

# Lot Map

Phase I - Sold Out

Phase II - Sold Out

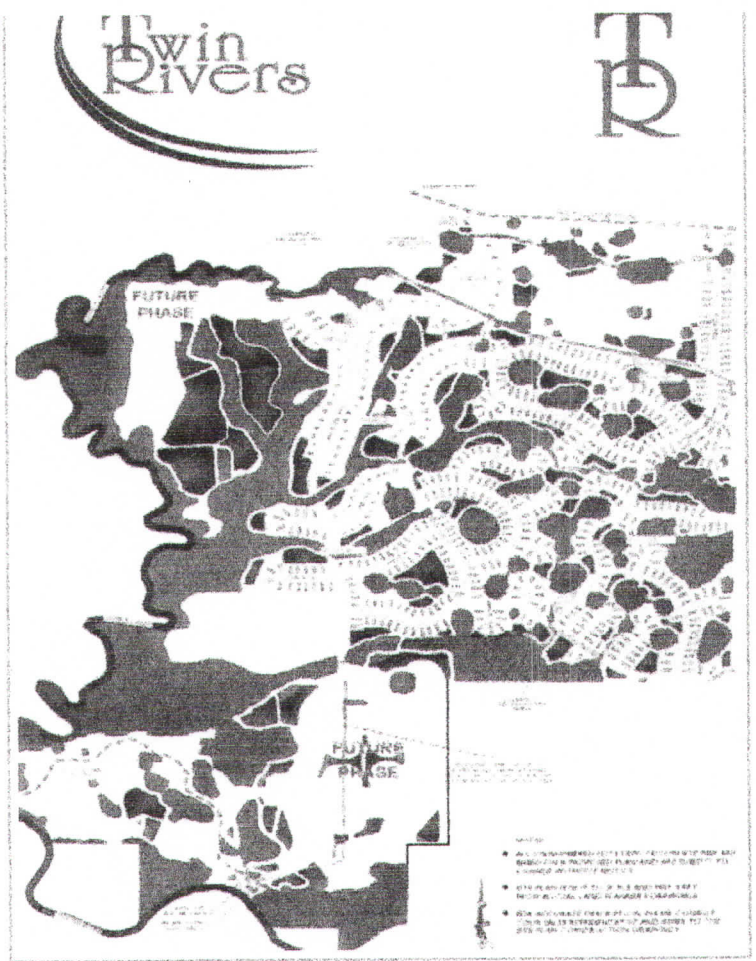
Phase III - Sold Out

Phase IV - Estate section featuring large homesites with homes starting from the \$200's.

For more information please contact our Twin Rivers sales team.

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## About Twin Rivers

A little corner of old Florida nestled between the banks of Gamble Creek and the Manatee River.

Five years of careful planning and permitting ensure that the developers of Twin Rivers preserve the pristine nature of the upper Manatee River and Gamble Creek, while creating a neighborhood where residents can experience a bit of old Florida and enjoy the privacy of their own spacious backyard.

Twin Rivers encompasses approximately 1800 acres of farmland, pastures, oak hammocks and wetlands, with miles of frontage along the Manatee River and Gamble Creek. Hundreds of acres will be left undisturbed, and hundreds of acres are designated as recreation and open areas.

