

AND GRANDE ESTATES

LIFESTYLES

Our Affiliations

ILLUSTRATED
PROPERTIES
FAMILY OF COMPANIES

Partnership Office of
CHRISTIE'S
GREAT ESTATES

LUXURY
PORTFOLIO®
FINE PROPERTY COLLECTION

LEADING
REAL ESTATE
COMPANIES
OF THE WORLD

The Registry

Member of Who's Who
IN REAL ESTATE
A World of Luxury

ILLUSTRATED PROPERTIES

We are very proud to be an exclusive affiliate in selected market segments of Christie's Great Estates; we are a charter member of Luxury Portfolio®, a division of the largest real estate relocation and referral service in the country, Leading Real Estate Companies of the World; we're a member of Who's Who in Luxury Homes, a global network of brokerages hand picked for their success in marketing luxury real estate; we're a member of LuxuryHomes.com, an organization devoted exclusively to showcasing luxury properties on the internet; we participate in The Registry, a brain trust of independent companies specializing in luxury properties; we're an exclusive member of Residences International, a marketing coalition for luxury homes, and we are affiliated with FIABCI, the International Real Estate Federation, a consortium of real estate organizations and top brokers.

MARK MONA

Mark is an inspiring developer of real estate with more than 20 years of achievement in delivering business and personal enrichment. As a transformational leader, Mark was instrumental in the growth and reshaping of a mid-sized contracting company into a world class multi-million dollar organization. Mark has used these same leadership qualities to help others enrich their lives and business endeavors. Through his private foundation, Soul Source, Mark has also touched the lives of many youths, by guiding them to honor and believe in themselves. With the same enthusiasm and transformational leadership qualities, Mark now presents Grande Estates. His mission is to develop environments that complement lifestyles, while delivering an enriching experience that honors those he has the pleasure of working for.

GEORGE ROQUE

George Rouqe is a successful professional with more than 20 years of construction management experience. He has overseen multiple world-class projects for the nation's leading contractors as a senior construction manager. George's impressive resume of work includes supervision of projects for Marriott and Willard hotels, the Smithsonian Museums, the Lincoln Theatre, Lockheed Martin, NSA, NIH and more. George is well-versed in all phases of construction, having begun his career as an apprentice, later becoming foreman and eventually senior manager. Born in Portugal, George is known best for his old world sensibilities and attention to detail. George oversees all construction related matters for Grande Estates and his vast experience and commitment to excellence is a perfect match with our mission of enriching lifestyles.

DONALD LILLY

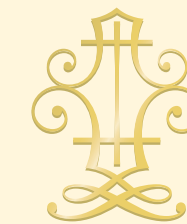
Donald Lilly, ASID, is one of the most sought-after interior designers in the country and has completed major projects in the Caribbean, Europe and Saudi Arabia. He has been recognized and published in national trade and consumer magazines including Architectural Digest, Palm Beach Illustrated, South Florida Design Resources, Ocean Drive Magazine and Corporate Image Magazine as well as international hardcover books. Don founded his firm, Donald Lilly Associates Interior Design, in Jupiter, Florida, in 1988. Lilly's multi-award winning design firm specializes in luxury residential, nautical and resort projects. Lilly is a licensed interior designer, past President of the American Society of Interior Designers, and has been featured in Who's Who in Interior Design since 1988. His clientele includes Fortune 500 executives, celebrities and professional sports figures.

