

Villa Medici: A Nearly Completed Masterpiece in the Heart of Fort Lauderdale



Shelby Homes Brings Mediterranean-Style Luxury Community To Thriving Urban Core

FORT LAUDERDALE -- As with any 'limited edition,' demand always exceeds the supply, but there is still an opportunity to join the exceptional few, because if one waits any longer they'll miss out one of Fort Lauderdale's newest luxury communities, built by Shelby Homes.

Villa Medici is modeled after a true Italian Tuscan village, complete with gracious old-world craftsmanship, Mediterranean facades, tree-lined boulevards, winding paver walkways, colorful foliage and professionally landscaped green areas. Beyond the private, guarded entrance is an enclave of 118 beautiful residences with a fabulous resort-style pool, a perfect spot for a relaxing swim.



"Villa Medici combines the best of suburban living with all the advantages of an urban lifestyle," says David Colegrove, Vice President of Sales and Marketing for Shelby Homes. "To be right in the middle of the incredibly exciting life in downtown Fort Lauderdale while still enjoying the exclusivity of a peaceful Mediterranean-village makes Villa Medici an incomparable lifestyle. This is clearly noted with nearly 85% of the existing residences sold so soon after our Model Grand Opening."

And the location can't be beat. Villa Medici is a short drive to the exciting nightlife of Ft. Lauderdale's Riverwalk and downtown districts as well as minutes from the newly redesigned Galleria Mall and Fort Lauderdale Beach.

"If you're yearning for an exclusive, upscale lifestyle amid the vibrant hustle and bustle of downtown Fort Lauderdale without feeling lost in an impersonal high rise, come to Villa Medici" say Colegrove. He adds, " This new luxury community of Tuscan-inspired three- and four-story town homes by Shelby Homes is elevating the urban experience with opulence never before realized. At Villa Medici, you'll enjoy exciting city living, the best restaurants and shopping, and close proximity to Fort Lauderdale's legendary beaches."

These luxuriously appointed three- and four-story resort-style town homes are available from the \$490's to the \$570's and feature three or four bedrooms, two-car garages and between 1,800 and 2,500 square feet of living space.

While the exquisite Mediterranean exterior details are reminiscent of a picturesque Tuscan village, Villa Medici features every conceivable modern convenience a discerning buyer would expect to find in a resort-style home. Luxury amenities that are standard include concrete-block construction, Mediterranean-style roofs, finished two-car garages, termite-treated foundations and professionally landscaped yards with installed master sprinkler system.

Interior amenities include 18-inch tile in the living room, dining room, foyer, kitchen and laundry area, quality stain resistant carpeting in a variety of colors, elegant art niches, spacious closets, recessed lighting, easy touch electrical switches, mirrored closet doors, textured ceilings throughout, garage door with two transmitters, coach lighting at garage entry and electric door chime.

Each gourmet kitchen includes beautifully crafted 42-inch upper raised paneled cabinets in choice of foil or wood (with one set of glass doors without mullions), sculpted granite countertops with bullnose edge, over-mounted designer kitchen sink in a choice of colors and one-piece spray faucet. The designer appliance package offered in a variety of colors includes a 25-cubic-foot refrigerator with ice-water door dispenser, pot-scrubber dishwasher, Radiant cooktop range, microwave oven, full-size washer and dryer and convenient, ample storage.

Sumptuous master bathrooms feature a lavish master tub, cultured marble sinks with bullnose edge in choice of colors, one-piece elongated commodes, 12-inch floor and coordinated wall tiles with deco accent tiles, glass block and 36-inch raised panel vanity cabinets in foil or wood design.

State-of-the-art technical components include hurricane code-approved impact-resistant glass on all exterior windows and doors, fire code-approved individually controlled sprinkler system, structured wiring for internet and computer networking, high-efficiency air conditioning, quick recovery 80-gallon water heater, security system with central monitoring agreement and electric smoke detectors.

Shelby Homes is privately owned and specializes in construction of all types of residential buildings, from townhomes to custom estate homes. Shelby employs the finest construction methods, architectural details and quality materials to ensure that every home is built to specifications of its owners. With a reputation for integrity throughout South Florida, Shelby Homes is known for creating elegant, superbly

January 6, 2005

crafted homes.

Other Shelby Homes communities include Country Cove in Lake Worth, Osprey Isles in Palm Beach Gardens, Mariner Bay on Hutchinson Island in Ft. Pierce, the Meadows of Estero on Florida's west coast and additional ground breaking communities that can be found on the company's web site at www.Shelby-Homes.com

The Villa Medici sales and model center are open daily from 10 a.m. to 5:30 p.m. For more information or directions, call 954-727-9256.

Prices subject to change without notice.