

# KILLIAN COMMONS

INTRODUCING A LUXURY, GATED URBAN RETREAT : **PRICING**



## MODEL

## OFFERING:

## PRICE:



4 Bedrooms – 3 Baths – Single Car Garage – Covered Entrance & Terrace – Open Living Floorplan – Master Bedroom En Suite – 2nd Floor Laundry Room

A/C SF 1,776

**Total SF 2,111**

**MODEL-A**

**\$399,900**



3 Bedrooms – 2.5 Baths – Single Car Garage – Covered Entrance & Terrace – Open Living Floorplan – Master Bedroom En Suite – 2nd Floor Laundry Room

A/C SF 1,683

**Total SF 2,003**

**MODEL-B**

**\$387,900**



3 Bedrooms – 2.5 Baths – Single Car Garage – Covered Entrance & Terrace – Open Living Floorplan – Master Bedroom En Suite – 2nd Floor Laundry Room

A/C SF 1,678

**Total SF 1,998**

**MODEL-C**

**\$384,900**

**305.904.4200** [www.GallowayBuildersGroup.com](http://www.GallowayBuildersGroup.com)

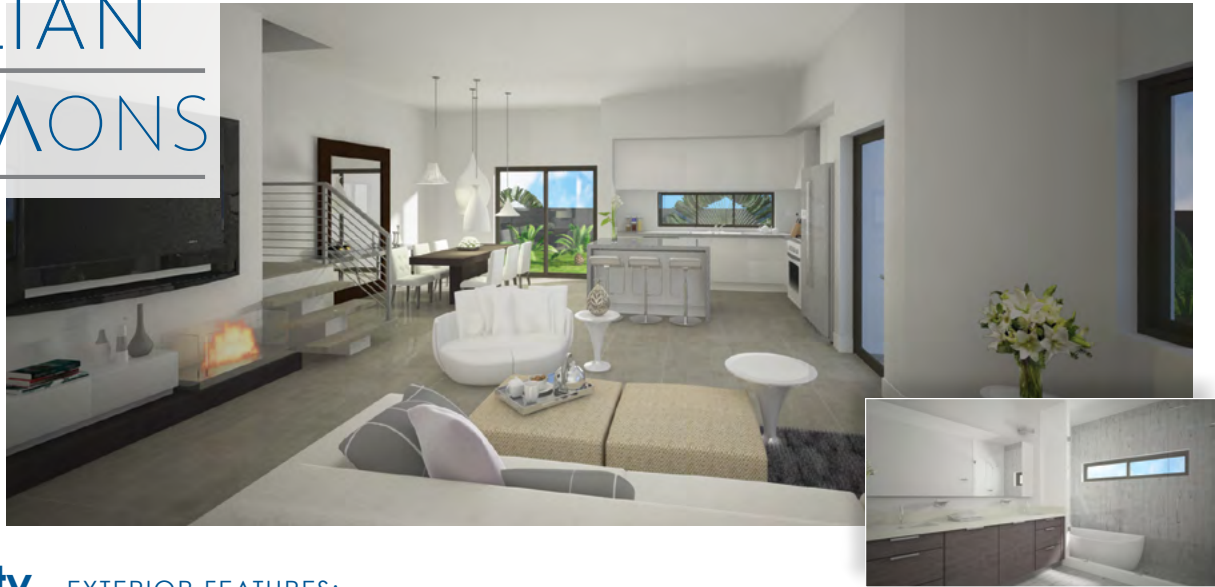
Property located at 117<sup>th</sup> Avenue and SW 106<sup>th</sup> Terrace

Corporate Address: 10281 SW 72nd Street, Suite #106, Miami, FL 33173



Features, prices, specifications and incentives are subject to change without notice. Builder reserves the right to substitute equipment and materials subject to availability and color variations. All elevations and landscape design are artist drawings and are for illustrative purposes only. Please ask your New Home Consultant for details.

# KILLIAN COMMONS



## In Your Community

> Urban-style living

### Gated Community

> Walking distance to parks, shops, restaurants, grocery stores and schools

### Winding sidewalks and decorative street lighting

> Tropical, outdoor landscape design in common areas

### Resort-style cabana clubhouse with pool

#### EXTERIOR FEATURES:

- Pavers in entry
- 8' High entry door
- Designer selected elevation and color scheme
- Exterior entry lighting
- Contemporary Style concrete-flat roof tiles
- Durable concrete block construction with accents in appropriate elevations
- Concrete pavers in driveway
- Exterior hose bibs

#### INTERIOR FEATURES:

- Design floor plans
- 9 ft. high ceilings
- 24 X 24 Ceramic tiles from our selection in main living areas
- Plush, stain resistant carpeting with padding in a choice of decorator colors
- 4 inch baseboards throughout
- Raised panel Interior doors and Bi-fold closet doors
- Elegant interior door hardware
- Pre-wire for alarm system
- Smoke detectors
- Cable TV wiring with pre-wired outlets in living area and bedrooms
- Energy efficient water heater
- Inside house laundry room with washer & dryer
- Large master suite with walk-in closet
- Recessed lighting in kitchen and breakfast area

- Decora style light switches throughout
- High efficiency heater and air conditioning system
- Impact windows
- Single car garage

#### ACCESSORY BATHS:

- Ceramic tile flooring in a wide choice of decorator colors
- Quartz vanity top with full mirrors in all full baths
- European Style Vanity

#### MASTER BATH:

- Shower with clear glass enclosure
- Ceramic tile flooring from our selection
- European Style Vanity
- His & Hers Quartz vanity top
- Contemporary Stand-alone soaker tub

#### KITCHEN FEATURES:

- European style Cabinets
- Quartz kitchen counters
- Stainless steel kitchen sink with Contemporary faucet
- Stainless Steel Appliance package that includes refrigerator, electric range, super large oven, built-in microwave, automatic dishwasher,
- Ceramic tile flooring from our selection

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