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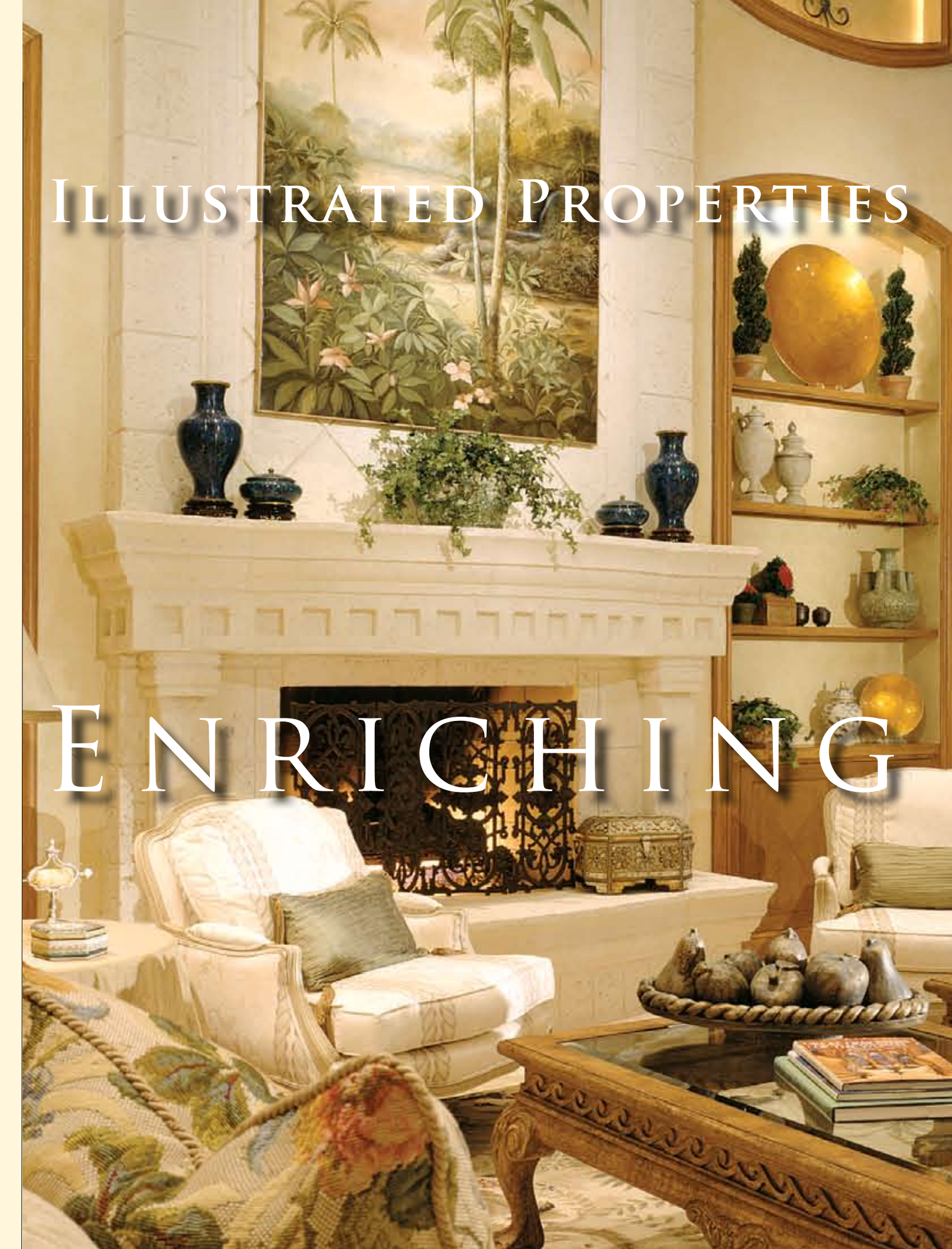


