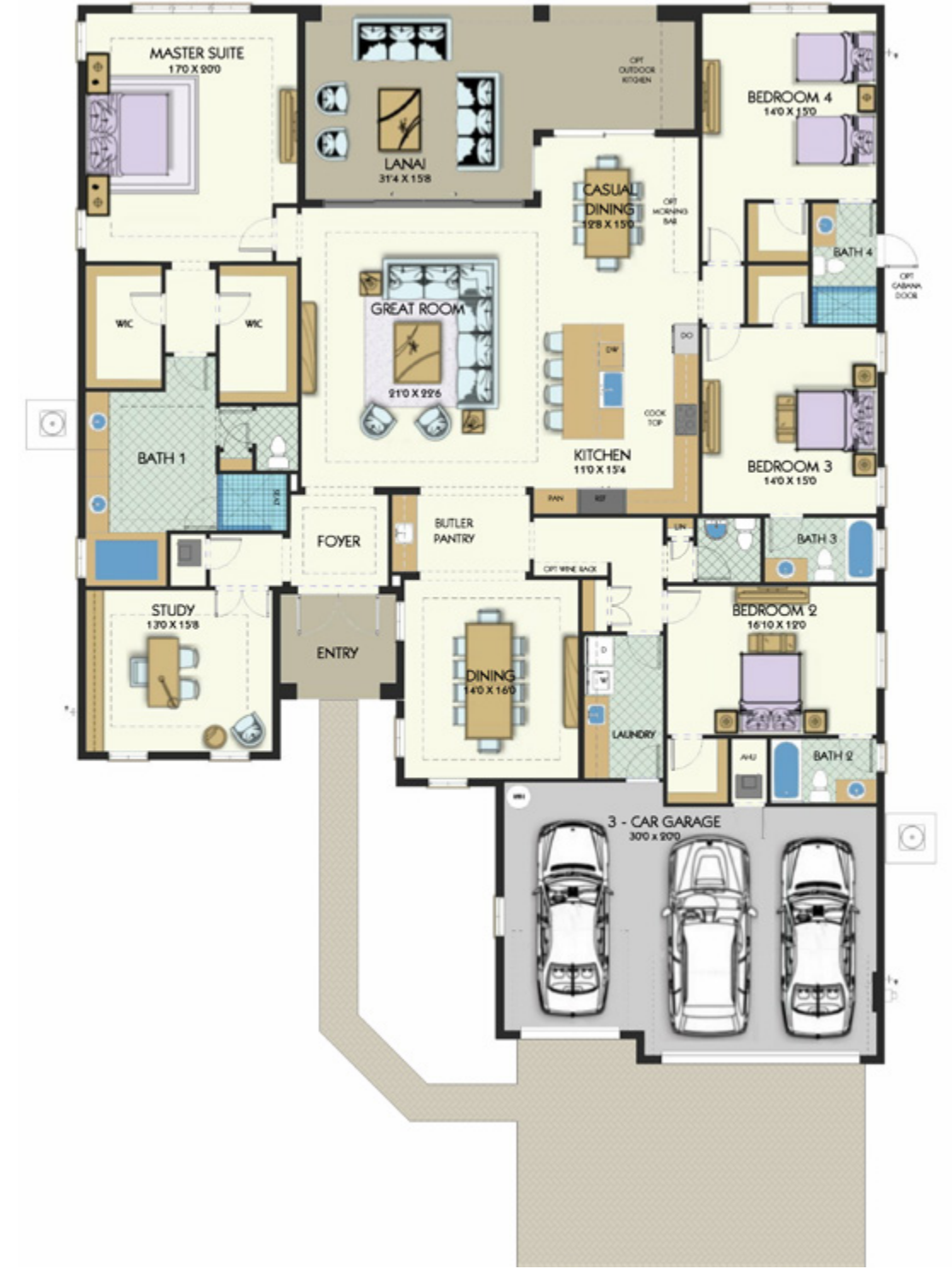
RANCHERA GRAND LUX A



RANCHERA GRAND LUX C



RANCHERA GRAND LUX D



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|-------------------------------|------------------------------|--|-----------------------------|-------------------------------|------------------------------|-------------------------------|
| <p>ranchera GRAND LUX</p> | <p>4 BEDROOMS 4.5 BATH</p> | <p>LIVING AREA A/C 3,523 Sq. Ft.</p> | <p>ENTRY 79 Sq. Ft.</p> | <p>GARAGE 652 Sq. Ft.</p> | <p>LANAI 417 Sq. Ft.</p> | <p>TOTAL 4,671 SQ. FT</p> |
| | | | | | | |



SEDONA A

stillwater
SHORES



SEDONA B



SEDONA C



SEDONA D



FIRST FLOOR



SECOND FLOOR

sedona

5 BEDROOMS | 5 BATH

1ST FLOOR A/C
2,739 Sq. Ft.
2ND FLOOR A/C
1,139 Sq. Ft.

