



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 Sandpiper

A Community by:





the Sandpiper

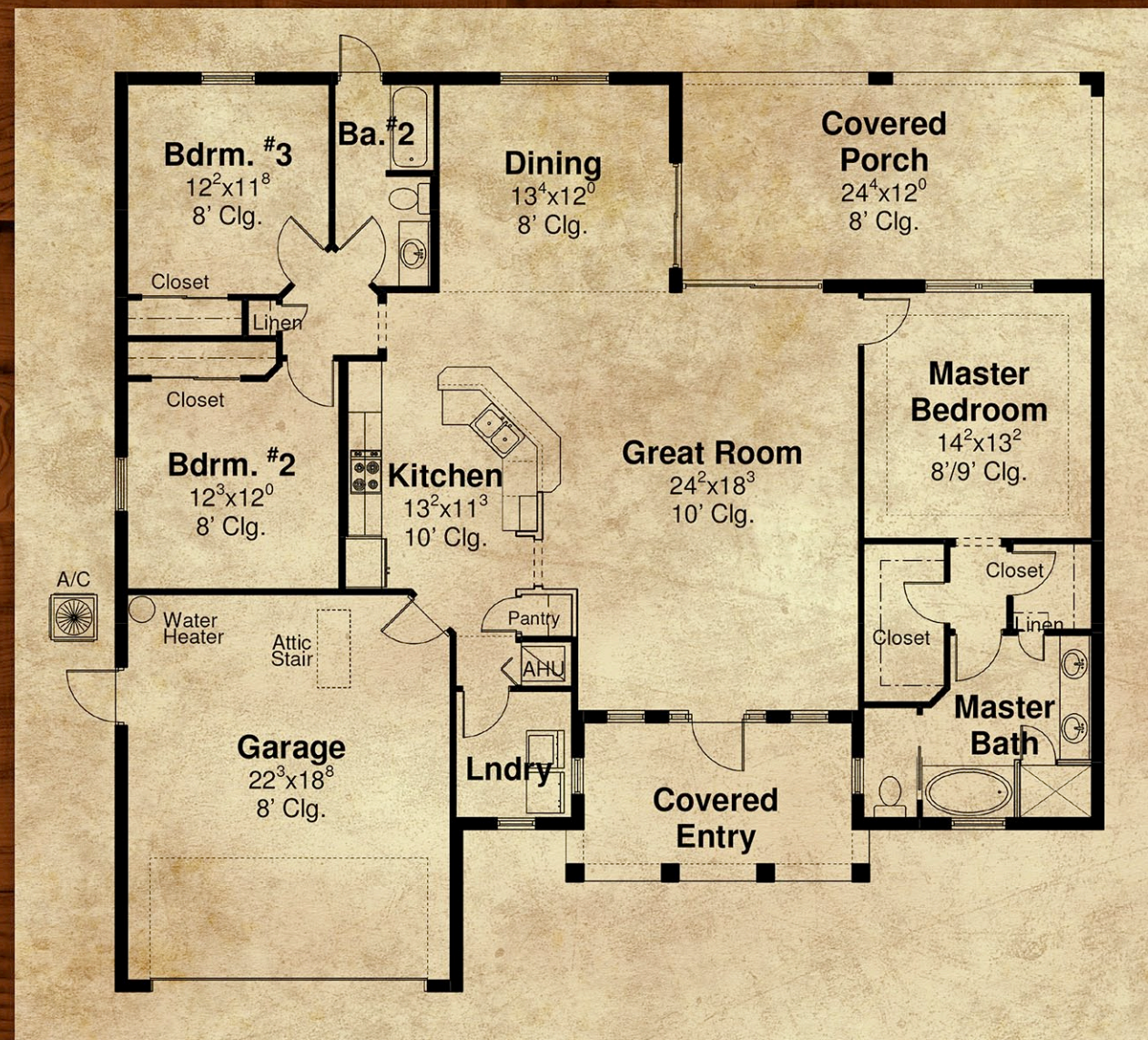


OSPREY RIDGE

Interior and Exterior Home Features

3 Bedrooms • 2 Baths • 2-Car Garage

Living Area: 1,855 Square Feet • Total Area: 2,720 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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