



WHITEHURST BUILDERS, INC.

PERSONAL ATTENTION TO QUALITY

CAMELLIA MANOR DESIGN FEATURES

Exclusive Exterior

Traditionally elegant Coastal Farmhouse architecture
Detailed brick and wood trim with paneled shutters
Inviting concrete paver driveway and porches
Concrete tile roof to complement architecture
Custom-designed landscaping including irrigation with timer clock, trees, shrubbery and mulch
Spacious covered balcony with durable porcelain tile floor
Twin two-car garages with "Carriage House" style sectional garage doors

Richly Appointed Interior

Elegant formal living and dining rooms with columned openings
Grand staircase with open balustrade and wine cellar closet underneath
Second staircase with convenient access to family room and kitchen
Inviting wood flooring and wall-to-wall carpeting throughout
Layered crown molding and oversized baseboards in most rooms
Spacious walk-in closets with painted wood shelving
Custom-built, raised-panel wood cabinetry by local artisan
Laundry room with wood cabinets, laminate countertop, laundry sink and faucet, tile floor,
built-in ironing board and washer-dryer hookup
Porcelain tile in secondary baths and laundry
Carpet in bedrooms, exercise and game room
Attractive recessed lighting and designer lighting

World-Class Kitchen

Designer kitchen with large island and spacious countertops
Custom-built, raised-panel wood cabinetry by local artisan
Elegant 3cm granite countertops
Attractive recessed lighting, task lighting and designer lighting
Upgraded appliance package
Walk-in pantry with wood shelving
Butler's pantry server conveniently located between kitchen and dining room

Elegant Master Suite

Luxurious Master Bathroom with his & hers vanities, walk-in closets and linen closet
Custom-built, raised-panel wood cabinetry with marble tops
Marble tile floors, tub deck and shower
Walk-in shower with frameless shower door, dual shower heads and tiled seat

Technology Conveniences and Energy Features

Structural pre-wiring for centralized distribution of audio, video, phone, cable and computer services
Fire and security system including three keypads and glass break detectors
Central vacuum system with canister vacuum in garage and a sweep inlet in kitchen
High-efficiency 13.0 Seer rated air-to-air heat pump systems with upgraded pleated air filters
Fiberglass batt insulation R-30 attic and R-19 in exterior walls

Warranties

One (1) year WBI homeowner warranty
One (1) year termite bond with \$500,000 renewable repair bond

