



OAK PARK

D A V I E



WELCOME TO OAK PARK'S MAJESTIC LANDSCAPE



WHERE YOUR MOST
PRECIOUS MOMENTS AWAIT



Finding inspiration in the essence of community, Davie welcomes a new vision of sophistication as Magna redefines the concept of home. Award-winning architects Sotolongo, Salman and Henderson blend Oak Park's majestic surroundings with contemporary design embracing luxury, elegance, nature and style in this masterpiece of livable art. An exquisite gated community graciously laid out within 22 acres, where romantic trails winding through over 55 breathtaking oak trees will define your new way of life.



OPULENT LIVING



THE PARK CENTRAL

5 BEDROOMS • 5.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE



THE PARK CENTRAL

A/C SPACE	4,800 SQ. FT. 446 SQ. M.
FRONT PORCH	234 SQ. FT. 22 SQ. M.
COVERED TERRACE	395 SQ. FT. 37 SQ. M.
GARAGE	711 SQ. FT. 662 SQ. M.
TOTAL AREA	6,140 SQ. FT. 570 SQ. M.



THE SOHO HOUSE

6 BEDROOMS • 6.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE



THE SOHO HOUSE

A/C SPACE	5,300 SQ. FT. 492 SQ. M.
FRONT PORCH	160 SQ. FT. 15 SQ. M.
COVERED TERRACE	467 SQ. FT. 43 SQ. M.
GARAGE	711 SQ. FT. 66 SQ. M.
TOTAL AREA	6,638 SQ. FT. 616 SQ. M.



THE ASTOR HOUSE (FRONT)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE





THE ASTOR HOUSE (BACK)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE





INDULGENT INTERIORS



EXTERIOR

- Impact resistant windows
- Fully landscaped and sodded home sites
- Hedge and fence on backyard separating your property from neighbors
- Automatic sprinkler system with timer clock and rain sensor
- Impact resistant front entry door
- 6" x 9" texture top brick paver driveways
- Architectural concrete roof tile (colors TBD)
- Stucco finished walls
- Hurricane resistant steel garage doors with remote openers (automation upgrade)
- Designer summer kitchen

INTERIOR

- 24" x 24" glass porcelain tile floors in main living area
- Wall to wall engineered wood floor in den (for two story homes)
- Wall to wall engineered wood floor in bedrooms, media room, stairs and loft per plan (upgrades to porcelain and marble)
- 6" wood baseboard
- Smooth and modern finished walls and ceilings
- Flat latex paint with low VOC
- 8' high designer interior doors with casing
- Modern designer hardware
- Oversized custom designed base boards throughout



MASTER SUITE

- Large suite with access to patio
- Spacious his and hers air-conditioned walk-in closets
- Bathrooms with 10" x 40" porcelain floors, tub deck and shower walls tiled to ceiling (marble and glass porcelain options)
- 36" high modern vanities with quartz top (upgrades available)
- Frameless clear glass shower doors with patch hinges
- Fine designer collection water closet (matching bidet available)
- Freestanding designer soaking tub
- Designer line white water closet and bath fixtures
- Closet designs (upgrades available)

GUEST BEDROOM AND BATH

- 36" high vanity with quartz countertop
- 18" x 18" porcelain tile floors and shower walls tiled to ceiling (marble option)
- Designer line water closet and bath fixtures
- Framed, clear bypass shower door with aluminum finish



GOURMET KITCHEN

- Fine wood modern cabinets in a choice of colors and finishes
- 42" upper cabinets
- Solid surface countertop (1/2" quartz with 1-1/2" edge and 4" backsplash)
- Stainless steel undermount double sink with pull-out spray faucet
- Superior designer appliance package by Jenn-Air
- 48" side-by-side refrigerator and freezer
- Multi-cycle, quiet dishwasher
- 3/4" h.p. disposal with air-top switch
- 30" double oven with smart control system
- 36"/5 burners electric induction top
- Undercounter 24" microwave drawer
- Overhead exhaust hood

BAR FEATURES (OPTIONAL)

- Bar cabinets matching kitchen cabinets
- Quartz or solid surface countertop and 4" backsplash
- Under counter bar refrigerator / wine cooler (to match kitchen line and color)

LAUNDRY ROOM

- 42" upper and lower cabinets with raised panel fronts (to match kitchen line)
- Granite countertop with backsplash
- Stainless steel drop-in laundry tub
- Built-in ironing board
- Top load super capacity washer and dryer (upgrades TBD)



ELECTRICAL AND SAFETY

- Structured wire distribution system for telephone, video, television and computer
- Hi-hat recessed fixtures (as per plan)
- Fluorescent lighting fixtures in all walk-in closets, laundry room and garage
- Decora-style light switches (automation available)
- Doorbell chime inside house and patio
- Multi-zone master control panel security system (automation available)
- Smoke detectors throughout the home as required by code
- Carbon monoxide detectors as additional safety measurement
- Smarthome control system by Contro4 or similar (controls burglar alarm. Upgrade options available for lighting and AC)
- Video security prewired system (interphased with smart home system)

