



Site Map Legend

- 50' Wide Homesite
- * Model Home
- P Model Parking



To Kiefer Rd



WHY NOT START FRESH?



Pasadena Woods 50

INTERIOR FEATURES

- Vaulted single story ceilings (per plan): Creates a bright, open feel that makes your living spaces feel larger and more inviting.
- Shaw LVP flooring on first floor living and wet areas: Durable, easy to clean, and stylish—perfect for busy households and pets.
- Schlage chrome door hardware: Stylish, long-lasting hardware that elevates interior design while offering trusted durability.
- Two-panel interior doors: Clean, modern door styling that adds a cohesive, contemporary look throughout the home.
- Hard-wired smoke/CO detectors with battery back-up: Enhanced safety with continuous monitoring, even during power outages.
- High speed capability Cat6 data outlet in Living Room (per plan): Ensures a strong, stable connection for streaming, working, and gaming.
- Ceiling fan pre-wire in Living Room, Recreation Room (per plan), Lanai (per plan) and all Bedrooms: Allows easy installation of ceiling fans for added comfort and airflow.
- Modern Decora lighting switches: Sleek, easy-to-use switches that provide a modern upgrade throughout the home.
- Spacious closets with shelving throughout (per plan): Ample storage space designed to help keep your home uncluttered and efficient.

KITCHEN FEATURES

- Elevated Quartz countertops: Upgraded colors, beautiful, durable surfaces that resist stains and wear while offering a modern look.
- Spacious island with seating (per plan): A central gathering spot for meals, entertaining, and everyday multitasking.
- Shaker Style cabinets with hardware and 42" upper cabinets: Timeless cabinet design with durable finishes and practical storage.
- Premium deep single-basin stainless-steel undermount sink: Large, seamless sink ideal for washing cookware and prepping meals.
- Moen single handle with pullout spray faucet: Convenient, flexible faucet design for easy cleaning and filling.
- Upgraded Whirlpool Stainless steel appliances including; wall oven, cooktop, dishwasher and exterior vented microwave: Reliable, modern appliances built to perform for everyday cooking and cleanup.
- Garbage disposal: Adds convenience when cleaning up after meals.
- Walk-in pantry with 5 rows of shelving (per plan): Abundant food storage that keeps your kitchen organized and accessible.

BATHROOM FEATURES

- Quartz countertops with undermounted sinks: Durable, attractive surfaces that blend style and function.
- LED flush mount light fixtures: Bright, energy-efficient lighting that keeps bathrooms well-lit.
- Single handle faucets in chrome finish: Easy-to-use, modern fixtures that coordinate with the home's overall style.
- Pedestal sink (per plan): Space-saving design ideal for powder rooms or compact layouts.
- Elongated commodes: Designed for added comfort and a more modern aesthetic.
- Ceramic designer tile shower and tub walls: Durable, easy-to-clean surfaces that add lasting style to your bathroom.
- Shaker panel cabinets with hardware: Provides practical storage with a clean, timeless look.

Pasadena Woods 50

EXTERIOR FEATURES

- Architecturally modern elevations: Creates fresh curb appeal with thoughtfully designed exteriors.
- Premium Schlage chrome front door hardware with deadbolt: Reliable, attractive entry hardware that enhances security.
- Modern two panel fiberglass 8' front door (per plan) and Sliding Glass doors for natural lighting and functionality.
- Sherwin Williams Exterior acrylic Super Paint®: Premium exterior paint designed to withstand Florida weather.
- Wind resistant decorative garage doors: Strength and style combined for long-lasting performance.
- Professionally designed landscape packages: Move-in ready curb appeal planned by experts.
- Durable outdoor spaces perfect for relaxing or entertaining.
- Two exterior hose bibbs: Convenient water access for landscaping or cleaning.
- Exterior covered lanai (per plan): An outdoor living extension ideal for entertaining.