GRANDE ESTATES
ENRICHING LIFESTYLES

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PROPERTIES

ILLUSTRATED PROPERTIES

ENRICHING





ILLUSTRATED PROPERTIES

Luxury Collection

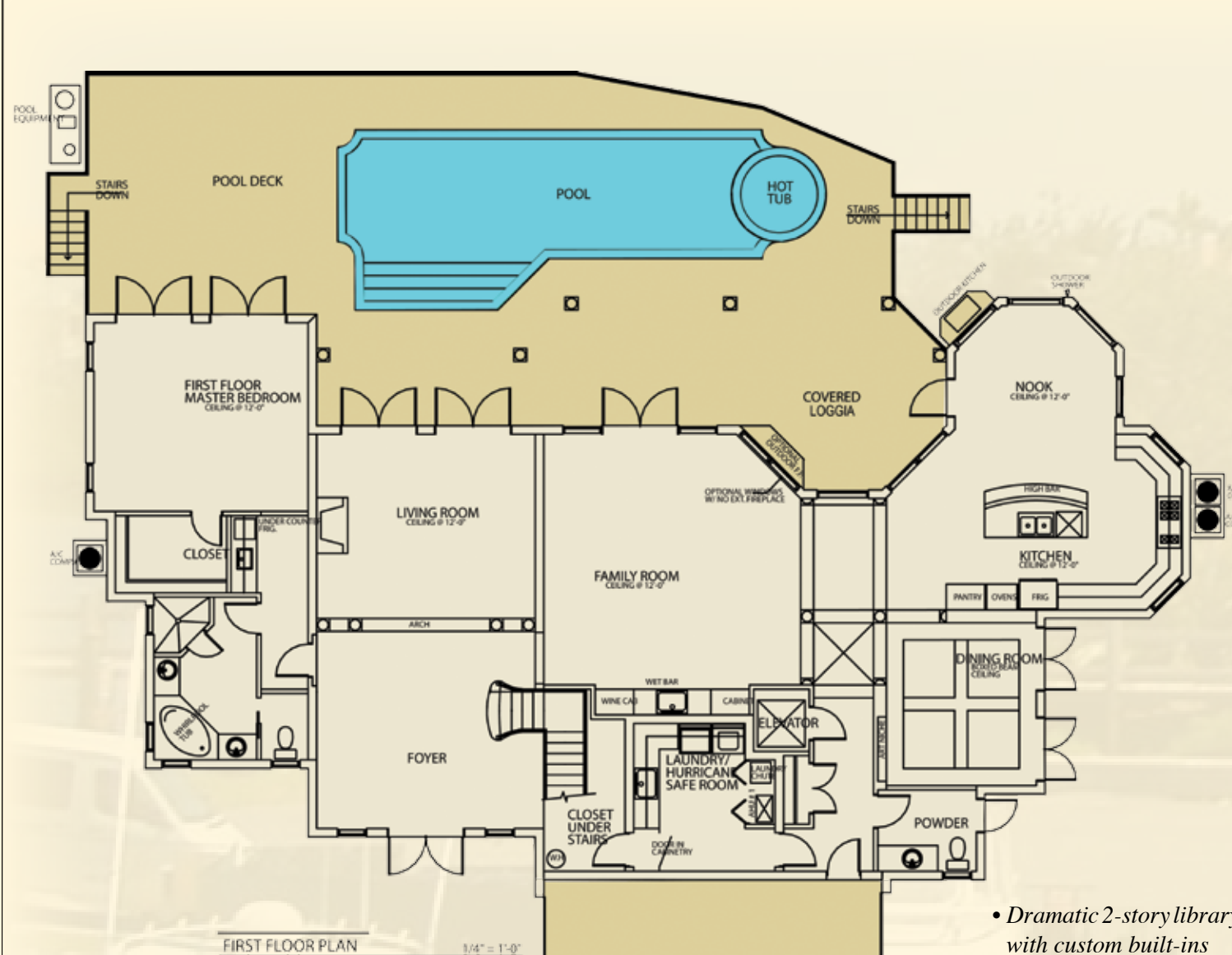
We would like to introduce you to a new concept in home buying, customized to suit your lifestyle. Our seasoned professionals understand that marketing and selling luxury properties requires a myriad of skills, experience and knowledge that are different from those required in an ordinary real estate transaction.

Thousands of discerning sellers have chosen Illustrated Properties over the years to be their marketing partner because we know exactly how to successfully market luxury properties. In fact, we have sold more luxury properties overall than any other real estate company in our market area!

ILLUSTRATED PROPERTIES story actually began in the 1930's, when Francis Fiske Adams started selling land on Jupiter Island. He reared his son there, F.F. "Bud" Adams, Jr., who learned the importance of relationships and reputation. The continuation of these family values is evident today under the leadership of Bud Adams Jr. and his son, F.F. "Chappy" Adams, III, President of Illustrated Properties. With more than 20 offices and 600 career agents, the company now closes over two billion dollars annually.

GRANDE ESTATES is the preeminent developer of luxury living, dedicated to delivering enrichment through world-class architecture and design, exquisite craftsmanship and unrivalled VIP service.

Distinguished by its team of accomplished development experts, esteemed architects, and illustrious designers, Grande Estates is a different breed of developer. By committing ourselves to an exclusive and limited number of developments each year, we are able to devote all of our resources to ensuring your complete satisfaction. Honor yourself by allowing Grande Estates to manage the results from consultation to delivery, as we turn your vision into a reality.



