

Old World Charm  
New World Conveniences  
Eco-Friendly, Energy Smart

  
**Contessa Bella**  
*Building Beyond Green*

2020 E. Heartwood Lane  
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www.contessabella.com

**CAREFREE, COMFORTABLE, ENERGY EFFICIENT, HEALTHFUL LIVING**

*Committed to Achieving the U. S. Green Building Council LEED Platinum Certification*

**Distinctive Community Amenities**

- Old World architecture, decorative accents and trims
- Luscious landscaping maintained by the community
- Resort style pool with heated Roman spa
- Community restrooms and shower at pool ramada
- Neighborhood barbeques and fire pit in pool area
- Ample guest parking
- Shaded community postal kiosk
- Regulation tournament volleyball court

**Quality Construction Components**

- Double-wall construction between homes sound barrier, fire wall protection and added energy efficiency
- Pre-engineered post tension slabs
- Concrete roof tile system
- Old World stucco with stone veneer exterior accents
- Pre-cast architectural trims throughout
- Shaded entries with plank style entry doors
- Individual utility services for every home

**Ease of Living and Lifestyle Comforts**

- Two-car direct access garages for every home
- Distinct alternating garage door elevations
- Fully finished garage interiors
- Quaint private balconies and patios (varies by plan)
- Category 5 wiring included in all homes
- Pre-wired for phone jacks (varies by plan)
- Pre-wired for ceiling fans (varies by plan)
- Pre-wired for cable jacks (varies by plan)
- Interior laundry in each home (varies by plan)
- Walk-in showers with bench seating
- 2 inch wide faux wood window treatments

**Safety and Security Features**

- Smoke detector/alarm system throughout
- Dusk to dawn coach lighting at garage entries
- Dusk to dawn community walkway lighting
- Front entry door deadbolt with security viewer

**Sales By DPR Realty LLC, Sustainable Real Estate Group**

**Impressive Interior Finishes**

- Dramatic volume ceilings add elegance (varies by plan)
- Old World style and luxury 8-foot interior doors (varies by plan)
- 3 1/2" base molding trim
- Lever style décor door handles
- Rounded corners and arches with hand skip troweled wall texture throughout (varies by plan)
- Durable quality "Low VOC" interior paint finishes
- Tile in entries, kitchens, bathrooms and laundry areas
- Designer selected customized light fixture packages
- Standard sustainable flooring with SmartStrand® combining luxuriously soft carpet with durability and stain protection

**Elegant Master Retreats and Baths**

- Oversized master suites with sitting areas and village view balconies
- Spacious walk-in closets throughout (varies by plan)
- Cultured marble designer countertops with Romeo and Juliet vanity bowls in master suite baths
- Garden tubs (varies by plan)
- Oversized walk-in shower in master suite baths (varies by plan)
- Powder room decorative pedestal lavatory (varies by plan)
- Single-lite garden-style doors to balconies

**Gourmet Kitchens**

- Upgraded appliances included:
  1. Over-the-range microwave
  2. Self-cleaning oven with glass cooktop
  3. Energy Star multi-cycle dishwasher
  4. Energy Star refrigerator with ice maker
- Dual stainless steel sinks with garbage disposal
- Designer hardwood cabinetry with choice of finishes
- Kitchen island eating bars (varies by plan)

Please see our "Green Features Sheet" for all LEED Certified Energy Saving Features and Products



*Building Today for a Sustainable Tomorrow*



ANOTHER SUSTAINABLE DEVELOPMENT OFFERED BY  
**AEON DEVELOPMENT, INC. AND** MIDPOINT  **PROPERTIES**



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