www.whitehurstbuilders.com

(904) 744-2100

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CAMELLIA MANOR

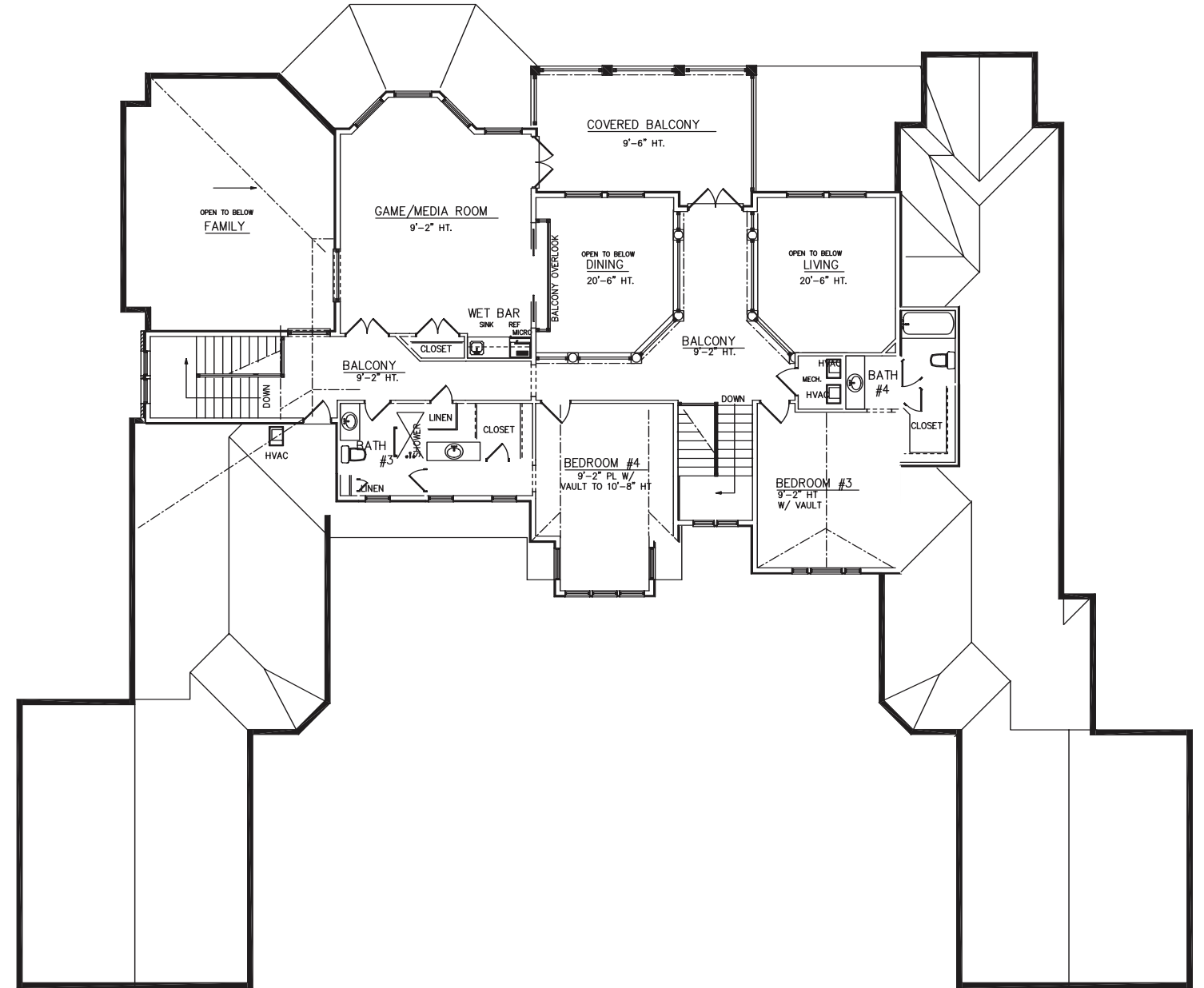
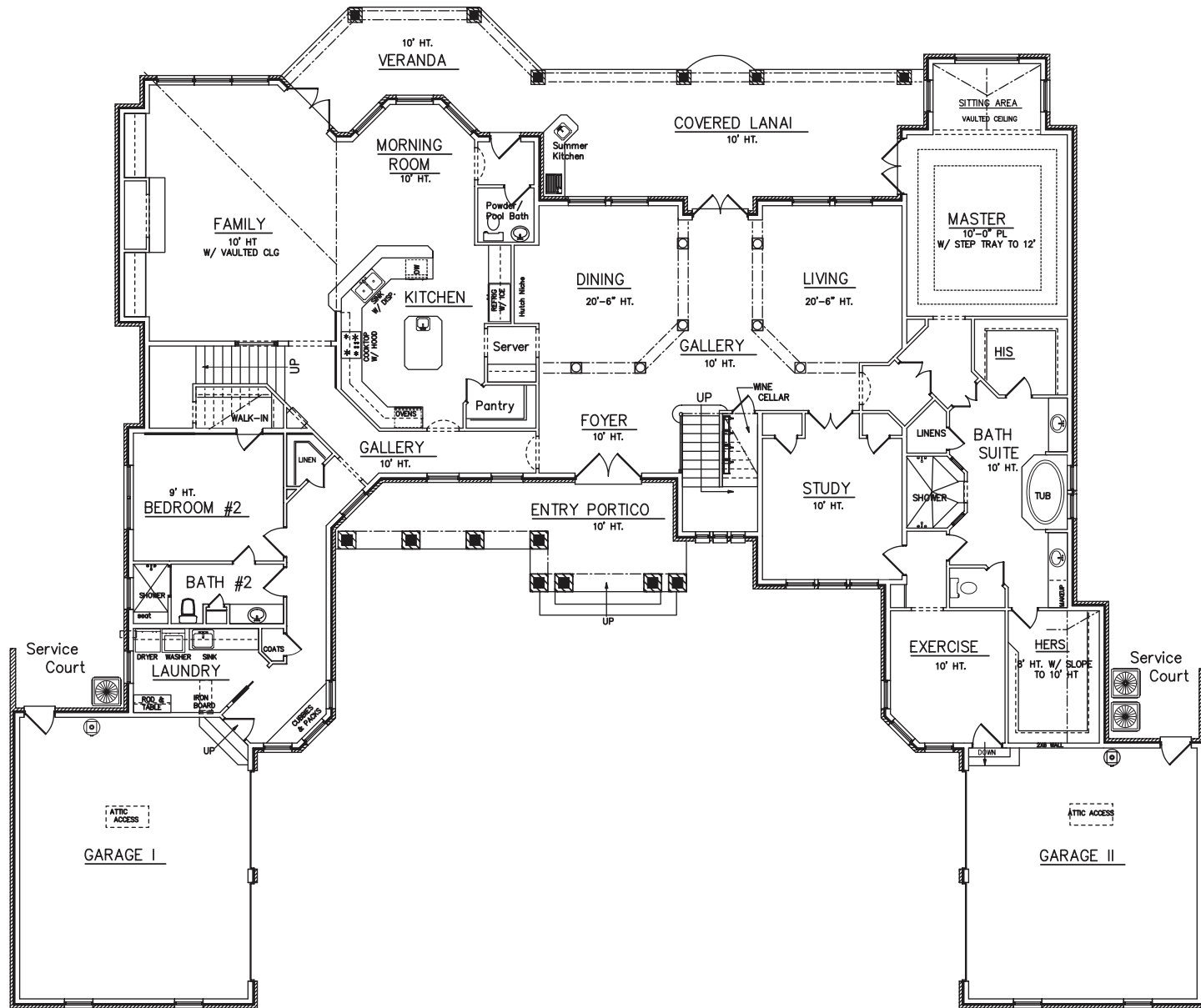


Pablo Creek Reserve

Lot 46

FIRST FLOOR

SECOND FLOOR



WHITEHURST BUILDERS, INC.

CAMELLIA MANOR
Pablo Creek Reserve Lot 46

4 bedroom, 4 full and 1 half bath
Personalized architectural design is featured in this 5,596 square foot estate.
Outstanding allowance package to customize with your very own selections.

*All the amenities synonymous with Whitehurst Builders'
"Personal attention to quality."*

Square Footage

First Floor.....	3,950
Second Floor.....	1,646
Total Air Conditioned.....	5,596
Garage 1.....	605
Garage 2.....	546
Lanai.....	597
Entry.....	270
Balcony.....	265
Total Under Roof.....	7,879