DISTINGUISHED FEATURES

INTERIOR

- First floor under air: 2,832 sq..ft.
- Second floor under air: 3,126 sq.ft.
- Garage: 567 sq. ft.
- Lower covered: 469 sq. ft.
- Balconies: 469 sq. ft.
- Total under air: 5,958
- Total all areas: 7,463
- Dramatic front door entry to large foyer and entry hall
- Marble and stone flooring with decorative inlays in main living area
- Large loft area at 2nd floor multi-purpose area/theater
- Wine cellar with case and bottle storage
- Digital security system
- Architecturally designed gas fireplace
- Decorative interior features custom moldings, interior columns, elegant staircase with design railings and generous recessed lighting and decorative fixtures throughout
- Solid-core 13/4" interior doors
- Decorative niches
- Custom baseboard and detailed crown molding

MASTER SUITE- FIRST FLOOR

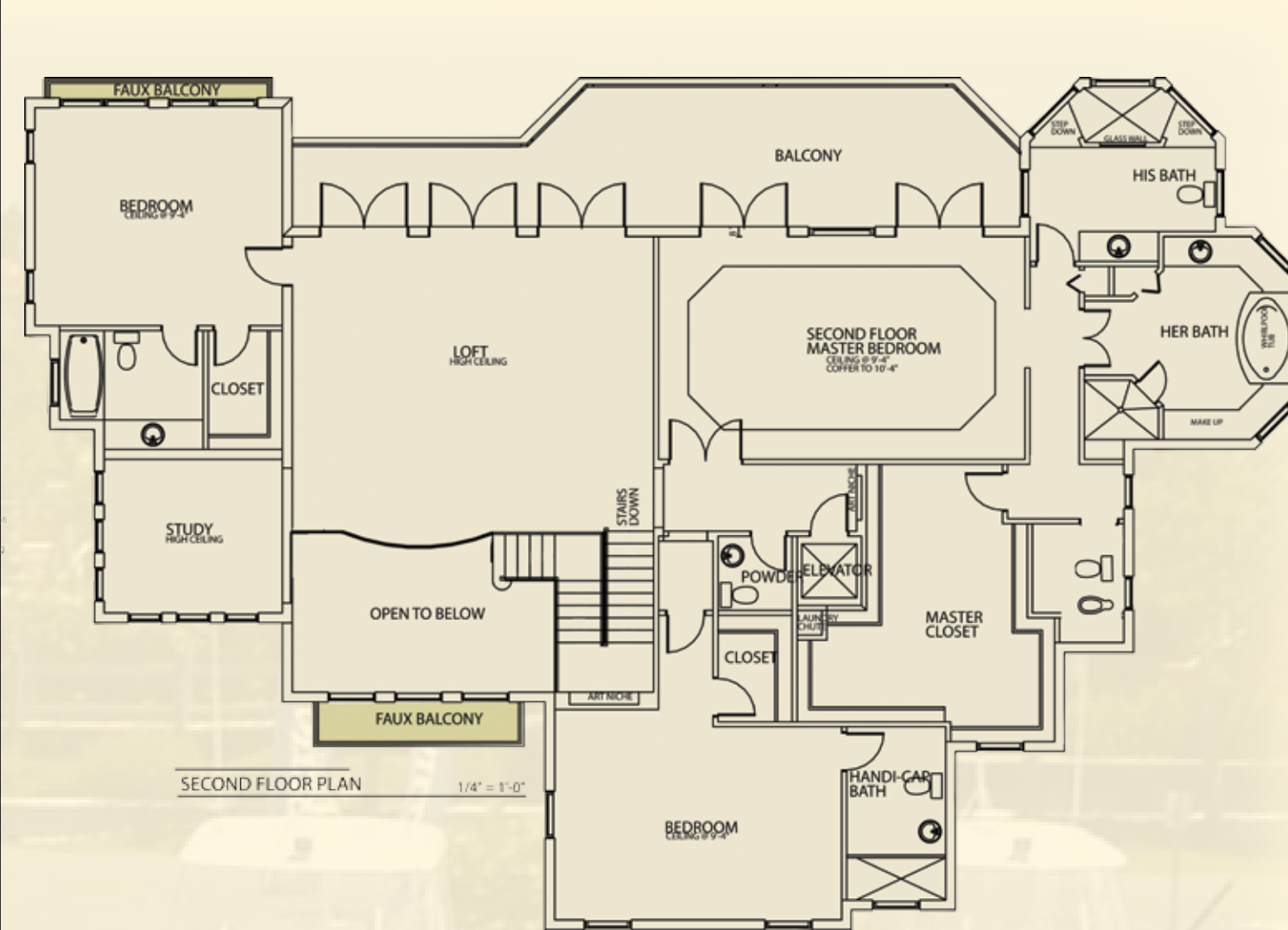
- Master suite features expansive views, morning bar, walk-in closets, lavish master bath with stone flooring separate shower and luxurious whirlpool tub
- Frameless glass shower enclosures
- Elongated water closet and matching bidet
- Designer-series faucets