## About the Developer

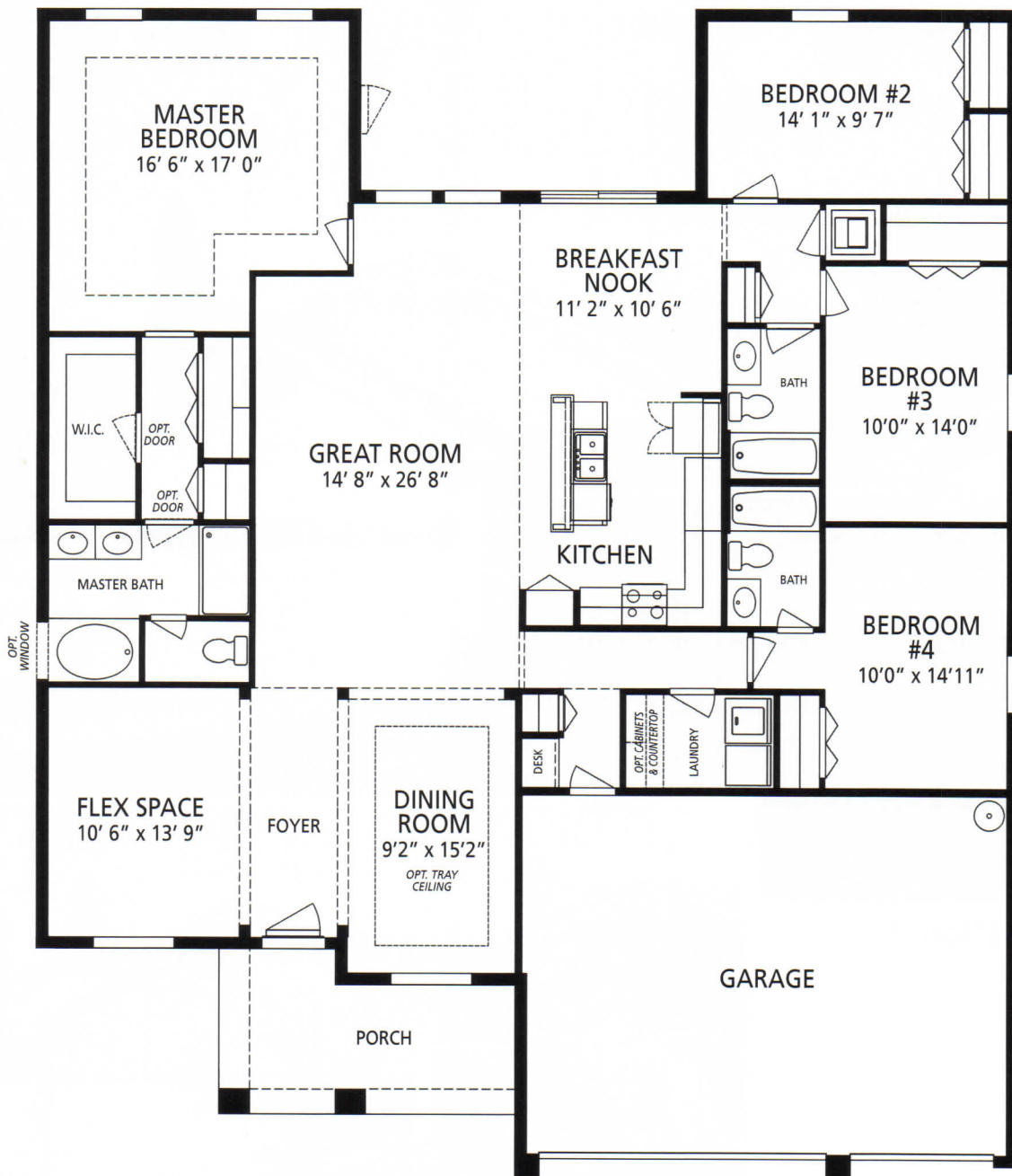
For the past thirty years we have developed exclusive residential and commercial properties on Florida's Central West Coast from Manatee to Pasco County with a special emphasis on family communities in Manatee County. Through careful planning and a diligent regard for the environment, thousands of residential homesites have been created and sold in locations familiar to all Manatee County residents by the developer, Larry D'Urso.

Most of the communities feature large (1/2 acre and larger) sites with generous setbacks that allow large backyards and spacious areas between homes. Special efforts are taken to emphasize the aesthetics of the land and the beauty of our native trees (hence the use of a large tree in our company logo).