ENERGY SAVINGS & SMART FEATURES

- Insulated fiberglass front door, Dual pane, Low-E energy efficient windows and sliding glass door (per plan): Helps reduce overall energy costs.
- Carrier High efficiency air conditioning system: Trusted performance designed for Florida's climate.
- Smart thermostat with app capabilities: Allows you to control your home's comfort from anywhere.
- Smart garage door opener with remote: Adds security and convenience to everyday routines.
- Energy efficient appliances: Helps reduce utility bills while delivering reliable performance.
- High performing LED flush mount light fixtures: Long-lasting lighting that lowers energy use.
- Energy savings water heater: Improves efficiency while delivering consistent hot water.
- Kitchen and bathroom fixtures with water saving efficiency: Reduces water usage without compromising performance.
- Water-conserving irrigation systems with zoning and timers: Efficient watering that helps maintain landscaping while saving water.

CONSTRUCTION & CUSTOMER CARE

- One-year non-transferable performance guarantee (subject to normal wear and tear): Provides peace of mind with coverage for early home performance issues.
- 10-year insurance-backed structural warranty: Long-term protection for your home's structural components.
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process: Ensures craftsmanship and accuracy throughout the build.
- Up to five scheduled meetings with your Casa Fresca Construction Manager: Gives you transparency and updates throughout construction.
- First floor concrete block construction: Provides durability and energy efficiency ideal for Florida homes.
- Engineered with structural tie-downs and enhanced reinforcement to meet Florida's rigorous hurricane and wind safety standards.
- BoraCare termite treatment: Long-lasting protection against termite damage.
- Taexx built-in "tubes in the wall" pest control system: Provides a cleaner, more effective pest management solution.

Community Specific Features

- 3 gas drops (Kitchen, Laundry room)
- Paver Driveways, lead walk and front entry
- Garage Door Coach light

Mariposa

with Gourmet Kitchen

4 bed • 3 bath • 3 car | 2,289 sq. ft.

CASA *Fresca*
HOMES®

WHY NOT START FRESH?



Mariposa A



Mariposa B



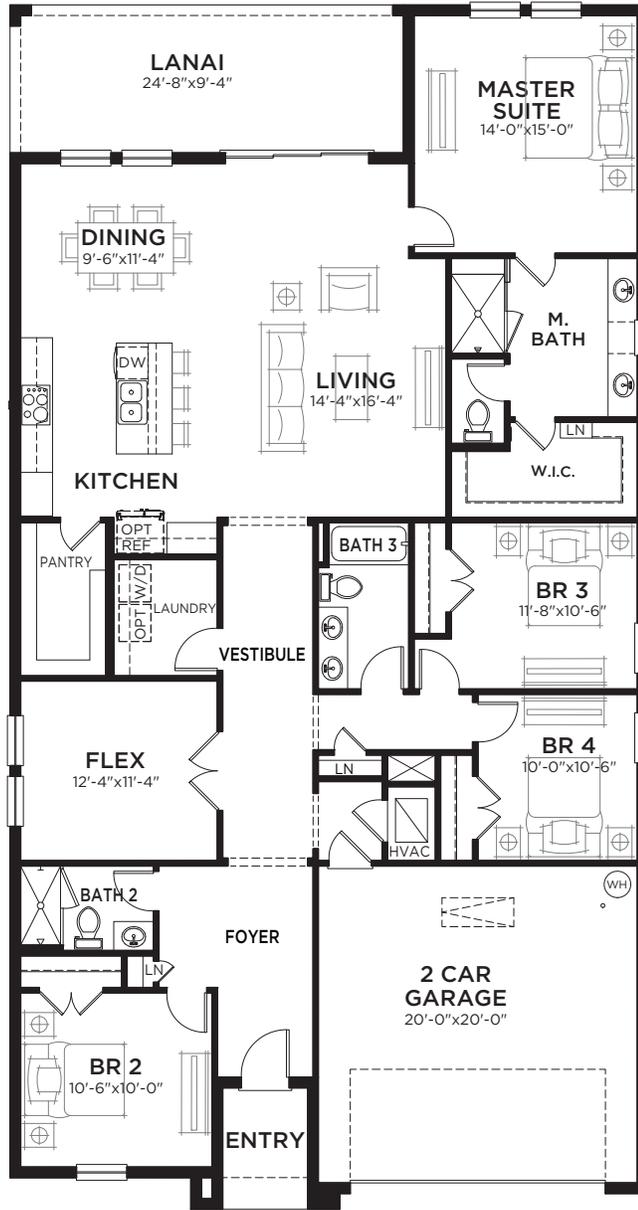
Mariposa C

Mariposa

with Gourmet Kitchen

4 bed • 3 bath • 3 car | 2,289 sq. ft.

