

CRESSWIND®

PALM BEACH

VIP PREVIEW GUIDE



Artist Concept

KOLTER

Welcome to the VIP Preview Guide for Cresswind Palm Beach. As we prepare to greet our future residents, we encourage you to **TAKE THE TIME TO CAREFULLY READ THROUGH THIS GUIDE**. This will enable you to make the most of your time and opportunity at Cresswind Palm Beach.

HOW TO USE THIS GUIDE

This Guide is intended to help you do three things in preparation for the VIP Preview:

- Identify the Floorplan(s) that most interest you
- Choose the corresponding home elevation(s), exterior architectural look you prefer for that floorplan(s)
- Select the Homesite(s) location for your new home

STEP 1: FLOORPLANS & ELEVATIONS

The first part of this Guide provides an overview of our twelve floorplans. Each floorplan “presentation” includes two pages arranged as follows:

PAGE 1 — the Home Elevation styles available for that plan.

NOTE: availability depends on Homesite as the community’s architectural guidelines are designed to create a beautiful streetscape by not allowing the same Home Elevations next to or across the street from one another. New Home Consultants will explain this in their follow-up call.

PAGE 2 — the base Floorplan, i.e. the standard configuration showing layout.

NOTE: you will see each Floorplan is color-coded Orange, Yellow or Blue. The color indicates which Home Collection the plan is in, which will be important when we get to the Site Plan. Noted with the floorplan are some of the primary Structural Options offered. Options can vary based on Homesite, and a New Home Consultant will explain this in a follow-up call along with the estimated Structural Option costs.

STEP 2: THE SITE PLAN

With your preferred Floorplan(s) and Elevation(s) selected, the next step is to determine on which Homesite(s) you are interested in building. The Site Plan is where the Color Codes come in — Orange, Yellow, or Blue:

- Homesites that are colored Orange are designed for Floorplans in the **Key Collection**.
- Homesites that are colored Yellow are designed for Floorplans in the **Island Collection**.
- Homesites that are colored Blue are designed for Floorplans in the **Coastal Collection**.

Certain homesites, given their appeal and location within the community, will carry a premium value. Your New Home Consultant can explain this and answer any other questions you may have.

STEP 3: THE VIP PREVIEW

With the health and wellness of you, our employees and community the top priority, we plan to run the VIP Preview as safely as possible. We will follow local, state and federal guidelines in doing so, and as these guidelines continue to evolve, we will work within them to allow all VIPs the opportunity to tour our new models whether virtually or in person.

Your New Home Consultant will discuss this with you during your follow-up call, and for your convenience, a follow-up call request link is located on the last page of this digital guide.

ADDITIONAL INFORMATION

The last part of this Guide includes important information such as an overview of the Clubhouse, Community and Home features as well as estimated monthly HOA fees. On the last page you will also find a link to take the next step and request a follow-up call.

Please **CLICK THE LOWER RIGHT CORNER** of this page and begin your journey in finding your new home at Cresswind Palm Beach.