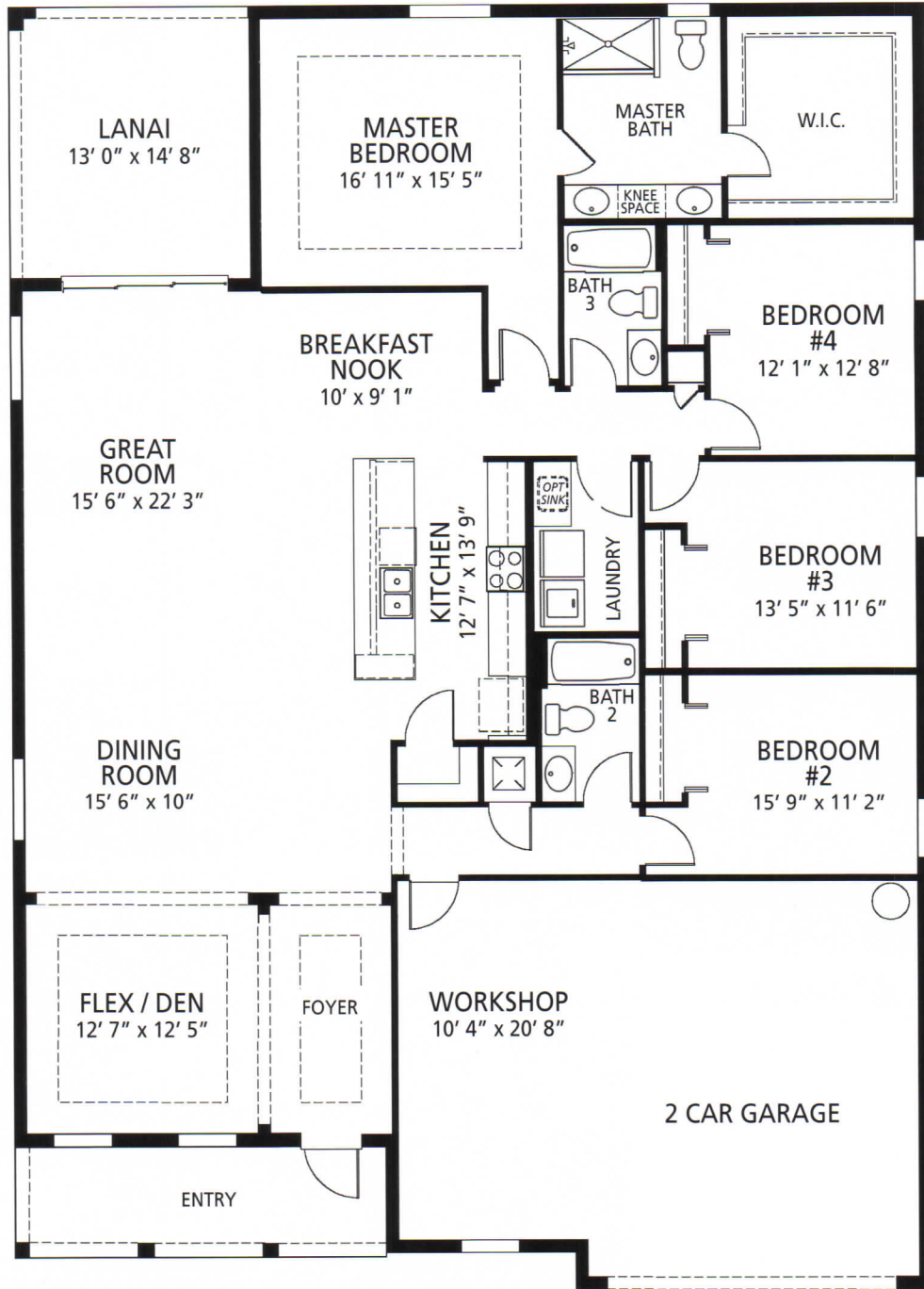
A great tribute to our development effort is the fact that we have hundreds of repeat customers purchasing a second or even a third time in our communities.

Please take the opportunity to visit our previous communities to see how nicely they have matured. In excess of 3500 Manatee County families are currently enjoying the following communities:

\*Twin Rivers \*Mill Creek \*River Club \*Winding River \*Braden Oaks \*Indian Springs \*Braden Pines \*Braden Woods \*Hidden Oaks \*Thousand Oaks \*River Oaks

