



# SKY COVE

OF WESTLAKE™

**Dream Homes within Reach!**







# SKY COVE OF WESTLAKE™

## Dream Homes within Reach!

**SKY COVE** is an intimate, gated neighborhood of 204 one-and two-story single-family homes in the heart of Westlake, Florida's newest city. At **SKY COVE** you'll discover wide-open "dream-home" floor plans loaded with incomparable luxury features – plus your own Euro-style park, fitness center and half-court basketball court.

The best single-family home value in Palm Beach County, **SKY COVE'S** homes feature oversized kitchens opening into light-filled family living and entertainment spaces, covered patios and come loaded with

popular upgrades like hurricane impact windows and doors, quartz or granite kitchen countertops, stainless steel Energy Star® appliances and more.

Enjoy the satisfaction of living in a brand new city with amazing amenities like Westlake Adventure Park, top-rated public schools, nearby shopping, restaurants, parks, medical facilities – and so much more planned for the future!

**At SKY COVE, your dream home – and lifestyle – are within reach!**



# The Boutique Builder with the Big Builder Pedigree

Led by Harry L. Posin, the former President of Minto Communities, our executive team has built over 20,000 homes in South Florida, developed industry-leading practices and exceeded buyer expectations, earning prestigious Eliant Homebuyers' Choice Awards.

Our goal is to provide you a superior home buying experience by focusing on what matters: Personalized service, high-quality construction, standard luxury appointments, energy efficiency, cutting-edge floor plans and exceptional value.

At **SKY COVE**, we'll work closely with you from start to finish, communicating every step of the way - and build you a high-quality home you will be proud to own! And, we'll back that quality with a Homebuyers 2-10 Structural Warranty.

We're proud of our track record: Our Chapel Grove, Centra Falls and Centra Falls West communities in Pembroke Pines were three of the top-selling townhome communities in Broward County! Villas on Antique Row in West Palm Beach sold out in record time! And, Centra in Boca Raton was the best selling townhome community in Palm Beach County.

Visit **SKY COVE** — and experience the **LABEL & CO. difference!**



# Sky Cove's Standard Features are Everyone Else's Upgrades!

## KITCHEN

- Energy Star® stainless steel appliances including 25 cubic foot side by side refrigerator with ice and water on door, glass top range with self-cleaning oven, microwave and dishwasher
- Quartz /Granite countertops and over-sized kitchen island
- Deluxe 36" modern or transitional cabinets
- Designer-style Moen plumbing fixtures

## BATHS

- Quartz/Granite countertops in master bath and secondary bathrooms
- Deluxe modern or transitional cabinets
- Master bath with 2 framed mirrors, each with contemporary LED bulb light fixture and ample dressing space
- Designer-style Moen plumbing fixtures
- Comfort height vanities in all bathrooms
- Pedestal sink in powder room

## WALLS, WINDOWS & DOORS

- Code approved hurricane impact resistant aluminum windows & sliding glass doors per plan
- Professionally engineered concrete block exterior walls
- Deluxe 5-1/4" colonial base and 8' raised panel interior doors with lever handsets
- Low-VOC paint improving indoor air quality
- White side mounted wood stair railing in paint grade material

## LAUNDRY

- Full-size washer & dryer

## FLOORS

- 18"x18" ceramic tile in foyer, kitchen, living room/dining room, laundry, powder room and optional den where applicable per plan
- Coordinated ceramic tile in master and secondary baths
- Acoustical gypsum concrete subfloor on 2nd floor for sound insulation (except under bathtubs & shower pans per plan)
- Stain-resistant carpet made from renewable materials

## ENERGY-SAVING

- Tankless gas water heater
- Programmable thermostats
- Energy-efficient HVAC systems with minimum 16 SEER rating
- R-30 fiberglass insulation in ceilings over air-conditioned areas
- R 7.2 reflective insulation exterior masonry walls
- Water-saving plumbing fixtures throughout

## ELECTRICAL

- Recessed lights with LED bulbs in kitchen per plan
- Recessed lights with LED bulbs in foyer, hallways, master baths and bath 2 per plan
- Smart home ready
- High-tech CAT 5/RG-6 wiring with networking capabilities
- Security dashboard with 7" touchscreen for current & future automation options
- Wireless door sensors on first floor except overhead garage door
- Wireless motion detector
- Bedrooms pre-wired for ceiling fans

## OUTSIDE

- Concrete tile roof
- Brick paver driveways, entry walks and patios per plan
- Concrete sidewalks on both sides of street
- Access control gates at community entrances
- All irrigation on reuse water. Common area on master irrigation system. Each lot on master irrigation system with its own timeclock

## SKY COVE EXCLUSIVE AMENITIES

- Fitness center
- Half court basketball
- Euro-style park

## WARRANTY

- Homebuyers 2-10 Structural Warranty





Build any Home on a Base Price, Buffer or Lake Lot!