I look forward to meeting you,

Bill Ryan
Vice President Palm Beach, Kolter Homes

HOME COLLECTIONS

Key Collection

Casey 2-3

Lido 4-5

Summerland 6-7

Island Collection

Ana Maria 8-9

Bahia 10-11

Dania 12-13

Fiesta 14-15

Coastal Collection

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Palm Beach 18-19

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Santa Rosa 22-23

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Site Plan 26-27

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CASEY

PRELIMINARY

The Key Collection



Elevation A



Elevation B

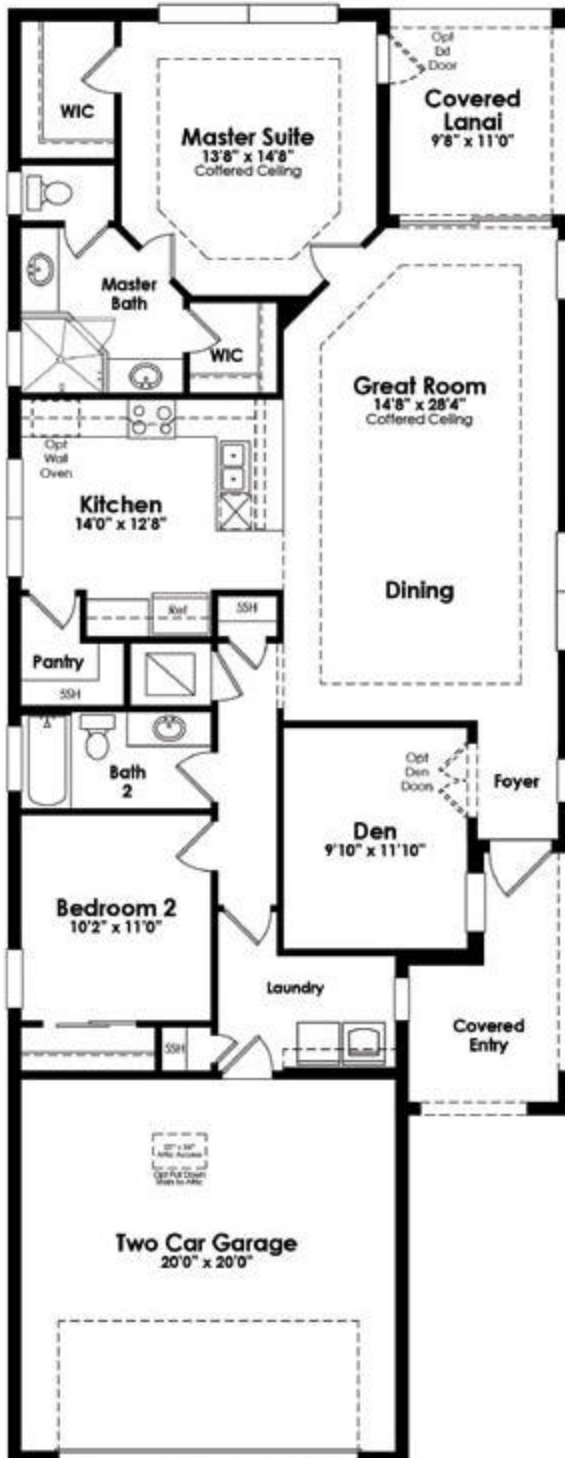


Elevation C

CASEY

The Key Collection

2 Bedroom, Den, 2 Bath,
Great Room, 2-Car Garage



Total A/C **1,515 Sq. Ft.**

Covered Entry 97 Sq. Ft.

Covered Lanai 106 Sq. Ft.

2-Car Garage 450 Sq. Ft.

Total Non A/C **653 Sq. Ft.**

TOTAL **2,168 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 3 in lieu of Den
- ☐ Optional Alternate Den Opening
- ☐ Optional Shower in lieu of Tub in Bath 2

L I D O

The Key Collection



Elevation A



Elevation B



Elevation C

L I D O

The Key Collection

2 Bedroom, Den, 2 Bath,
Great Room, 2-Car Garage



Total A/C	1,675 Sq. Ft.
Covered Entry	94 Sq. Ft.
Covered Lanai	179 Sq. Ft.
2-Car Garage	435 Sq. Ft.
Total Non A/C	708 Sq. Ft.
TOTAL	2,383 Sq. Ft.

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 3 in lieu of Den
- ☐ Optional Shower in lieu of Tub in Bath 2

SUMMERLAND

The Key Collection



Elevation A



Elevation B

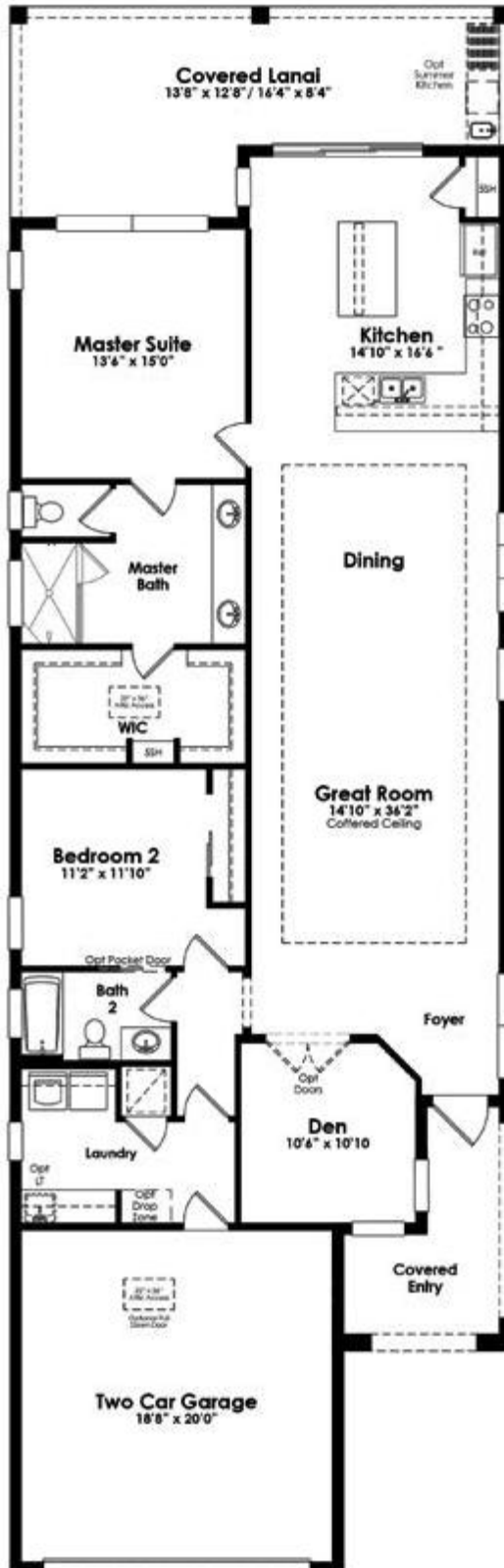


Elevation C

SUMMERLAND

The Key Collection

2 Bedroom, Den, 2 Bath,
Great Room, 2-Car Garage



Total A/C	1,856 Sq. Ft.
Covered Entry	108 Sq. Ft.
Covered Lanai	309 Sq. Ft.
2-Car Garage	413 Sq. Ft.
Total Non A/C	830 Sq. Ft.
TOTAL	2,686 Sq. Ft.