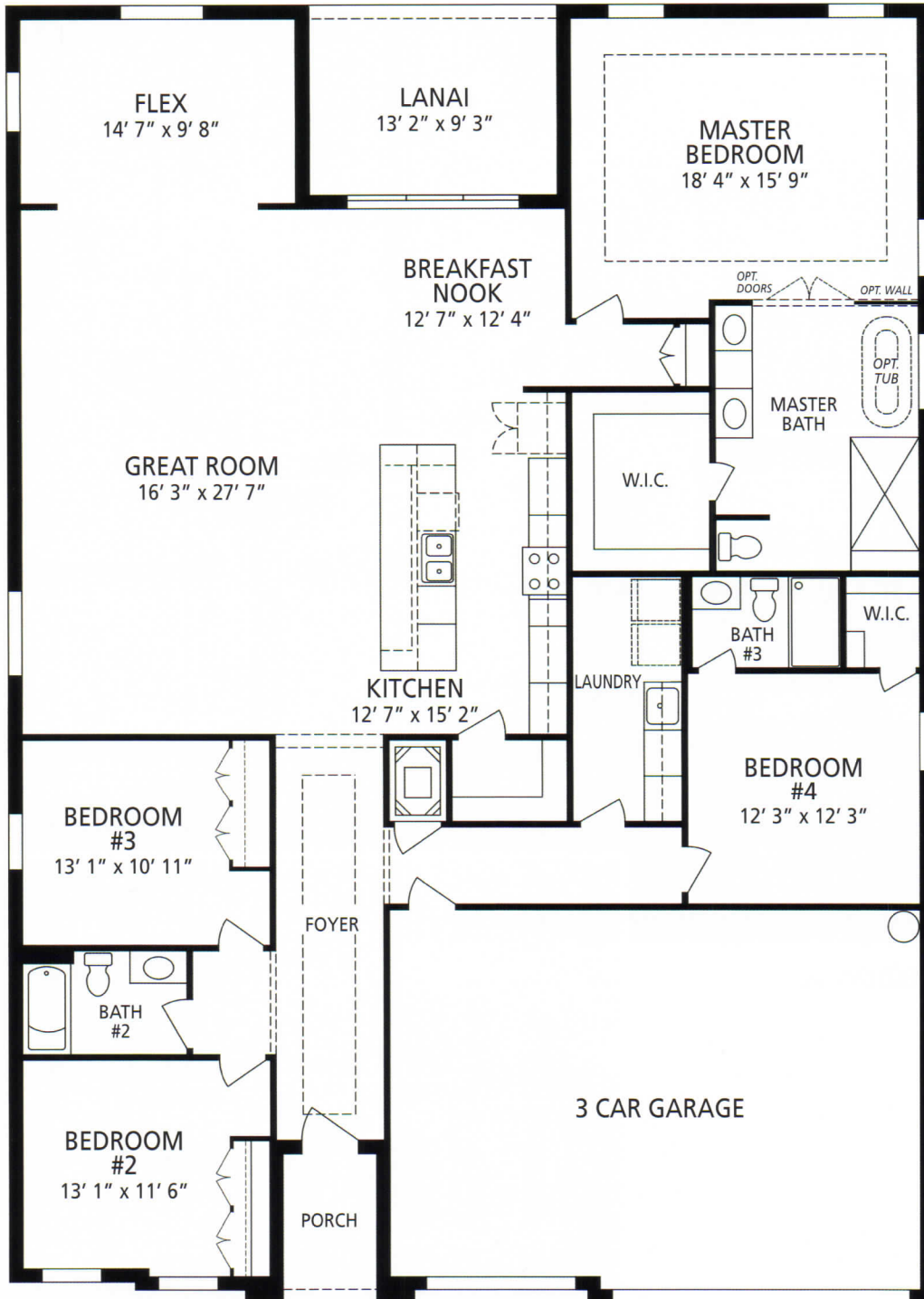


1st Floor Living:	2437 sq. ft.
Garage Area:	575 sq. ft.
Entry Porch:	130 sq. ft.
<b>Total Area</b>	<b>3142 sq. ft.</b>
Lanai:	180 sq. ft.
<b>Total w/Lanai</b>	<b>3322 sq. ft.</b>

