



Palma Sola

Bay Club

Condominiums



New Home Features

Community Features

- Gated Entry
- Coastal Florida Architecture
- Attractive standing metal seam roof panels and beautiful spiral stairway
- Covered parking on the ground floor of each building
- Decorative outdoor lights
- Aluminum gutters and downspouts
- Elevator in each building
- Convenient location close to the beaches, causeway, shopping and dining
- Professionally designed lush landscape throughout
- Clubhouse with community pool, sundeck, grilling and bar area, billiard room, fitness center, full kitchen and meeting room.
- Putting and chipping green
- Lighted walking trail with benches
- Decorative street lighting
- Views to beautiful Palma Sola Bay
- Dog park

Energy Efficiency Features

- Exterior ventilation of microwave hood, bathroom fans and dryer vent
- High Impact double pane low E windows
- High efficiency 15-SEER Goodman® central air conditioning and heating
- Open-cell spray foam attic insulation & R-7.1 on block walls
- Energy efficient 50-gallon quick-recovery water heater
- Moen® water-saving plumbing fixtures
- Programmable thermostat with a digital display

Beautifully Appointed Kitchens

- Microwave hood vented to the exterior
- Granite counter tops with 4" backsplash
- Double compartment under-mount (50/50) stainless steel sink
- Designer selected raised panel wood cabinets
- Dovetail hardwood drawers
- Brushed nickel gooseneck faucet with integrated pull-out sprayer
- 1/3 hp Badger® garbage disposal
- GE® stainless steel side-by-side refrigerator with in-door ice and water
- GE® stainless steel, free-standing, smooth top, self-cleaning electric range
- GE® stainless steel microwave hood with exterior ventilation
- GE® stainless steel dishwasher
- Recessed lighting and under cabinet lighting in kitchen area

Superior Construction

- Impact rated exterior doors
- Hambro® composite steel joists with concrete slab on all floors
- Block construction on all floors
- HVAC system optimized for circulation, air flow and comfort
- Steel reinforced stem wall foundation system with reinforced concrete block all levels: floor, exterior walls

- Reinforced concrete balconies, walks, entries
- Textured acrylic finish on balconies and common area walks
- Powder coated aluminum rail systems on balconies and stairs
- Professionally engineered roof truss system
- Sherwin Williams® Loxon® 2 coat durable exterior paint
- 90 mil Sound Proofing Membrane

Elegant Master Baths

- Spa inspired master baths with separate garden tub and walk-in shower
- Luxurious 3/8" thickened glass frameless and seamless shower enclosures
- Vapor proof recessed light in shower
- Ceramic tile floors and shower walls
- 2" x 2" ceramic tile on shower floors
- Granite counter tops with 4" backsplash
- Dual under-mount bathroom sinks
- Comfort height raised panel wood cabinet vanities
- Dovetail hardwood drawers
- Full width mirror over vanity
- Recessed lighting
- Decorator towel and bath accessories
- Oversized air conditioned walk-in closet

Interior Appointments

- Decorative entry doors with side lights
- Ceramic tile in foyer, kitchen, living room, dining room, a/c closet, hallways and laundry room
- Green touch 25 ounce carpet with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and light orange peel finish on interior walls
- Decora-style electrical switches
- Elevated ceiling heights
- Solid-core 8' interior doors
- 5-1/4" wood baseboards and 2-1/4" colonial wood casings around doors
- High speed structured wiring network – CAT-5E data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, living room and all bedrooms
- Cable television pre-wire in kitchen, living room and all bedrooms
- Ceiling fan pre-wire in living room and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in hallways, kitchen and all bathrooms
- PVC window sills
- Vinyl clad steel ventilated closet shelving
- Satin nickel lever hardware on all interior doors
- Electric entry door chime
- Satin nickel handle-set and entry dead bolt lock
- Smoke and carbon monoxide detectors throughout
- Fire sprinklers in each room for fire protection

Michael Saunders & Company

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