



**PROVIDENCE**  
A Golf & Country Club Community

# *Sherbrook Springs*

## COTTAGES

For More Information About Sherbrook Springs Please Contact:



Introducing Sherbrook Springs Cottages, an exclusive enclave of homes from ABD that meanders through one of the most scenic areas of Providence. This new series of homes has been designed to complement today's active lifestyles with open floor plans, gourmet kitchens, master suites, outdoor living, and lofts (per plan) all within well-planned square footage.

Sherbrook Springs Cottages feature ABD's high standard of quality craftsmanship with detailed exteriors and custom touches throughout the interior with many designer details and finishes.

With six desirable plans to choose from, you're sure to find the home of your dreams to build on a panoramic golf course/water view lot or nestle up against the lush conservation area to enjoy a serene and private setting.





# *The Courtyard Cottage*

1,735 SF / 2 Bedroom / 2 Bath / Den / Optional Pool



Front



Rear



# *The Courtyard Cottage II*

2,270 SF / 3 Bedroom / 3 Bath / Den & Loft / Optional Pool



Front



Rear





# *The Courtyard Cottage III*

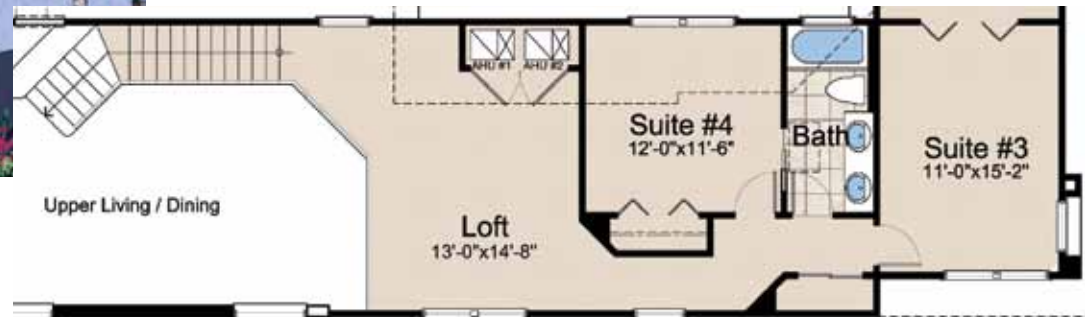
2,484 SF / 4 Bedroom / 3 Bath / Den & Loft / Optional Pool



Front



Rear



# *The Aberdeen Cottage*

1,785 SF / 3 Bedroom / 2 Bath / Portal Entry



Front



Rear





# *The Newton Cottage*

1,978 SF / 3 Bedroom / 2 Bath / Island Kitchen / Family Room & Courtyard



Front



Rear



# *The Elgin Cottage*

1,963 SF / 3 Bedroom / 2 Bath / Gathering Room / Private Bedroom Courtyard



Front



Rear





# Standard Features

## Interior Features

- Dramatic volume ceilings (per plan) on ground floors with minimum 9'4" ceiling heights
- Attractive textured ceilings
- Rounded corners
- Entertainment center with built in drywall shelves
- Designer interior paint color, plus one accent color for niches
- Wood crafted window sills
- Crown molding in living and dining room
- Upgraded baseboards
- Panel masonite interior doors with lever door hardware in a choice of colors and styles
- Wire ventilated shelving throughout
- Prewired for telephone in all bedrooms, kitchen and bonus room
- Prewired for cable television in all bedrooms, family room, and bonus room
- Prewired for ceiling fans in all bedrooms, family room and lanai
- Security system
- Elegant ceramic tile in foyer, bathrooms, kitchen and laundry room
- Extensive selections of wall-to-wall carpeting
- 8' interior doors (first floor only)

## Kitchen Features

- Spacious breakfast areas
- Kitchen pantry with wire shelving
- Extensive selections of cabinetry, including 42" upper cabinets
- Granite countertops (per ABD selection) with 4" backsplash and 16" raised high bar
- Stainless steel sink with pull out faucet
- Plumbing for icemaker line
- Stainless steel appliance package
- Dishwasher
- Microwave
- Range

## Bath Features

- His and hers vanities in master bath (per plan) with granite countertops and under mount sinks
- Cultured marble vanity tops in secondary bathrooms
- Elegant ceramic tile flooring
- Large roman style tub in master bath
- Oversized ceramic tile shower in master bath
- Separate water closet in master bath
- Moen Monticello 8" chrome faucets in all baths

## Exterior Features

- Paver driveway, walkway and entry
- Elegant residential design by nationally renowned architectural designers
- Superb architectural detailing
- Impressive eight foot entry door
- Spacious covered rear patio (per plan)
- Tiled roofs
- Designer wrought iron mailbox
- Extensive landscaping package including automatic sprinklers and St. Augustine sod
- Electric garage door opener with two remote controls
- Quality white aluminum framed windows
- 2 Exterior hose bibs

## Construction Features

- Concrete block construction
- Plywood roof sheathing
- Energy saving climate controlled heat pump air conditioner(s)
- R-30 ceiling insulation
- Category 5 wiring

## ABD Developments Customizing "Personal Touch" Features

### Interior Design Services

- Four hours of consultation with an interior designer to assist with color selections, including exterior paint, roofing surface coordination and interior color choices

### Customer Satisfaction Consultation

- Two scheduled meetings with a Construction Coordinator and a walk through upon completion for complete satisfaction
- Ten year warranty by Bonded Builders (or equivalent)
- An extensive list of additional custom options and upgrades are available, and we will gladly accommodate your personal custom design requirements. Please consult with your Sales Associate for more information about upgrade options.

*For more information about standard features and available options, please contact your ABD sales associate. Illustrations are for representation purposes only. Actual elevations may vary.*

All renderings and floor plans are conceptual in nature and may change without notice. All dimensions are approximate. Specifications, features and options may be modified without prior notice or obligation. Please consult your ABD Sales Consultant for details.  
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# *Site Map*







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Sherbrook Springs is a new neighborhood within Providence, a golf and country club community located in the Central Florida countryside. Providence offers world-class amenities such as the Michael Dasher designed golf course, clubhouse and pro shop, a family aquatic center, fitness center, tennis courts and children's playground... all amongst 2,200 pristine acres of rippling lakes, lush conservation and beautiful homesites.