# SKY COVE

OF WESTLAKE™

  
LABEL & CO.

Architectural pictures and renderings may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Sky Cove. Landscape may vary as to size, type and maturity. All dimensions, specifications, artist's renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC1259120



## NEW CITY!

## GOT KIDS?

strolling, skating and dog walking  
and a half-court basketball court.

## FAMILY FUN?

Public and private golf courses, a skate park, paintball, movie theaters, attractions and restaurants are a short drive away.

**WESTLAKE COMMUNITY SITE PLAN**

**LEGEND**

- Community Boundary
- Sales Center
- Future City Park
- Schools
- Future Development
- Future Commercial Development
- Existing Commercial Development
- Private Ownership and Future Development

**SHOPPING?**  
You'll find Publix at Loxahatchee Groves Commons and at The Acreage. Premium shopping and dining destinations are found in nearby Wellington.

**HEALTH?**  
The new ER at Westlake is within our city and boasts an ER physician on premises 24/7. Wellington Regional Medical Center, physician offices, veterinary offices and more are a short drive away.

- Community Boundary
- ★ Sales Center
- Future City Park
- Schools
- Future Development
- Future Commercial Development
- Existing Commercial Development
- Private Ownership and Future Development

You'll find Publix at Loxahatchee Groves Commons and at The Acreage. Premium shopping and dining destinations are found in nearby Wellington.

The new ER at Westlake is within our city and boasts an ER physician on premises 24/7. Wellington Regional Medical Center, physician offices, veterinary offices and more are a short distance away.



# Points of Interest near Westlake

## EDUCATION

- Golden Grove Elementary
- Osceola Creek Middle School
- Seminole Ridge Community H.S.
- Palm Beach State College
- South University, West Palm Beach
- Palm Beach Community Library
- Royal Palm Beach Library

## HEALTHCARE

- ER at Westlake
- Wellington Regional Medical Center
- MD Urgent Care
- Palms West Hospital
- Walgreens

## FUN

- Lion Country Safari
- Hot Shots Paintball
- Perfect Vodka Amphitheater
- Yesteryear Village
- Calypso Bay Water Park
- Palm Beach Polo & Country Club

## GOLF COURSES

- Village Golf Club
- Madison Green Country Club
- Wellington National Golf Club
- The Wanderers Club Driving Range
- Sandhill Crane Golf Club
- Okeeheelee Park

## SHOPPING

- Publix Super Market at The Acreage
- Publix Super Market at Loxahatchee Groves Commons
- The Mall at Wellington Green
- Loxahatchee Groves Commons
- The Acreage
- Moore's True Value - ACE Hardware
- Lowe's Home Improvement
- Home Depot
- Royal Palm Beach Green Market (Saturdays)

## PARKS

- Acreage Community Park
- Kidscape Park
- Commons Park
- Loxahatchee Groves Park
- Preservation Park
- Okeeheelee Park
- Grassy Waters Everglades Preserve
- McCarthy's Wildlife Sanctuary



# The Amazing Westlake Adventure Park





# Enjoy resort-style amenities at Westlake Adventure Park



1

## FOOD TRUCK COURT

Enjoy the delicious aromas and tastes of your favorite foods as the food trucks make their stop at the Food Truck Court.



2

## EVENT LAWN

This expansive grassy area provides the perfect setting for community events or farmers markets.



3

## CONCERT PAVILION

An elevated multi-use space, that acts as a party pavillion or as a covered stage for outdoor performances at the park.