ENERGY SAVING

- Multi zone high-efficiency air conditioning system
- Digital programmable thermostats (automation option)
- Energy efficient hot water heaters for the house
- High R value insulation in ceilings / walls
- Prewired for ceiling fans in bedrooms (fixture is an option), family room, library and patio
- Solar tinted windows on key locations

POOL AND PATIO FEATURES

- 14' x 26' approx., rectangular pool with gem finish (basic standard included; upgrade options are infinite pool, fountain, etc.)
- Aqua Link remote control system (automation option)
- Texture top brick paver pool deck (travertine, exterior porcelain options)
- Stucco finished covered patio
- Optional summer kitchen including barbecue (exterior refrigerator and wine cooler available)
- Child pool protection (as per code)

COMMUNITY FEATURES

- Exquisite contemporary architectural design by award-winning architect
- Over four acres of beautiful green park area with trails
- Over 55 breathtaking mature live oak trees
- Gazebo with seating area on the park area
- Private gated community with controlled electronic access
- Professional management company

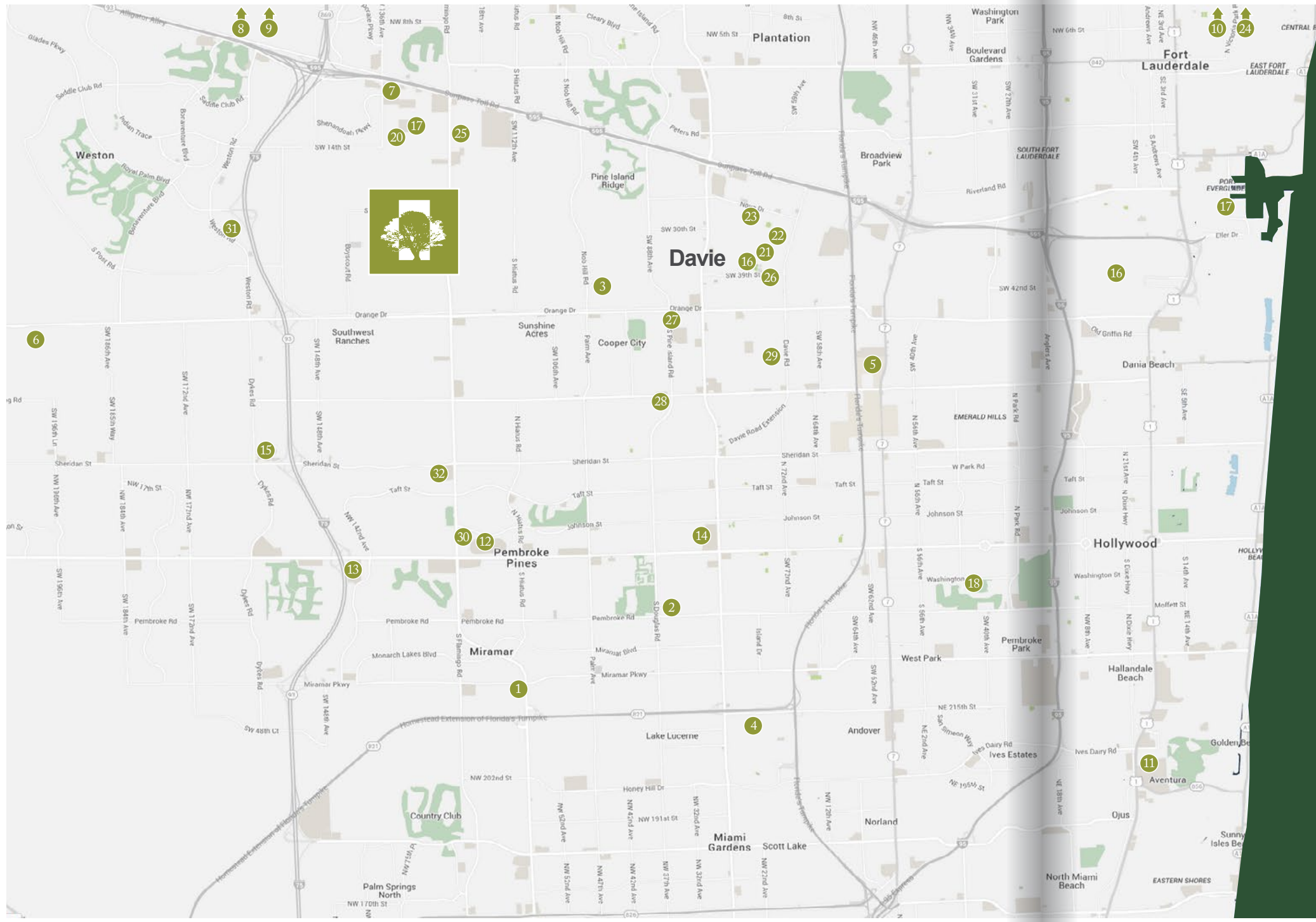


LIFE IN DAVIE

Located in central Broward, only eight miles from the Fort Lauderdale-Hollywood International Airport is the Town of Davie. In close proximity to several major roads that lead to Fort Lauderdale's thriving business district, Davie is also surrounded by lush green open spaces. Its scenery is enhanced by several majestic parks such as Wolf Lake Park, Tree Tops Park, Flamingo Gardens, as well as the diverse 299-acre C.B. Smith Park.

