



# 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!



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

# the Osprey

*A Community by:*





# *the* Osprey

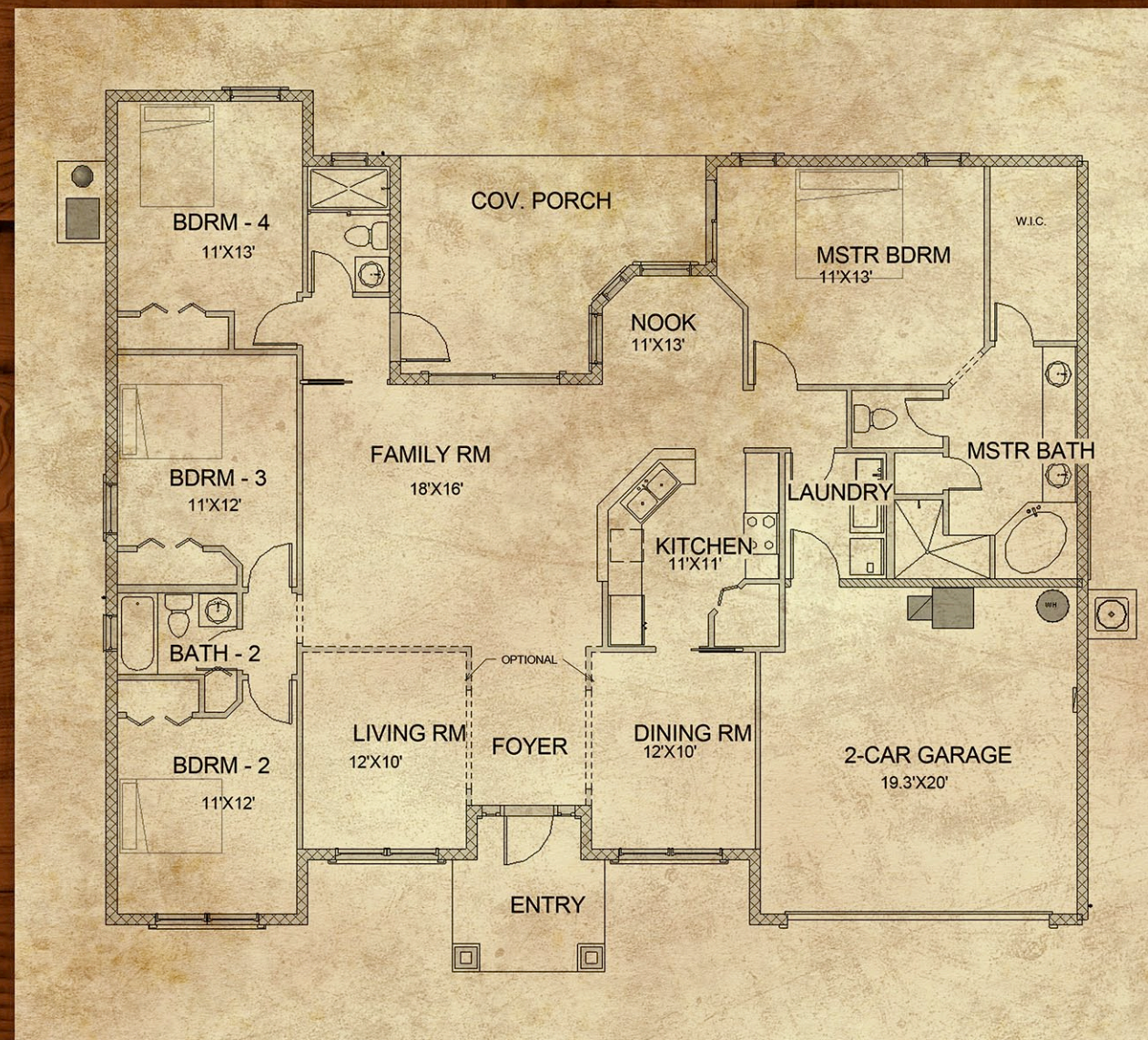


# OSPREY RIDGE

## *Interior and Exterior Home Features*

**4 Bedrooms • 3 Baths • 2-Car Garage**

**Living Area: 2,122 Square Feet • Total Area: 2,827 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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