4

## PUMP PARK

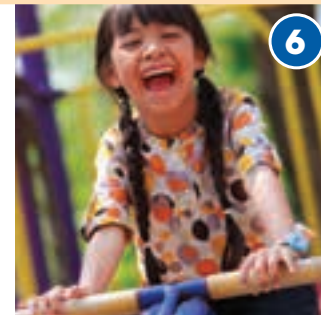
Grab your bike and rip around this awesome Pump Park featuring a course of exciting whoops, berms and turns to get your heart pumping.



5

## BBQ GRILLS & PICNIC AREA

Pack up a cooler and grill out for the day or host a party at one of the outdoor picnic and grill areas.



6

## ADVENTURE PLAYGROUND

There's plenty for children to run, jump, swing, slide and climb their way through - plus ample benches for parents.



7

## BASKET BALL COURTS

•Future Phase  
Four basketball courts allow you to work on your shot or join a pick-up game with friends.



8

## SPLASH PAD

Children big and small will love all of the wet and wild, splish-splashy fun of this sail-shaded splash pad.



9

## LAGOON POOL

Take a dip, soak up the sun or slide into your own tropical oasis. This lush pool area is surrounded by swaying palms and lined with chaise lounges.



10

## SNACK SHACK & SCOOPS ICE CREAM

Take a break and treat yourself to some snacks and drinks and enjoy the beautiful patio area with seating overlooking the pristine Lagoon Pool.



11

## BOCCE BALL COURTS

One of the most widely played games in the world and one of the oldest lawn or yard games. A simple game that can be played by people of all ages and skill levels.



12

## TOWER SLIDE

Children and adults, kiss the dry land goodbye and launch yourself down a twisty slide and splash down into the refreshing Lagoon Pool.



13

## LAWN GAMES

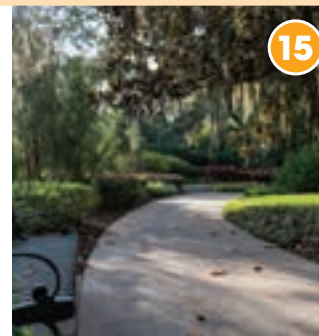
Spread out and go play, or grab a bean bag and take aim. Whether you're playing frisbee or corn hole, this wide open grassy space is the place to let fun begin.



14

## ADULT POOL

•Future Phase  
Secluded and quiet, yet close to the Lagoon Pool, this beautiful pool allows adults to swim laps, socialize and relax in a peaceful environment.



15

## SKY COVE EXCLUSIVE

Sky Cove offers residents their own fitness center, half-court basketball court and Euro-style park.





# Our “No-Surprises” Process to Building Your New Home

**CHOOSE** your floor plan and sign the agreement making it “yours”. Now let the excitement begin!

**MEET** with our preferred lenders to obtain the best financing available for your budget and lifestyle.

**PERSONALIZE** your home by selecting design options and upgrades to make your home truly your own.

**WATCH** as your new home takes shape. Your personal community builder will walk you through the building process and explain the construction timetable.

**PREVIEW** your new home during our pre-drywall walk-through, seeing with your own eyes the quality being built into your home, and making sure all your selections are correct.