TOTAL A/C
3,878 Sq. Ft.

OPTIONAL CABANA
69 Sq. Ft.

ENTRY
139 Sq. Ft.

GARAGE
685 Sq. Ft.

LANAI
533 Sq. Ft.

TOTAL
5,305 Sq. Ft.



CHAPARRAL LUX C

stillwater
SHORES



CHAPARRAL LUX A



CHAPARRAL LUX B



CHAPARRAL LUX D



FIRST FLOOR



SECOND FLOOR

chaparral
LUX

5 BEDROOMS | 4 BATH

1ST FLOOR A/C
2,090 Sq. Ft.
2ND FLOOR A/C
2,057 Sq. Ft.

TOTAL A/C
4,147 Sq. Ft.

ENTRY
54 Sq. Ft.

GARAGE
792 Sq. Ft.

LANAI
488 Sq. Ft.

FRONT BALCONY
49 Sq. Ft.

REAR BALCONY
97 Sq. Ft.

TOTAL
5,627 Sq. Ft.



SEDONA LUX B

stillwater
SHORES



SEDONA LUX A



SEDONA LUX C



SEDONA LUX D



FIRST FLOOR



SECOND FLOOR

sedona
LUX

6 BEDROOMS | 5 BATH

1ST FLOOR A/C
2,546 Sq. Ft.
2ND FLOOR A/C
1,908 Sq. Ft.

TOTAL A/C
4,454 Sq. Ft.

ENTRY
71 Sq. Ft.

GARAGE
749 Sq. Ft.

LANAI
237 Sq. Ft.

BALCONY
76 Sq. Ft.

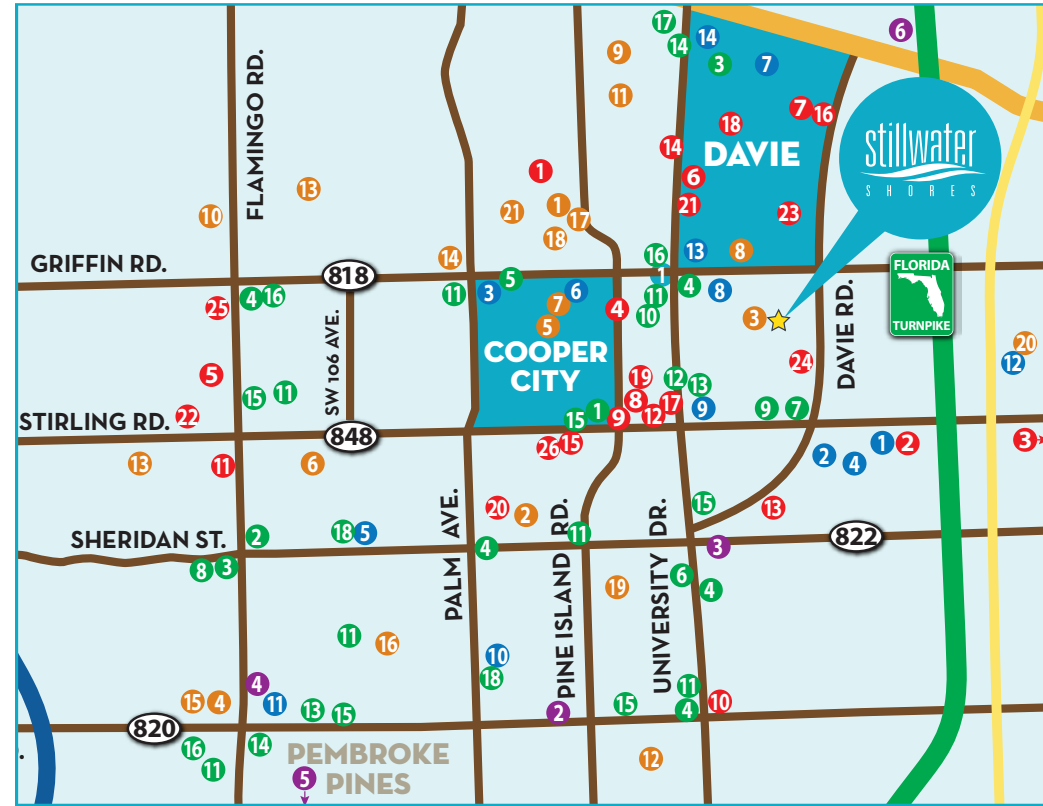
TOTAL
5,587 Sq. Ft.

small town feel

ABUNDANT QUALITY OF LIFE

Simply put, the Town of Davie is a breath of fresh air. This close-knit, family-oriented community offers acres of vibrant green space, parks, hiking and horse trails, botanical gardens, farms and preserves. With plentiful events, arts programs, nature activities and outdoor sports, Davie is a well-rounded hometown for families to come together for year-round wholesome fun and goodness.