STRUCTURAL OPTIONS

- Optional Shower in lieu of Tub in Bath 2

ANAMARIA

The Island Collection



Elevation A



Elevation B

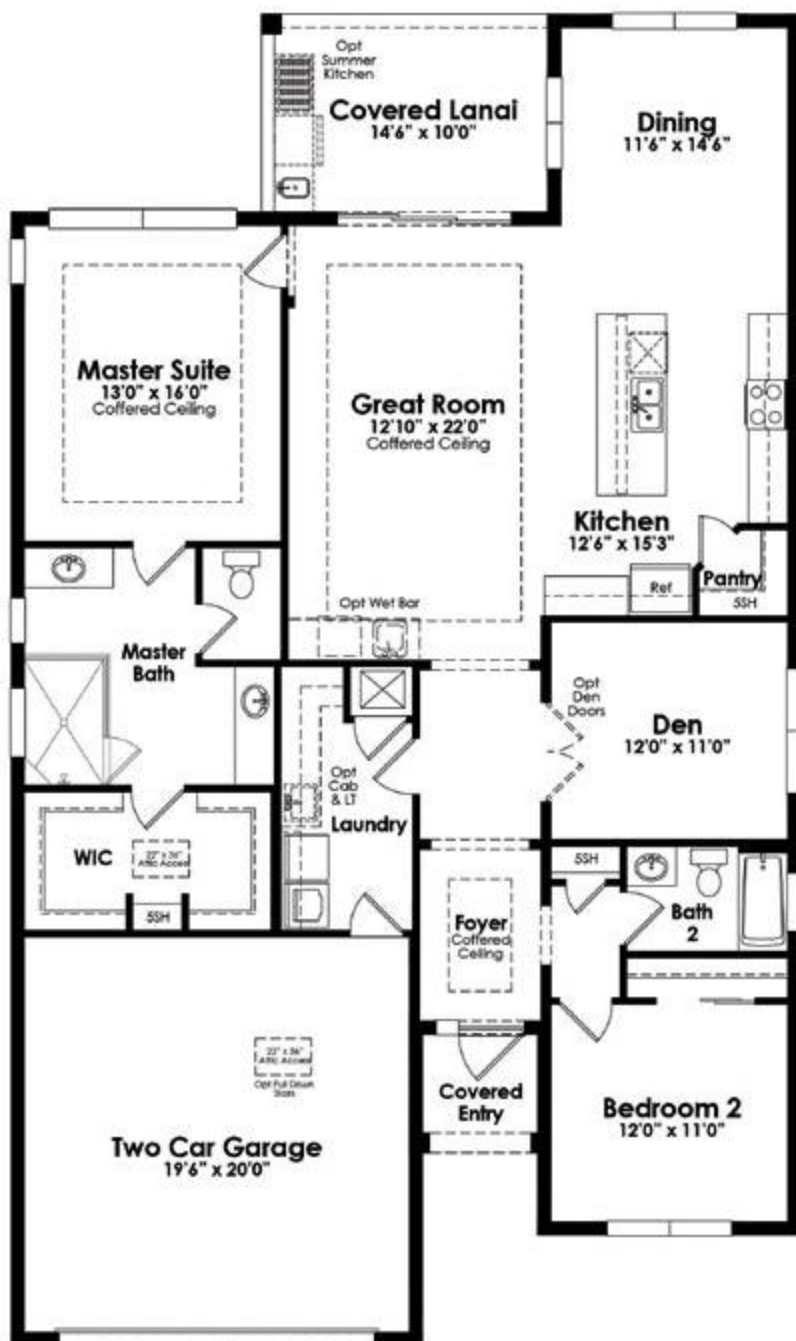


Elevation C

ANAMARIA

The Island Collection

2 Bedroom, Den, 2 Bath,
Great Room, 2-Car Garage



Total A/C	1,827 Sq. Ft.
Covered Entry	35 Sq. Ft.
Covered Lanai	145 Sq. Ft.
2-Car Garage	427 Sq. Ft.
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Total Non A/C	607 Sq. Ft.
TOTAL	2,434 Sq. Ft.

STRUCTURAL OPTIONS

- Optional Extended Covered Lanai
- Optional Shower in lieu of Tub in Bath 2
- Optional Bonus Room

Other options may be available. Ask your New Home Consultant for details.

BAHIA

The Island Collection



Elevation A



Elevation B



Elevation C

BAHIA

The Island Collection

2 Bedroom, Den, 2 Bath,
Great Room, 2-Car Garage



Total A/C **1,932 Sq. Ft.**

Covered Entry 60 Sq. Ft.
Covered Lanai 296 Sq. Ft.
2-Car Garage 448 Sq. Ft.

