

New Homes & Communities

By

Illustrated Properties Real Estate, Inc.

Summer 2005

THE Strand ON THE INTRACOASTAL

Speculation about *The Strand* has been the buzz of the real estate community for months. It's now official -- *New Homes & Communities by Illustrated Properties RE Inc.* will be marketing and selling these magnificent condominium homes.

Labeled the "Grand Dame" of West Palm Beach, *The Strand* embodies grace, luxury and sophistication. Situated on Evernia Street, Narcissus Avenue, and South Olive Avenue, it is uniquely positioned to overlook the Intra-coastal Waterway, the Meyer Amphitheatre, Palm Beach Island, and the majestic Atlantic Ocean!

360 degree panoramic views of Clematis Street, The Breakers, The Flagler Museum, Phillips Point, and Clear Lake offer the perfect backdrop for entertaining.

We anticipate opening the Sales Office in early July. A plethora of floor plans include Studios, 1 Bedroom, 2 Bedroom and 3 Bedroom condominium units as well as Loft units with direct street access.

In addition to concierge services, *The Strand* has a beautifully appointed fitness center and spa, resort style pool area, and private clubhouse. Interior parking is included with each unit.

Prices are anticipated to begin from the low \$300,000's to the high \$800,000's.

Demand for this exclusive address will exceed availability. To receive updated information, please register your email address at: strand@byillustrated.com or www.thestrandpalmbeach.com

Sale Office Phone 561-805-7031

It is very important to check your internet server for filters that may prohibit our transmissions.

**LOCATION, LOCATION
LOCATION....
You want it,
We have it!**



THE VIEW IS SPECTACULAR.

THE SCENE IS UNREAL.



www.thestrandwestpalm.com



101 LOFTS
A CONDOMINIUM
ON THE WATERFRONT



101 Lofts... Will forever be an exclusive address at the heart of the city. Overlooking the Intra-coastal Waterway, West Palm Beach's landmark interactive fountain, and at the foot of Clematis Street, owners will enjoy restaurants, theatres, galleries and an abundance of shopping, cultural events and nightlife!

101 Lofts affords residents the opportunity to enjoy urban living at it's finest while retaining the spaciousness only loft homes can offer.

Only 5 units remain at 101 Lofts. Currently prices range from \$330,500 to \$720,500, with both 1 Bedroom and 2 Bedroom floor plans still available.

Standard features include stainless steel appliances, granite countertops, wood cabinetry, enclosed parking, and security controlled access from the main lobby and elevators.

101 Lofts Sales Office is open from 10:00 a.m. to 6:00 p.m. daily.

Telephone 561-655-6543
Fax 561-655-6567

Feel free to visit our website at www.101lofts.com to view floor plans.



Phase I of **Terraces on the Square** in Port St. Lucie sold out in 7 hours!

Over 500 respondents emailed their request for sales appointments within minutes!

The eagerly anticipated Phase II will consist of 118 residences in the mixed-use area, located along Hillmore Drive.

This will be the only opportunity to purchase first hand right in the center of this community. Granite kitchen countertops, GE appliances, hurricane resistant windows and sliding doors are standard features. Upgrade packages will also be available.

We anticipate the sale of Phase II to commence in August 2005, so keep checking the **Terraces on the Square** website for updates and floor plans, which will differ from Phase I.

The **Terraces on the Square** Sales Office is

located in the Town Center Shopping Plaza, 10073 S. Federal Highway in Port St. Lucie.

Please feel free to phone our Sales Associates for further information at 772-335-9781, or visit our website at

www.terracesonthesquare.com

Don't miss the opportunity to...
"Come Back to Town!"



The Villas

AT EMERALD DUNES

Sales at *The Villas at Emerald Dunes* continue with strong support for the value of this community.

In Fall 2004, the Grand Opening succeeded in reserving over 90% of the buildings released. Recently, the final 4 buildings in Phase I were released, offering a variety of golf course views, and Phase II will begin initial releases in early summer.

The Villas at Emerald Dunes is a gated community with 2 magnificent clubhouses, 2 resort-style pools, billiard and media/theatre rooms, fitness centers, tennis, library and business center. CBS

construction, attached and detached garages, and hurricane resistant windows are meeting the demands of today's buyers.

Our standard features include granite kitchen counters, European-style cabinetry, stainless steel appliances, diagonally laid ceramic tile and crown molding in living areas, cultured marble bathroom vanities, and full-size washers and dryers.

Construction of Phase I continues nicely. We anticipate moving the Sales Office to the beautifully appointed Clubhouse at the end of July, and having model units available shortly thereafter. Passerby can observe the asphalt that has been

laid throughout Phase I and the pool amenities that are under construction now.

1 Bedroom units are still available starting at \$190,000's; 2 Bedroom units start at \$250,000's; 3 Bedroom units start at \$299,000.

The Villas at Emerald Dunes will meet your Buyers expectations in a reasonable price range.

The Sales Office is open 10:00a.m. to 6:00p.m. daily.

Telephone 561-684-0088

Fax 561-684-0303

Feel free to visit their website at:

www.thevillasatemeraldunes.com

to view floor plans.



VERO BEACH

Landmark Development moves to Vero!

Tamarind Lakes is the first of four projects in the Vero Beach area of Indian River County.

Tamarind Lakes consists of 32 carriage-style town homes with both 2 Bedroom and 3 Bedroom floor plans.

These luxury town homes offer lakeside views, gourmet kitchen features, underground sprinkler systems, private

balconies, garages and luscious landscaping.

Adjacent to Pointe West, this community is deed restricted and offers quality at affordable prices. Prices range from \$240,000's to \$270,000's, with 11 units already SOLD!

Slated to be released this Summer/Fall, Foxwood will consist of 55 3 and 4 Bedroom Town Homes and Villas with community pool and clubhouse. To contact the Sales Office, call 772-283-1011.





Admirals Walk

Absolutely charming community in Sarasota. For buyers who may prefer "the other coast", Admiral's Walk is located within 1/2 mile of I-75, and affords easy access to the Downtown District, Longboat and Siesta Keys, beautiful beaches, world class dining, and pristine golf courses.

1, 2, and 3 Bedroom units are priced from \$160,000's to \$290,000's. Garages are available; pets are welcome.

Families, professionals, and seasonal owners alike are impressed by the style and character of this community.

To view this community on the website, go to www.awcondos.com, or call the Sales Office at 941-921-4100

Hurry - GOING FAST!



New Homes & Communities

By Illustrated Properties RE Inc.

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