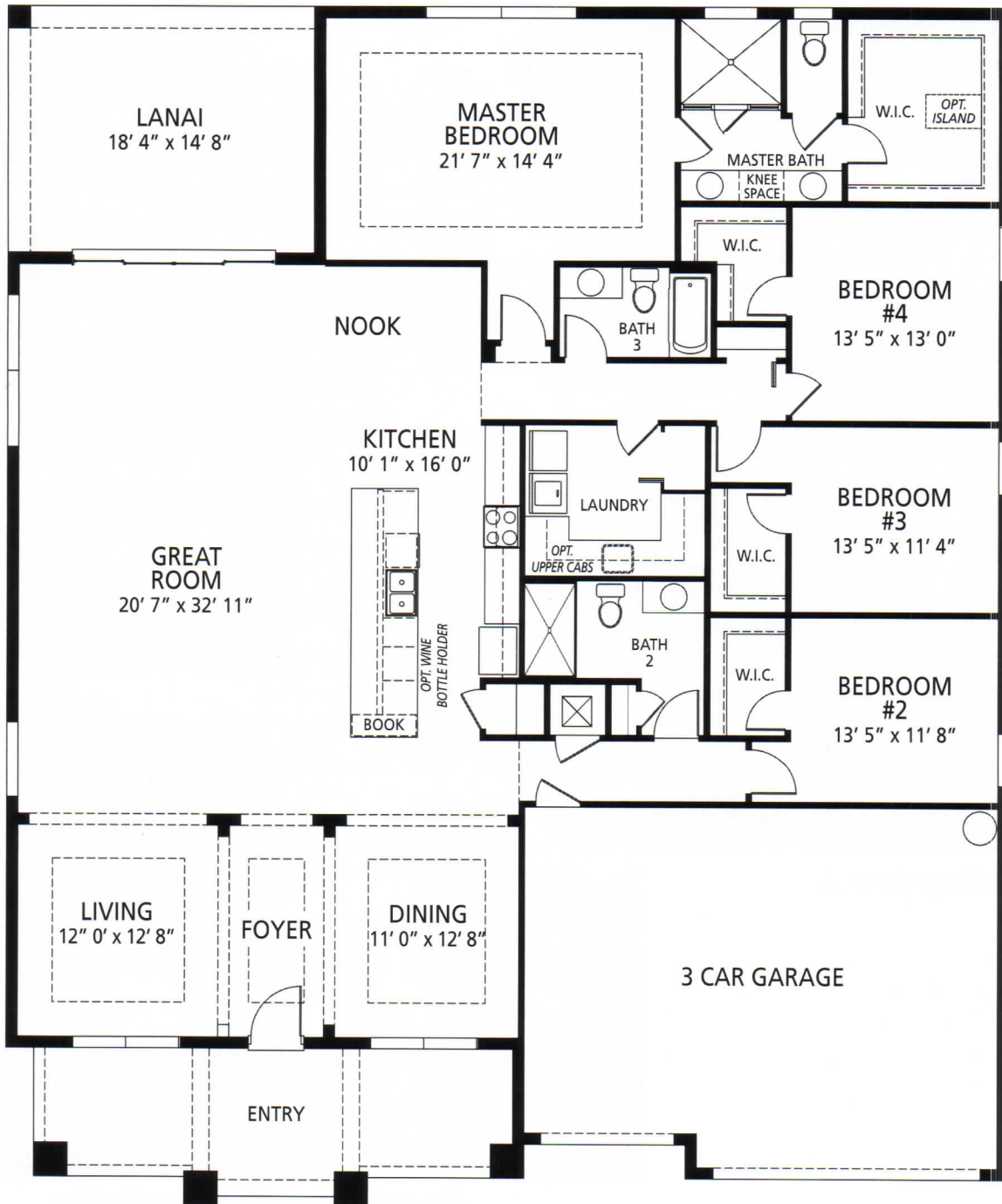


1st Floor Living:	2472 sq. ft.
Lanai:	191 sq. ft.
Garage Area:	624 sq. ft.
Covered Entry:	128 sq. ft.
<b>Total Area</b>	<b>3415 sq. ft.</b>





1st Floor Living:	2671 sq. ft.
Garage Area:	609 sq. ft.
Covered Entry:	41 sq. ft.
<b>Total Area</b>	<b>3453 sq. ft.</b>



1st Floor Living:	3031 sq. ft.
Garage Area:	627 sq. ft.
Covered Entry:	255 sq. ft.
Lanai	269 sq. ft.
<b>Total Area</b>	<b>4182 sq. ft.</b>
Bonus Room	544 sq. ft.