Total Non A/C **804 Sq. Ft.**

TOTAL **2,736 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 3 in lieu of Den
- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Extended Covered Lanai
- ☐ Optional Bonus Room

DANIA

The Island Collection



Elevation A



Elevation B

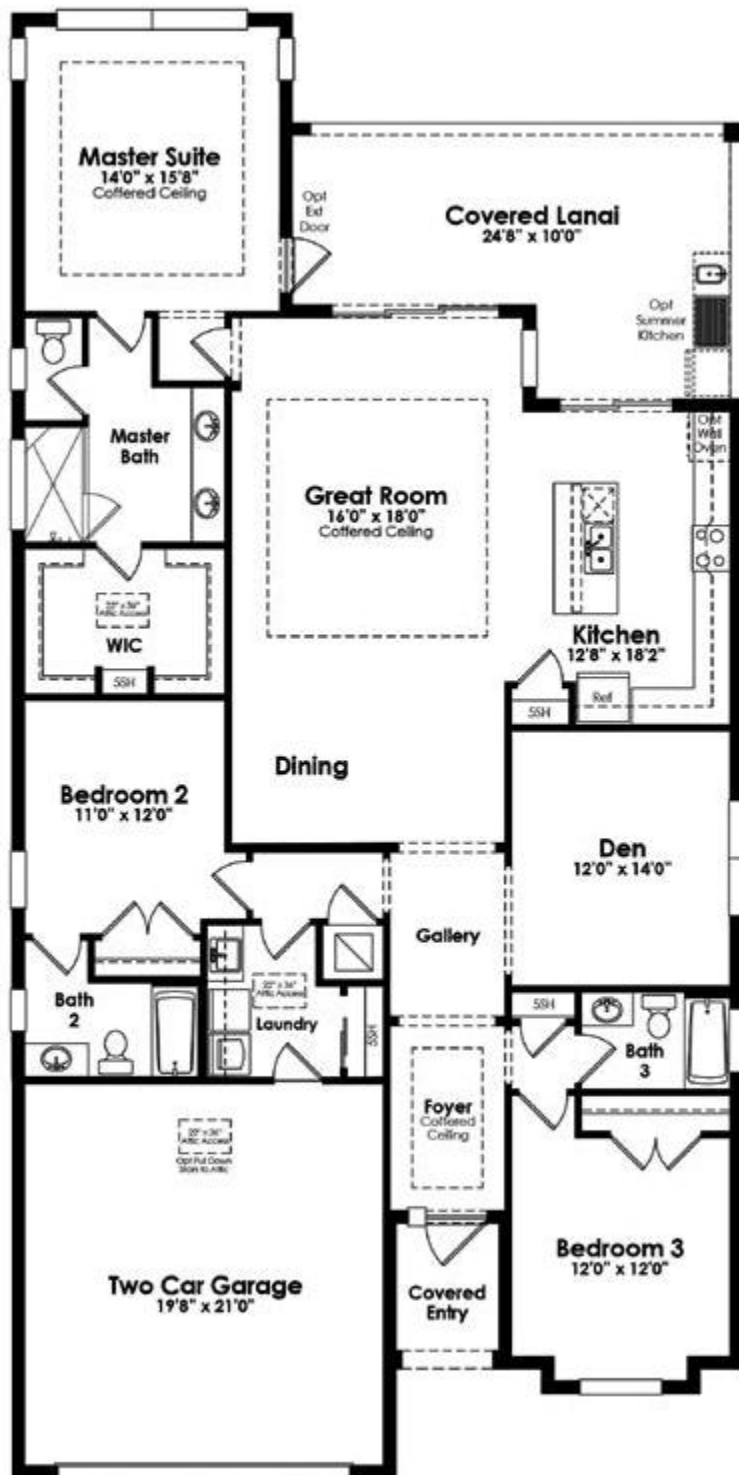


Elevation C

DANIA

The Island Collection

3 Bedroom, Den, 3 Bath,
Great Room, 2-Car Garage



Total A/C **2,162 Sq. Ft.**

Covered Entry 45 Sq. Ft.

Covered Lanai 305 Sq. Ft.

2-Car Garage 450 Sq. Ft.

Total Non A/C **800 Sq. Ft.**

TOTAL **2,962 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 4 in lieu of Den
- ☐ Optional Casual Dining
- ☐ Optional Extended Covered Lanai
- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Shower in lieu of Tub in Bath 3
- ☐ Optional Bonus Room

FIESTA

The Island Collection



Elevation A



Elevation B



Elevation C

FIESTA

The Island Collection

3 Bedroom, Den, 3 Bath,
Great Room, 2-Car Garage



Total A/C **2,318 Sq. Ft.**

Covered Entry 68 Sq. Ft.

Covered Lanai 247 Sq. Ft.

2-Car Garage 449 Sq. Ft.