Also home to top-rated schools, and several prominent colleges and universities, Davie is just minutes away from some of the most sought-after dining, shopping, entertainment South Florida has to offer.



SCHOOLS OF LEARNING

1. Silver Ridge Elementary
2. Driftwood Middle School
3. Hollywood Hills High School
4. Schools of Learning
5. American Preparatory Academy
6. Archbishop Edward A. McCarthy High
7. Bauduin Preschool
8. Broward College
9. Conservatory Prep Senior High School
10. David Posnack Jewish Day School
11. Florida Career College Pembroke Pines
12. Franklin Academy Cooper City
13. Hebrew Day School
14. International School Broward
15. IIT Technical Institute
16. Lycee Franco American International School
17. McFatter Technical Center
18. Montessori International
19. Nova Southeastern University
20. Pine Island Montessori
21. Renaissance Charter School
22. Saint David Catholic School
23. Saint Mark Catholic School
24. Somerset Academy
25. Summit Questa Montessori
26. Temple Beth Emet Day School
27. Westlake Preparatory School

SHOPPING & RESTAURANTS

1. Belly Hugs Bakery
2. The Cage Bar & Grill
3. Cooper City Antique Mall
4. Dragon City
5. Embassy Lakes Shopping Center
6. Havana's
7. Home Depot
8. Knucklehead Burgers
9. Lakeside Town Shops
10. Palm Johnson Plaza
11. Pembroke Lakes Mall
12. Seminole Hard Rock Restaurants
13. Tijuana Taxi
14. Tower Shops

HOSPITALS & CLINICS

1. Baptist Medical Plaza at Davie: Urgent Care
2. CareSpot Urgent Care
3. Memorial Hospital Pembroke
4. Memorial Hospital West
5. Nicklaus Children's Miramar Outpatient Center
6. Urgent Care Medical Center

GOLF & RECREATION

1. Bamford Sports Complex
2. Brian Piccolo Sports Park & Velodrome
3. Buehler Planetarium
4. CB Smith Park
5. Cooper City Community Center
6. Cooper City Sports Complex
7. Cooper Colony Golf and Country Club
8. Davie/Bergeron Rodeo
9. Davie Golf and Country Club
10. Flamingo Gardens
11. Grand Oaks Golf Club
12. Hollybrook Golf & Tennis Club
13. Horse Riding Stables
14. Linear Park
15. Paradise Cove Water Park
16. Pembroke Lakes Golf and Racquet Club
17. Pine Island Aquatic Center
18. Pine Island Park
19. Rainbow Lakes Park
20. Seminole Hard Rock Casino
21. Tree Tops Park

GROCERY & PHARMACY

1. Aroma Market and Catering
2. Big Bazar
3. CVS Pharmacy
4. Farm Stores
5. Flavors of India
6. Foodtown
7. Fresh Market
8. Martnick's Pharmacy
9. Patient's Choice Pharmacy
10. Publix Market & Pharmacy
11. Radiant Care Pharmacy & Compounding
12. Target
13. Trader Joe's
14. Walgreens
15. Walmart Super Center
16. Whole Foods
17. Winn Dixie

ALL LAKEFRONT HOMESITES INCLUDED



enriching the florida lifestyle

FOR OVER HALF OF A CENTURY

Kennedy Homes LLC continues to develop successful communities after more than 55 years as an industry leader. Our communities continue to enrich the lives of homeowners and their families by maintaining or restoring the natural features that Mother Nature created.

Robert and William Kennedy along with their father and sister established Kennedy Brothers, Inc., the company's predecessor, in Chicago in 1962. By 1978, the company expanded into southeast Florida continuing their successful endeavors and adding lifestyle communities throughout the area.

Today, Chairman Robert Kennedy, CEO Stephen Gravett, and CFO Michael Ehrlich bring well over 100 years of combined residential and construction experience to the company.

Kennedy Homes, LLC has provided consistent enhancement to the best of South Florida living through its development history with successful communities through the years.