WHY NOT START FRESH?



Area Schedule

| | |
|----------------|---------|
| Main Floor A/C | 2289 SF |
| 2 Car Garage | 432 SF |
| Lanai | 230 SF |
| Entry | 47 SF |
| Total Area | 2998 SF |

Amelia

with Gourmet Kitchen

5 bed • 3 bath • loft • 2 car | 2,736 sq. ft.

CASA *Fresca*
HOMES®

WHY NOT START FRESH?



Amelia A



Amelia B



Amelia C

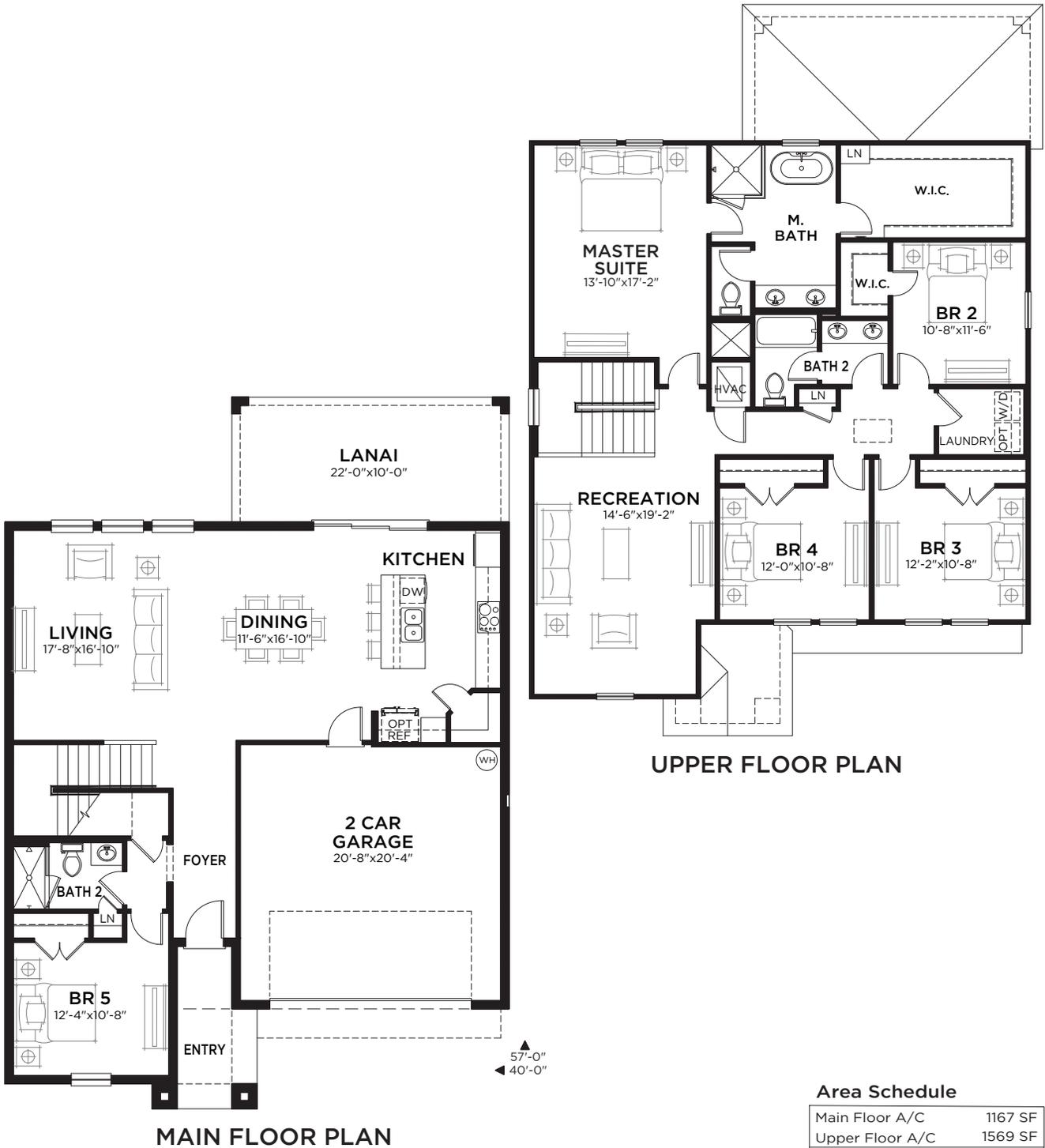
Amelia

with Gourmet Kitchen

5 bed • 3 bath • loft • 2 car | 2,736 sq. ft.