Total Non A/C **764 Sq. Ft.**

TOTAL **3,082 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Shower in lieu of Tub in Bath 3
- ☐ Optional Bonus Room

ALYS

The Coastal Collection



Elevation A



Elevation B



Elevation C

ALYS

The Coastal Collection

3 Bedroom, Den, 3 Bath,
Great Room, 3-Car Garage



Total A/C	2,384 Sq. Ft.
Covered Entry	107 Sq. Ft.
Covered Lanai	444 Sq. Ft.
3-Car Garage	621 Sq. Ft.
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Total Non A/C	1,172 Sq. Ft.
TOTAL	3,556 Sq. Ft.

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 4 in lieu of Den
- ☐ Optional Freestanding Tub and Shower in Master Bath
- ☐ Optional Deluxe Shower in Master Bath
- ☐ Optional Garden Tub and Shower in Master Bath
- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Bonus Room

PALM BEACH

The Coastal Collection



Elevation A



Elevation B

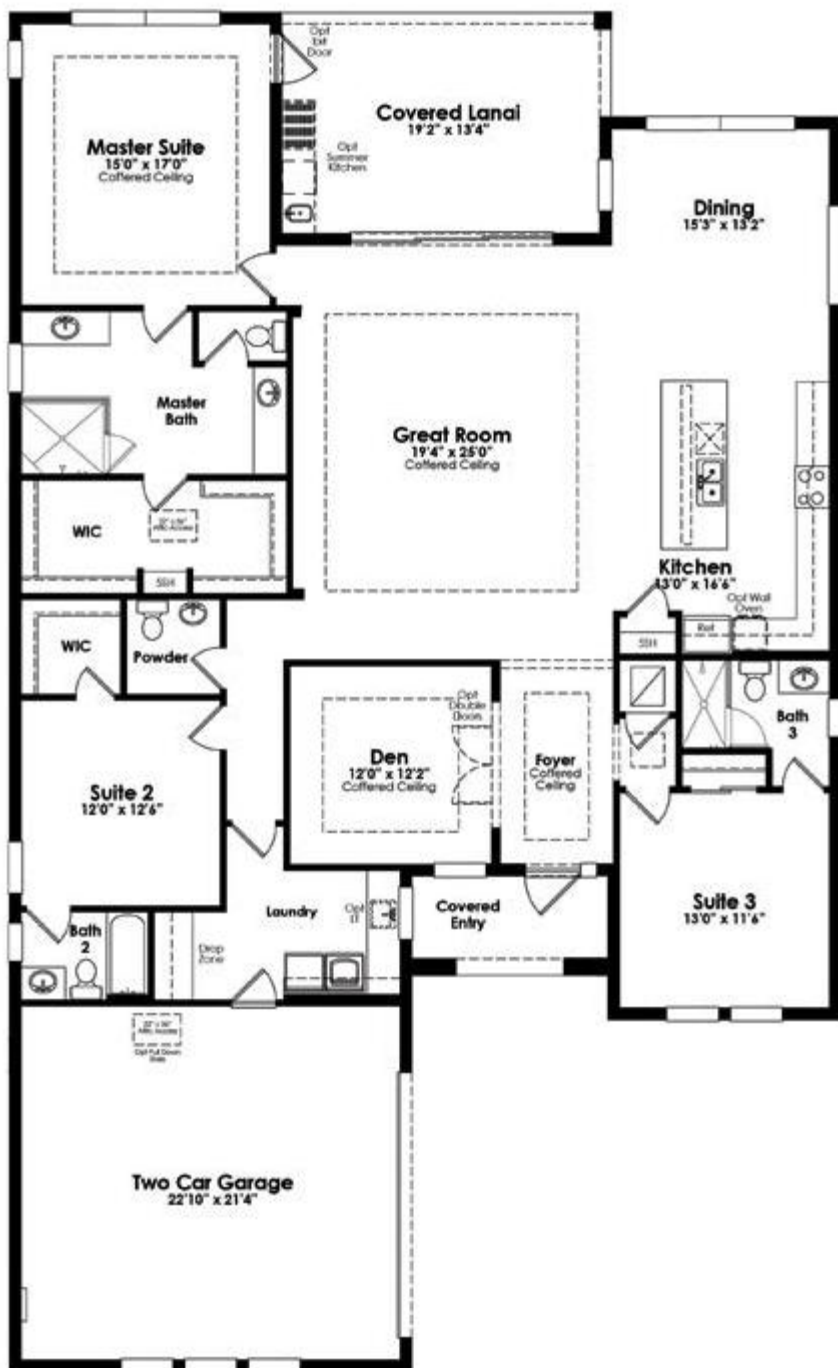


Elevation C

PALM BEACH

The Coastal Collection

3 Bedroom, Den, 3 Full and 1 Half Bath,
Great Room, 2-Car Garage



Total A/C	2,563 Sq. Ft.
Covered Entry	71 Sq. Ft.
Covered Lanai	260 Sq. Ft.
2-Car Garage	531 Sq. Ft.
Total Non A/C	862 Sq. Ft.
TOTAL	3,425 Sq. Ft.

