

Villa Medici Set to Close Out with Release of Decorated Models



Shelby Homes announces the Grand Closeout of Villa Medici, its masterpiece community. Decorated models are now for sale.

“The decorated models are now available for sale at Villa Medici,” says David Colegrove, Vice President of Sales and Marketing for Shelby Homes. “The real estate market in Fort Lauderdale has been red-hot, depleting most inventory in or near the downtown area. With the release of these models, buyers now have an opportunity to purchase a beautifully appointed home ready for occupancy this season!”

The fully guard-gated Villa Medici will feature 118 exclusive residences modeled after a true Italian Tuscan village. Complete with gracious old-world craftsmanship, Mediterranean facades, tree-lined boulevards, winding walkways, colorful foliage and professionally landscaped green areas, Villa Medici will offer grandeur never before realized in such an urban environment. Every conceivable modern convenience buyers currently demand in a resort-style home has been included in each of the three masterfully conceived models. Also, a fabulous resort-style pool will offer a pleasurable recreational outlet.



Just blocks away resides exciting city living, including the best restaurants and shopping and a close proximity to Fort Lauderdale's legendary beaches. The nightlife of the city's Riverwalk area, the cultural activities of downtown districts and the newly redesigned, world-renowned Galleria Mall also are nearby.

Villa Medici's brilliantly designed three and four bedroom town homes, each with a two-car garage, offer between 1,800 and 2,500 square feet of living space and are priced from the \$600's. Luxury amenities that are standard include 18-inch tile in the living room, dining room, foyer, kitchen and laundry area, elegant art niches, spacious closets with built-in organizers in the master bedroom, textured ceilings throughout, and gourmet kitchens.

Homeowners will enjoy the conveniences of a gourmet kitchen including beautifully crafted 42-inch upper raised paneled cabinets in choice of foil or wood, sculpted granite countertops, Kohler kitchen sink in a choice of colors and a Moen one-piece spray faucet. A designer appliance package, offered in a variety of colors, includes a 25-cubic-foot refrigerator with ice-water door dispenser, pot-scrubber dishwasher, Radiant cook top range, microwave oven, full-sized space saver washer and dryer and convenient, ample storage.

Sumptuous master bathrooms feature a lavish master tub, cultured marble sinks with bull nose edge in choice of colors, 12-inch floor and coordinated wall tiles with deco accent tiles, glass block and 36-inch raised panel vanity cabinets.

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

Shelby Homes is one of Florida's largest privately-owned builders specializing in all aspects of residential living, from townhomes to custom estate homes. For more than 20 years, Shelby Homes has implemented the finest in construction methods, architectural detail and quality to insure that every home is built to the complete satisfaction of the homeowners. With roots in the top South Florida communities Shelby Homes has built a solid reputation for creating elegant, superbly-crafted townhomes, coach homes, single-family and estate residences.

To visit the sales center, exit I-95 at Sunrise Boulevard and head east to NE 17th Way. Go north on NE 17th Way to the sales center at 1033 NE 17 Way.

The Villa Medici sales center is open 10 a.m.-5:30 p.m. daily. For information, call 954-727-9256 or visit www.Shelby-Homes.com.

Prices and terms are subject to change without notice. Brokers are warmly welcome.



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