CASA *Fresca*
HOMES.®

WHY NOT START FRESH?



Lido

with Gourmet Kitchen

5 bed • 3.5 bath • loft • 3 car | 3,190 sq. ft.

WHY NOT START FRESH?



Lido A



Lido B



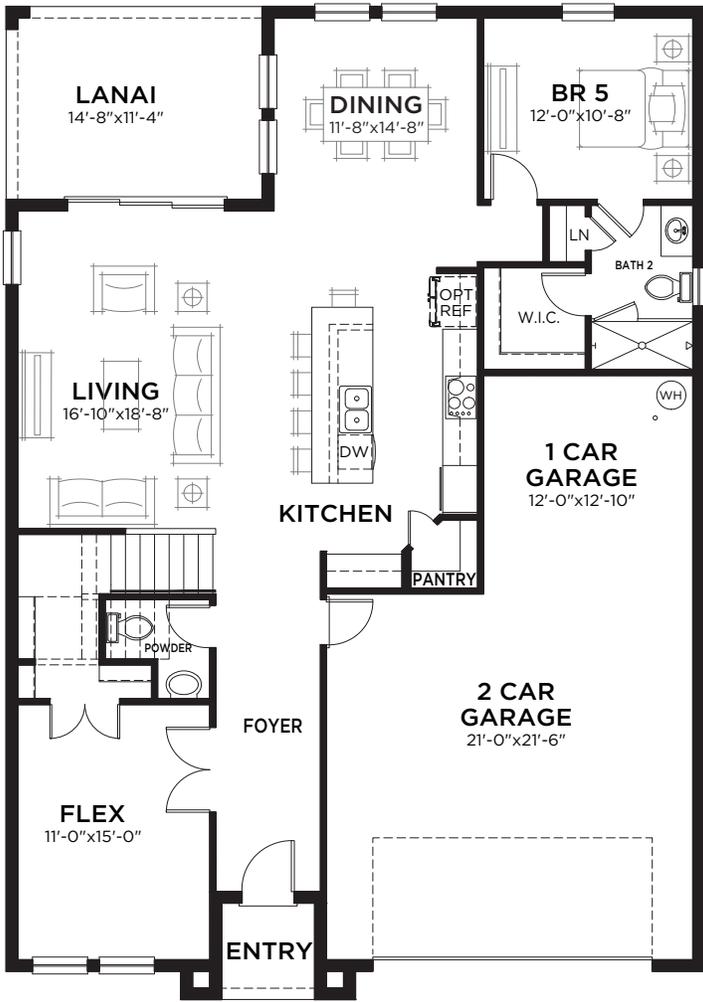
Lido C

Lido

with Gourmet Kitchen

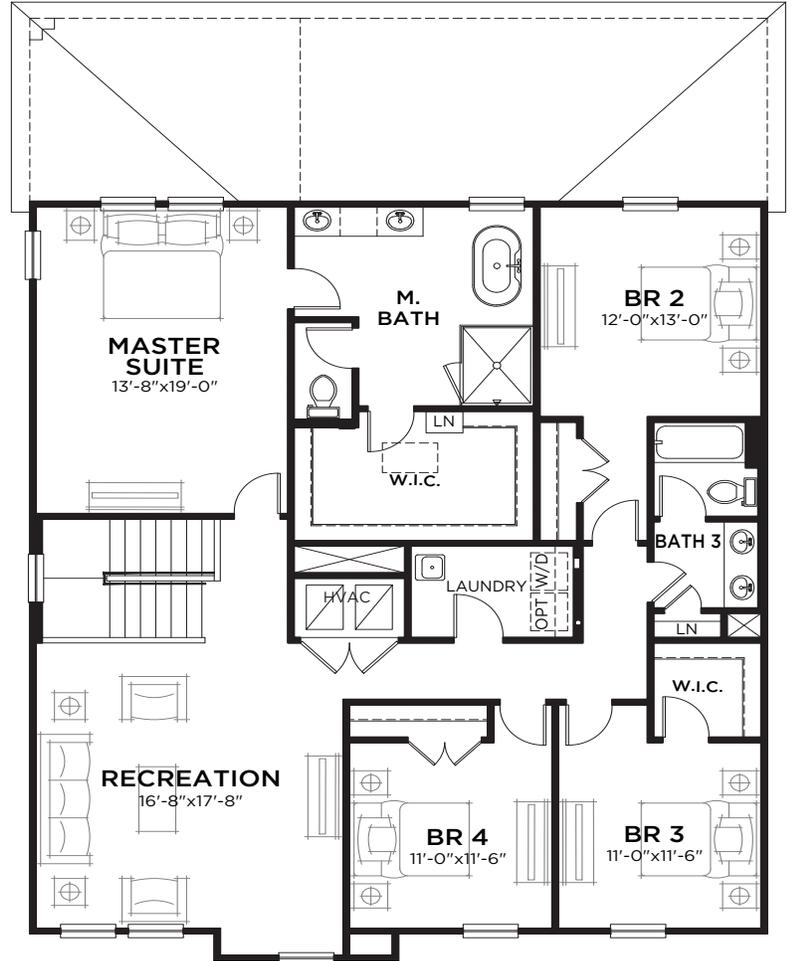
5 bed • 3.5 bath • loft • 3 car | 3,190 sq. ft

WHY NOT START FRESH?



MAIN FLOOR PLAN

▲ 58'-4"
◀ 40'-0"



UPPER FLOOR PLAN

Area Schedule

| | |
|-------------------|----------------|
| Main Floor A/C | 1434 SF |
| Upper Floor A/C | 1756 SF |
| TOTAL A/C | 3190 SF |
| 3 Car Garage | 645 SF |
| Lanai | 166 SF |
| Entry | 38 SF |
| Total Area | 4039 SF |

Coquina

with Gourmet Kitchen

6 bed • 4 bath • loft • 3 car | 3,364 sq. ft.

CASA *Fresca*
HOMES®

WHY NOT START FRESH?