STRUCTURAL OPTIONS

- ☐ Optional 3-Car Garage
- ☐ Optional Extended Covered Lanai
- ☐ Optional Master Bath with Garden Tub and Shower
- ☐ Optional Deluxe Shower in Master Bath
- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Tub in lieu of Shower in Bath 3
- ☐ Optional Bonus Room

ROSEMARY

PRELIMINARY

The Coastal Collection



Elevation A



Elevation B



Elevation C

ROSEMARY

The Coastal Collection

2 Bedroom, Den, 2 Full and 1 Half Bath,
Dining Room, Club Room, 2-Car Garage



Total A/C 2,764 Sq. Ft.

Covered Entry	77 Sq. Ft.
Covered Lanai	226 Sq. Ft.
2-Car Garage	474 Sq. Ft.

Total Non A/C 777 Sq. Ft.

TOTAL 3,541 Sq. Ft.

STRUCTURAL OPTIONS

- ☐ Optional 3-Car Garage
- ☐ Optional Suite 3 in lieu of Club Room
- ☐ Optional Garden Tub and Shower in Master Bath
- ☐ Optional Shower in lieu of Tub in Bath 2
- ☐ Optional Bonus Room

SANTA ROSA

The Coastal Collection



Elevation A



Elevation B

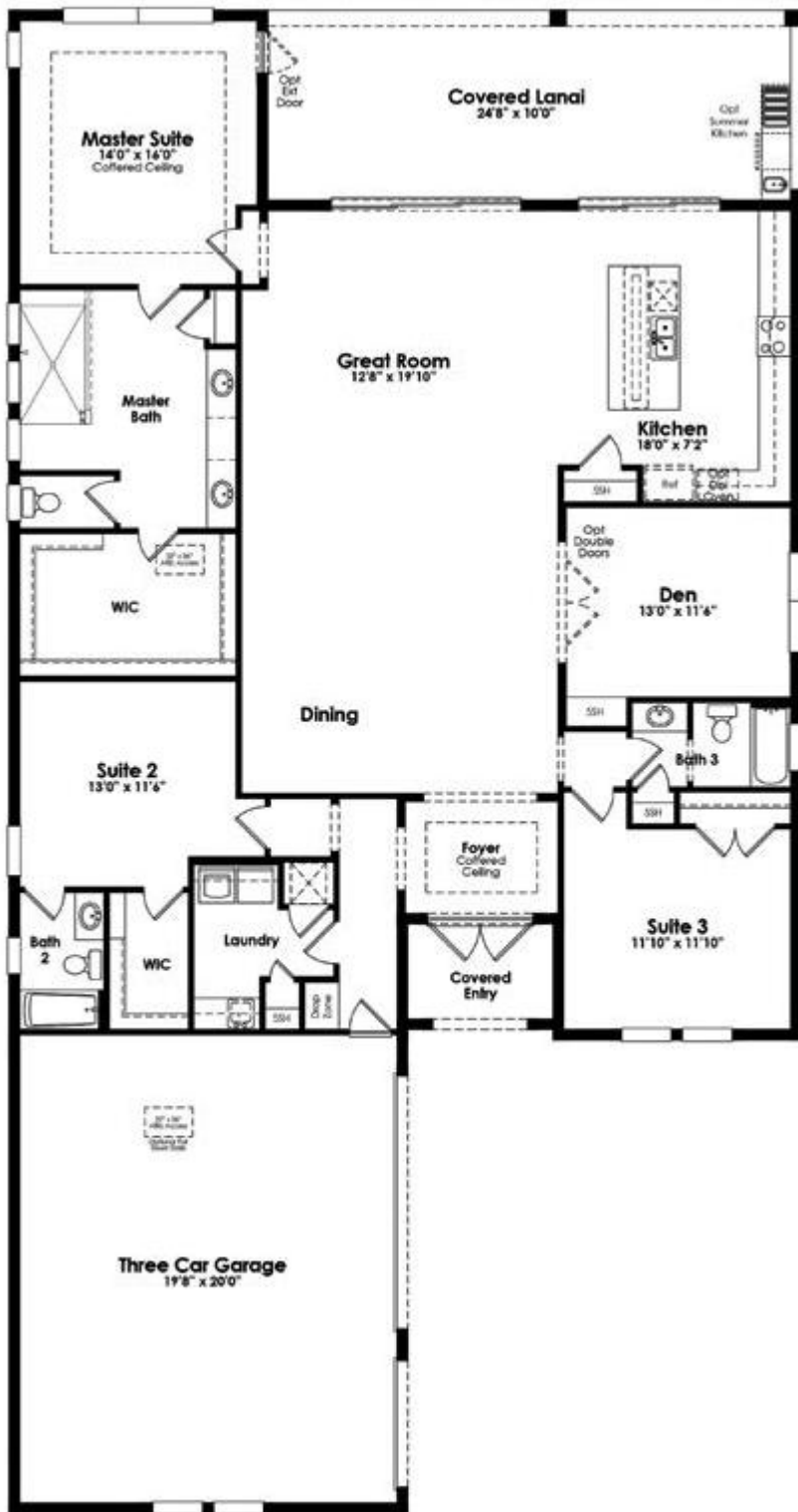


Elevation C

SANTA ROSA

The Coastal Collection

3 Bedroom, Den, 3 Bath,
Great Room, 3-Car Garage



Total A/C **2,775 Sq. Ft.**

Covered Entry 61 Sq. Ft.