MASTER SUITE- SECOND FLOOR

- Expansive master suite with sitting area
- Master suite features French doors with expansive views, morning bar, walk-in closets, lavish master bath with stone flooring and shower stalls and luxurious whirlpool tub
- His and her master bathrooms with custom cabinets and marble tops
- Separate his and her walk-in closets

GOURMET KITCHEN

- Gourmet kitchen with granite countertops, decorative center island with vegetable sink, gourmet appliance package



featuring top-of-the-line appliances

- Custom designed cabinets with 42" upper cabinets, crown molding, glass doors and under-counter lighting
- Two dishwashers

GUEST SUITES

- Spacious bedrooms with private bathrooms
- Upper floor bedrooms has walk-in closets with custom built-in shelving.
- Designer-series widespread faucets
- Custom cabinetry with stone vanity tops

LAUNDRY ROOM

- Washer and dryer
- 42" upper cabinets and base cabinets with sink
- Built-in ironing board, separate drip dry area
- Optional: Laundry center on the second floor has a washer and dryer for the upper floor bedrooms convenience

POOL AND LOGGIA

- Expansive multi-level patio areas boasts an architecturally designed swimming pool with raised spa, covered loggia, cabana bath, and gorgeous summer kitchen
- Paver deck pool with integrated planters
- Optional: Exterior fireplace on covered loggia

EXTERIOR

- Concrete block construction and cement "S" tile roof
- Impact resistant windows and exterior doors
- 2.5 car garage with brick paver driveway and walkway
- Open deck on second floor
- Architecturally designed landscape and lighting

ENERGY SAVING AND QUALITY CONSTRUCTION

- High-efficiency, four zone air conditioning system
- R-30 attic insulation
- 120 gallon energy-efficient gas hot water heaters with quick recovery recirculation system
- Convenient central vacuum

HURRICANE SAFE ROOM

- Concrete block filled and concrete ceilings
- Hurricane safe doors
- TV and phone ready
- Emergency lights and power directly connected to an ATS generator

BOB LYNCH

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The Grande Experience

VISION - The Grande Estates team will arrange an initial meeting during which you will get your first glimpse of our commitment to enriching Lifestyles. Our group of Professionals will learn about your vision for your new home and determine how we can best serve you. We will present our spectacular design portfolio and explain how we have changed the home building experience into a lifestyle development process.

DESIGN - During this stage, you will meet with a world-renowned designer. We will begin to translate your vision and provide concepts which integrate every aspect of your lifestyle into an interior environment. At the close of this phase, you will receive the conceptual design, budget guidance, and a time line for turning your dream into a reality.

DEVELOPMENT - Our experts will guide you through this important phase of planning, which consists of design development, site acquisition and engineering and architectural planning. We will develop integrated construction and interior design drawings which are necessary for the construction phase. At the completion of this stage, Grande Estates will deliver a firm contract proposal, including the budget and time line for delivery.

CONSTRUCTION - During this phase, the Grande Estates team will oversee every detail, from ground-breaking through final approval. Our partners are construction industry leaders, thus we can ensure that your surroundings are built to your lifestyle requirements. We will schedule several stages of review and walk-through, making your a part of every exciting benchmark. Our team of service specialists will cater to your needs, answer your questions, and provide you with the VIP service that is a staple of every Grande Estate development.

DELIVERY - Grande Estates' commitment to honoring its clients with world-class service is demonstrated in this stage as we apply interior fine finishes, and install your custom selected furniture. But the experience does not end there... we will also provide you with worry-free "move in" service, and conclude with "The Grand Reception" our house-warming event that celebrates the completion of your dream and the continuation of your enriched life.

