



OSPREY RIDGE

A Slice of Heaven on Florida's Treasure Coast



Osprey Ridge is a beautiful gated neighborhood nestled against a preserve in the heart of Stuart, Florida.

With the kind of intimate, old Florida flavor that will take you back to a simpler time, this slice of heaven will consist of a lucky few 19 single family Key West Style homes.

It has been our goal to surpass your expectations at every turn. We look forward to welcoming you to this wonderful community.

Welcome Home!



the Kingfisher

A Community by:



For inquiries, please call: 561-254-9590 | Cocoloba Way • Stuart, Florida

the Kingfisher



Interior and Exterior Home Features

4 Bedrooms • 3 Baths • 2-Car Garage
Living Area: 2,283 Square Feet • Total Area: 3,163 Square Feet



Construction

Steel — Reinforced Concrete Block
Poured Concrete Flooring
Engineered Roof Trusses with Hurricane Tie-Downs
Steel — Reinforced 2-Car Garage Doors
Reinforced 2,500 psi Concrete Monolithic Foundation Slab

Kitchen & Bath

Wood Kitchen Cabinets with 42" Upper Wall Cabinets and Crown Molding
Upgraded Granite Countertops in Kitchen
Kitchen-Aid Built-In, Vented Microwave, Smooth Surface Cooktop
Built-In Self-Cleaning Oven French Drawer Bottom Freezer Refrigerator
Stainless Steel Double-Bowl Kitchen Sink with Electric Garbage Disposal
Granite Countertops with Backsplash in Baths
Owner's Shower with Enclosure
Roman-Style Bathing Tub
Dual Vanities, Marble Countertops with Undermount Sinks
Tiled Shower and Bath Walls
Decorative Lighting

Exterior Features

Custom Key West Design
5v Crimp Metal Roofing
Energy Efficient PGT Impact Windows
Decorative Exterior Coach Light on Garage
Fully Sodded Home Sites with Landscaping
Paver Driveways, Walkways, and Patios
Paver Community Roadways and Guest Parking
Automatic Sprinkler System
High-Grade Sherwin Williams Latex Paint
Stucco Style Beveled Siding

Energy Saving & Electrical

Cable TV and Telephone Outlets
Smoke Detectors and Alarm System
Automatic Garage Door Openers with Remote Control
Rheem Energy-Efficient 14 WEER Central A/C and Heating System
Programmable Digital Thermostat
R-30 Ceiling Insulation — 4.1 Insulated Exterior Masonry Walls
PGT Impact Resistant Windows and Doors
Energy-Efficient Water Heater

Interior Features

18" Tile in Foyer, Kitchen, Breakfast Nook, Baths & Laundry
Upgraded Carpet and Pad
Travertine Window Sills
Decorative Brushed Nickel Hardware
Level 4 Smooth Finish Walls and Ceilings
Coffered Ceilings with Crown Molding
Masonite 3-Panel Solid Core Doors
Colonial Style Baseboards Throughout

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