Covered Lanai 404 Sq. Ft.

3-Car Garage 761 Sq. Ft.

Total Non A/C **1,226 Sq. Ft.**

TOTAL **4,001 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 4 in lieu of Den
- ☐ Optional Casual Dining
- ☐ Optional Master Suite Morning Bar
- ☐ Optional Garden Tub and Shower in Master Bath

VILANO

PRELIMINARY

The Coastal Collection



Elevation A



Elevation B



Elevation C

VILANO

The Coastal Collection

3 Bedroom, Den, 3 Bath,
Great Room, 2-Car Garage



Total A/C **3,000 Sq. Ft.**

Covered Entry 72 Sq. Ft.

Covered Lanai 380 Sq. Ft.

2-Car Garage 517 Sq. Ft.

Total Non A/C **969 Sq. Ft.**

TOTAL **3,969 Sq. Ft.**

STRUCTURAL OPTIONS

- ☐ Optional Bedroom 4 in lieu of Den
- ☐ Optional Extended Covered Lanai
- ☐ Optional Bay Window at Master Suite
- ☐ Optional Garden Tub and Shower in Master Bath

SITE PLAN—PHASE 1 RELEASE



- KEY COLLECTION
- ISLAND COLLECTION
- COASTAL COLLECTION
- DESIGN GALLERY & SALES CENTER
- MODEL HOME

Dimensions, specifications, features, renderings, and amenities are subject to change without notice.



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



PRELIMINARY

KITCHEN

- Granite countertops and 4" backsplash with choice of colors
- Aristokraft® recessed-panel wood cabinets (36" upper & 34-1/2" base) with adjustable shelves and choice of wood finishes
- Pantry with vinyl-coated, ventilated shelves, per plan
- LED ceiling lighting, per plan
- 50/50 undermount, stainless steel sink
- Moen® Arbor series chrome designer faucet with pull-down sprayer
- GE® Energy Star 25 c.f. side-by-side refrigerator with in-door ice and water dispenser, with stainless steel finish
- GE® 30" freestanding gas range with stainless steel finish
- GE® Energy Star, automatic multi-cycle dishwasher with stainless steel finish
- GE® 1.6 c.f. microwave with stainless steel finish
- GE® Energy Star, automatic multi-cycle dishwasher with stainless steel finish
- 1/2 HP garbage disposal with air switch

BATHROOMS

- Ceramic tile flooring with choice of finishes
- Aristokraft® recessed-panel cabinets with choice of wood finishes
- Granite countertops and 4" backsplash with choice of colors

- His-and-hers separate undermount sinks and vanity, per plan
- Raised-height vanity counters in Master Bath
- **Moen® Eva series plumbing fixtures, featuring lever handles and chrome finish**
- **Beach-entry access in Master Bath shower, per plan**
- Framed clear glass shower enclosure with chrome trim in Master Bath, per plan
- Ceramic tile shower and tub surrounds
- **Elongated, two-piece water closets — comfort height**
- LED lighting in Master Bath, per plan

INTERIOR

- 18" ceramic tile flooring in Foyer, Great Room, Laundry Room, Kitchen and HVAC Closet, with choice of styles and colors
- **8'-tall, two-panel interior doors with Schlage® lever door handles in satin nickel finish**
- Wall-to-wall carpeting with choice of colors
- Orange-peel finish on all walls
- Air-conditioned and LED-lighted walk-in closets
- Vinyl-coated, ventilated closet shelving
- GE Energy Star® washer and dryer
- Decora® light switches

EXTERIOR

- Concrete flat tile roof
- **8'-tall smooth two-panel entry door with dead-bolt lock**
- First floor concrete block construction, second floor ZIP System® wall sheathing, per plan
- **Interlocking brick pavers on entry walkway, driveway and Covered Lanai**
- Professionally landscaped and fully sodded homesite
- Automatic irrigation system
- Schlage® handle set with satin nickel finish and manufacturer's limited lifetime warranty
- Garage door with automatic opener and two remote openers for easy access
- **Epoxy floors in Garage**
- **Finished walls in Garage**
- Coach lights at Garage
- Exterior hose connections, per plan
- Security system equipped with one keypad, interior siren and alarm contacts on all operable windows and doors, except exterior garage door
- Planned AT&T High-Speed Internet and Streaming TV
- Structured wiring network for phone, video and computer includes certified CAT-5 data lines and RG-6 quad shield coaxial cable
- Smoke and carbon monoxide detectors

BEHIND THE WALLS

- Taexx® built-in pest control system (in-wall tube system)
- 2-10 Home Buyers Warranty, transferable
- Sentricon® Termite Colony Elimination System and servicing for one year
- Vapor barrier underneath home slab for moisture prevention

ENERGY-SAVING FEATURES

- Low-E double-pane insulated windows and doors for energy efficiency and noise reduction
- Minimum 14 SEER Carrier® energy-efficient central air-conditioning and heating with Puron®, an environmentally friendly refrigerant
- Natural gas community
- R-38 insulated ceilings
- High efficiency tankless water heater
- GE Energy Star® appliances
- Moen® water-saving plumbing fixtures
- Low volatile organic compound (VOC) carpet and paints
- **Fresh air intake system**
- Seven-day programmable thermostat

THE RESIDENTS' CLUB



THE CRESSWIND CLUB

A resident-exclusive facility with a full-time Lifestyle Director, Cresswind Palm Beach's Clubhouse is designed to support our nationally-acclaimed, 55+ lifestyle programming.