Also very family oriented, Davie caters to all lifestyles, specifically to young families looking for excellent educational opportunities for children. It has made a name for itself as being a prime location for those seeking quality education in highly rated schools such as Hawkes Bluff Elementary School, Indian Ridge Middle School and Western High School. Many top universities are also located in Davie such as Nova Southeastern University, Davie Campus of the University of Florida and Florida Atlantic University. The city also has plans for a new 200-bed Plantation General Hospital to be developed near Nova Southeastern University, contributing to the additional healthcare systems of Cleveland Clinic Hospital and Memorial Healthcare System.

Life in Davie is well-rounded and multi-faceted. Within minutes of so many attractions, it is also home to one of Florida's finest, Port Everglades.



LOCATION

RECREATION & PARKS

- 1 Flamingo Gardens
- 2 C.B. Smith Park
- 3 Tree Tops Park
- 4 Miami Dolphins / Sun Life stadium
- 5 Hard Rock Casino
- 6 American Horse Trails at South West Ranches
- 7 Young At Art Museum
- 8 BB&T Center

SHOPPING

- 9 Sawgrass Mills Mall
- 10 Galleria Mall
- 11 Aventura Mall
- 12 Pembroke Lakes Mall
- 13 The Shops at Pembroke Gardens
- 14 Crossroad Square
- 15 Coquina Plaza at Southwest Ranches

TRANSPORTATION

- 16 Fort Lauderdale Airport
- 17 Port Everglades

SCHOOLS

- 16 Davie Elementary School
- 17 Flamingo Elementary School
- 18 Championship Academy of Distinction at Davie
- 19 Nova Middle School
- 20 Western High School
- 21 Nova Southeastern University
- 22 Central Campus of Broward Community College
- 23 Davie Campus of the University of Florida
- 24 Florida Atlantic University
- 25 Parkway Christian School
- 26 Broward Academy
- 27 American Preparatory Academy
- 28 Westlake Preparatory School & Academy
- 29 Summit Questa Montessori School

HOSPITALS & MEDICAL CENTER

- 30 Memorial Hospital West
- 31 Cleveland Clinic Florida
- 32 Doctors Express Urgent Care

THE TEAM



Architect
SOTOLONGO, SALMAN, HENDERSON ARCHITECTS

Award-winning Sotolongo Salman Henderson Architects LLC, is one of South Florida's premier planning and architectural firms specializing in residential design. Previously operating under the name of Sotolongo Architects, the firm has created successful and innovative designs for more than 25,000 residential units in South Florida and the Caribbean since 1981. Its clients include many leading builders and developers from South Florida and the Caribbean, including CC Devco (a Carr, Codina Company), The Rockefeller Group, Codina Partners, Lennar Homes, K Hovnanian and Levitt Homes, among others.



Landscape Architect
WITKIN DESIGN

At Witkin Hults Design Group, each new assignment is viewed as an opportunity to explore new ideas and bring something completely fresh and unexpected to the marketplace. These principles were established by Andrew Witkin when he founded Witkin Design Group in 1988 in North Miami Beach, FL. Today, their portfolio includes 5-star hotels and resorts, condominium towers, PUD / TND communities, major hurricane restorations, urban infill projects and commercial structures throughout Florida, the Caribbean and Central America.

“Designed with sensitivity, exterior environments can lift the spirit and touch the soul. It is a privilege to have a hand in that.” –Andy Witkin



Interiors Inspired by Adriana Hoyos
ADRIANA HOYOS FURNISHINGS

ADRIANA HOYOS DESIGN STUDIO is a recognized boutique design firm specializing in high-end interiors and furniture design. AHDS has completed a wide variety of projects in the industries of hospitality, residential and commercial design. AHDS has inspired the design of projects worldwide including places like the U.S., Bahamas, Panama, Mexico, the Caribbean, Europe, South America and the United Kingdom. The firm has partnered with worldwide iconic brands and clients to create distinctive and luxurious properties.

Adriana is a symbol of a lifelong passion for creating emotions with 25-plus years and 800 projects that have been successfully completed.



Developer
MAGNA DEVELOPERS



With a combined experience of more than sixty years in the development business, both commercial and residential, Julian Consuegra and Jorge T. Murra joined efforts to offer South Florida buyers new alternatives to the most precious treasure of a family: its home. As leader of a developer's team, Mr. Consuegra has a strong background in civil engineering construction and powerful project management skills, with over 500 homes built in the last decade in the tri-county area. Mr. Murra brings on his side the exquisite touch of an architect to the company. He is also a team leader at Grupo Area, one of the most important developers in Colombia for the last decade with multi-million dollar projects in the Colombian luxury real estate market; bringing a touch of originality, creativity and sustainability to the projects.

“Understanding how a family functions is the key to create successful projects, we build homes for a family to stay and stay happy,” explains Tadeo on the inception and bases of the firm.

2651 S Flamingo Rd.
Davie, Florida 33330

954.543.5552
www.oakparkdavie.com

HOPKINS TEAM



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