Coquina A



Coquina B



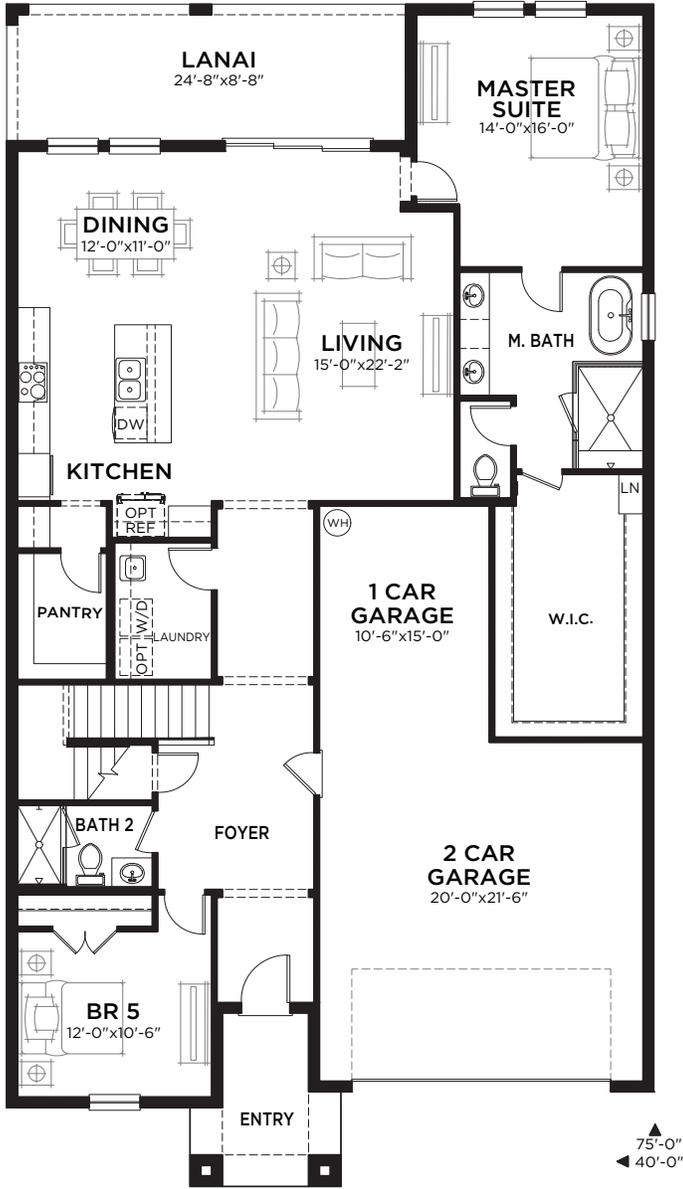
Coquina C

Coquina

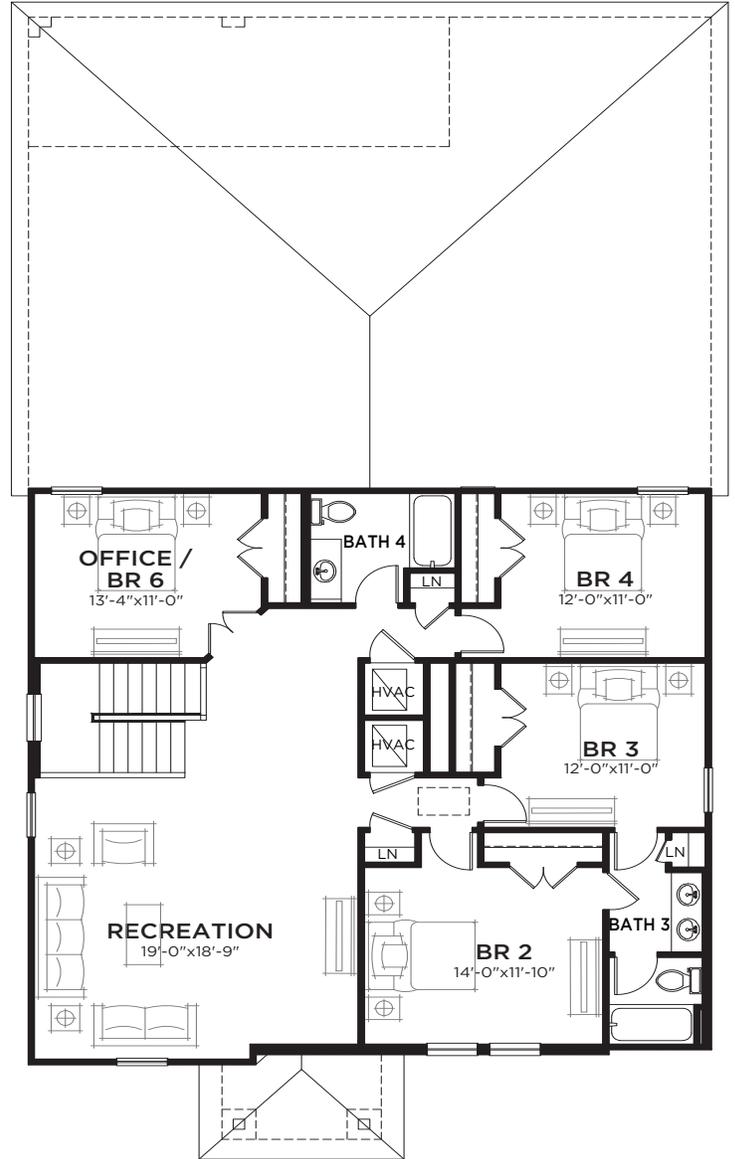
with Gourmet Kitchen

6 bed • 4 bath • loft • 3 car | 3,364 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

| | |
|-------------------|----------------|
| Main Floor A/C | 1914 SF |
| Upper Floor A/C | 1450 SF |
| TOTAL A/C | 3364 SF |
| 2 Car Garage | 619 SF |
| Lanai | 214 SF |
| Entry | 81 SF |
| Total Area | 4278 SF |