All amenities and activities are geared around the *Cresswind Pillars* of Fitness, Nutrition and Relationships, the recipe to live better, longer.

INDOOR AMENITIES

- Resident-exclusive Clubhouse
- Multi-Purpose Event Room
- Fitness Center
- Yoga Studio
- Art Studio with Ceramics
- Social Clubs

OUTDOOR AMENITIES

- Pickleball and Tennis Courts
- Dog Park
- Wide Walkways
- Resort-style Pool and Spa
- Event Plaza with Food Truck Court
- Bocce Courts
- Outdoor Social Spaces



CTC MORTGAGE—Kolter Homes' Affiliated Finance Co.

NMLS# 371182
 Phone: 561-983-6413
 Fax: 888-796-7633
 E-mail: info@CTCMortgage.net

Cresswind Palm Beach Community Association Information

HOA Fees include the following:

- Homesite Lawn, Irrigation and Landscape Maintenance
- Common Area Landscape Maintenance
- Community Cable Package and High-Speed Internet
- Clubhouse Operations & Full-Time Lifestyle Director
- Controlled Access at Guardhouse

Use of resident-only Clubhouse including:

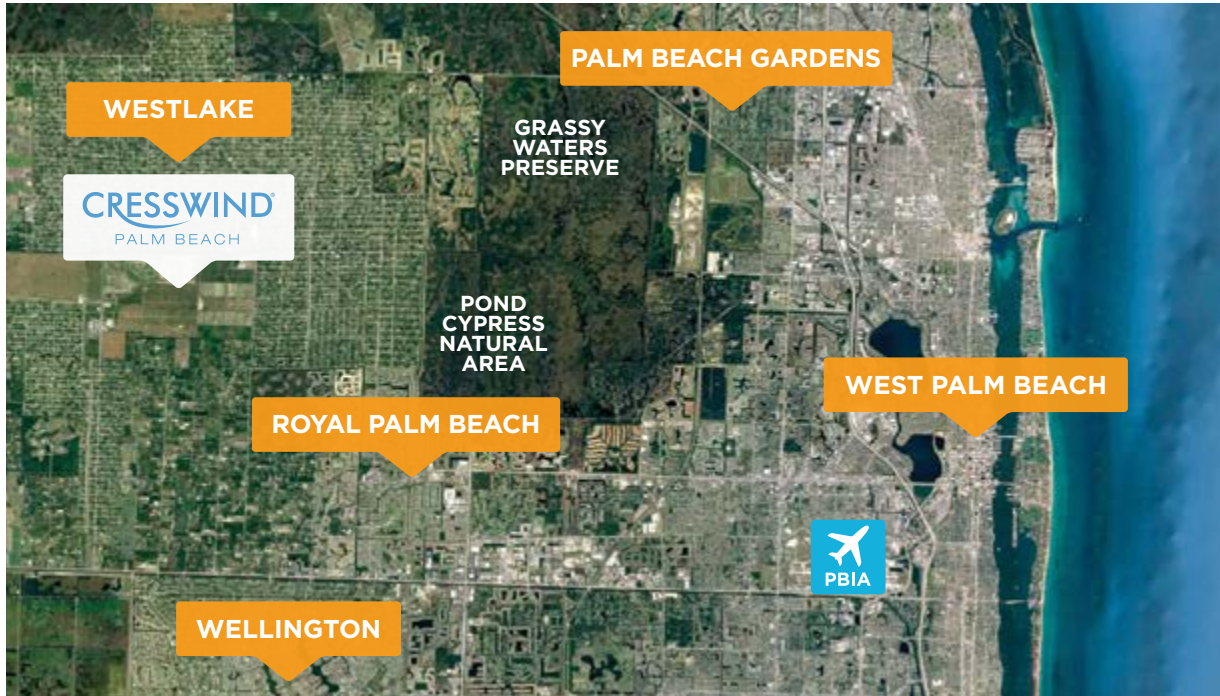
- Fitness Center
- Yoga Studio
- Multi-Purpose Event Room
- Art Studio with Ceramics

Outdoor Clubhouse Amenities include:

- Resort-Style Pool and Spa
- Pickleball and Tennis Courts
- Event Plaza with Food Truck Court
- Bocce Courts
- Outdoor Social Spaces

Estimated Monthly Assessment at Opening: \$333

(includes Westlake Master Association and Cresswind)



CRESSWIND®

PALM BEACH

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CresswindPB.com