**DREAM.....BUILD.....LIVE**

**Maronda Homes at Twin Rivers**

**Americana Series**

**Sierra V                    2437 sq ft                    4/3/3 + Flex Space                    \$319,150**

**Harmony A                    2472 sq ft                    4/3/2 + Flex Space                    \$310,900**

**Renaissance Series**

**Venice A                    2671 sq ft                    4/3/3 + Flex Space                    \$325,350**

**Sienna A                    3031-3575sq ft                    4/3/3 + Flex Space                    \$383,050**

**Included Features :** Gourmet Kitchen; Kitchen Recessed Lighting; Kitchen Pendant Lights; Glass Tile Back Splash; Granite Counters Kitchen; Master Bath Granite Vanity; Tall Vanity Master Bth; Tile Master Shower w/ Frameless Shower enclosure; Hall Bath Tile; Ceramic Tile Floors in foyer, kitchen, breakfast nook, laundry and all bathrooms; Upgraded Lighting Package; Custom Interior Paint; Nest Thermostat; Lever Door Hardware; Art Glass Front Door; 2 Garage Door Openers w/ Remote Controls; 9'4" Ceiling Height; Stone Accent Per Plan; Lanai Screened Enclosure; Brick Paver Driveway & Entry Walk; Enhanced Landscape Pkg with Irrigation System; Ceiling Fan Prewires and Cable TV outlets in Great Room & all Bedrooms.



### Kitchen

- ✓ Merillat® wood cabinetry
- ✓ Kitchen cabinets 36"/42" staggered heights
- ✓ Recess lighting in kitchen
- ✓ GE® Range w/ self cleaning oven
- ✓ GE® Dishwasher
- ✓ GE® Range Hood
- ✓ 1/2 HP garbage disposal
- ✓ Ice maker line plumbed-in
- ✓ Double compartment stainless steel sink
- ✓ Pfister® kitchen faucet
- ✓ Pantry (per plan)
- ✓ USB/electrical outlet

### Bathrooms

- ✓ Master bath tile shower walls
- ✓ Master bath soaker tub (per plan) w/tile surround
- ✓ Merillat® wood cabinetry
- ✓ Laminate vanity countertops with multiple color selections
- ✓ Pfister® sink, shower and tub fixtures
- ✓ Vanity Mirrors and medicine cabinets
- ✓ Progress Lighting® brushed nickel light fixtures
- ✓ Fiberglass shower/tub in secondary baths

### Interior

- ✓ 9'4" first floor ceilings and 8' second floor ceilings
- ✓ Ceramic floor tile in foyer, kitchen, nook and master bath
- ✓ Raised panel Classique style interior doors
- ✓ 5 1/4" upgrade baseboard
- ✓ Colonial style trim and door casings
- ✓ Brushed nickel hardware
- ✓ Kwikset® satin nickel interior door locks
- ✓ Kwikset® satin nickel front door handle and deadbolt
- ✓ Decorative wood window sills w/ casing underneath
- ✓ Shaw® wall to wall carpet
- ✓ Armstrong® vinyl flooring in secondary bathrooms
- ✓ Ventilated wire closet shelving
- ✓ 8" Stepped ceiling in master bedroom

### Exterior

- ✓ Plastpro® fiberglass insulated exterior doors
- ✓ Taexx® built-in pest control defense
- ✓ Vapor barrier under entire home
- ✓ Pre-slab spray termite treatment
- ✓ Florida Paints and Coatings® SunFlex, Florida manufactured exterior paint
- ✓ 2 exterior water hose bibbs

### Structural

- ✓ 10 year structural warranty
- ✓ Steel reinforced concrete block first floor exterior walls
- ✓ 30 year architectural roof shingle
- ✓ Wayne Dalton® insulated steel raised panel garage door
- ✓ Engineered roof trusses with hurricane strap connectors

### Energy

- ✓ High efficiency heat pump, 15 SEER A/C system
- ✓ Radiant Barrier roof sheathing
- ✓ R-30 ceiling insulation
- ✓ R-4.1 masonry wall insulation
- ✓ R-13 frame wall insulation
- ✓ Insulated ductwork throughout
- ✓ Digital programmable thermostat
- ✓ MI® Low-e dual pane vinyl windows
- ✓ Maintenance free aluminum soffit
- ✓ Off ridge vent attic ventilation

### Electrical & Plumbing

- ✓ Laundry Tub (per plan)
- ✓ Recess lighting in kitchen
- ✓ Smoke detectors with carbon monoxide sensor
- ✓ Weather proof exterior outlets
- ✓ 50 gallon quick recovery hot water heater (per plan)
- ✓ Prewired for ceiling fans in master bedroom & family room
- ✓ RG6 cable outlets in master bedroom & family room
- ✓ CAT5 telephone data outlets in kitchen & master bedroom
- ✓ Front door chime
- ✓ Garage door opener prewire
- ✓ Water conserving elongated commodes
- ✓ Progress Lighting® fixtures in brushed nickel finish