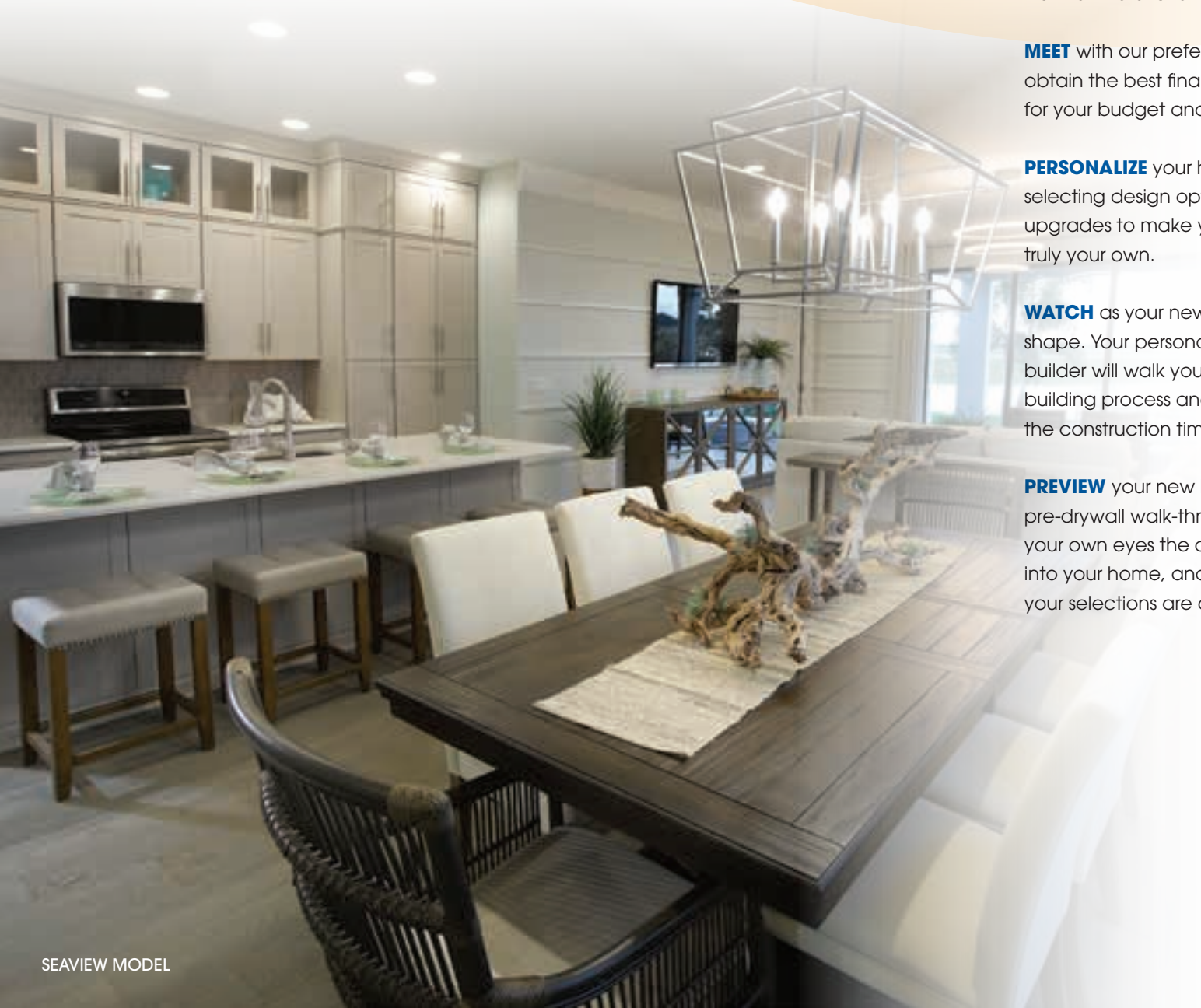
**RELAX** knowing that before you see your new home, we’ll have conducted our own quality assurance inspection, making certain everything meets your, and our, high standards.

**GET READY** to close. Your lender and title company will prepare your final closing papers and notify you of what is required for your closing.

**GET SET** for your day-of-closing, new home orientation. You’ll get a room-by-room tour of your very own home where we’ll demonstrate all the quality features, operating procedures, and explain your new home warranty program.

**GO!** You’ve got the keys to your brand new home! Now start creating those perfect memories.

**BE CONFIDENT** in LABEL & CO.’s commitment to your happiness. Approximately 30 days after closing, we’ll arrange for a complimentary paint and drywall touch up to take care of any move-in nicks and scratches. Your home also includes a Homebuyers 2-10 structural warranty.





# hibiscus

## H I B I S C U S

3 Bed/Optional Den  
2 Bath • 1 Car Garage

1st Floor A/C	1,458 s.f.
TOTAL A/C	1,458 S.F.
1 Car Garage	226 s.f.
Covered Entry	48 s.f.
Covered Patio	127 s.f.
GROSS TOTAL	1,859 S.F.



mediterranean elevation



contemporary elevation



coastal elevation



OPTIONAL BEDROOM 3  
(in place of Den)



1ST FLOOR PLAN





# lotus

## L O T U S

3 Bed • 2-1/2 Bath  
1 Car Garage

1st floor A/C	794 s.f.
2nd Floor A/C	909 s.f.
<b>TOTAL A/C</b>	<b>1,703 S.F.</b>
1 Car Garage	243 s.f.
Covered Entry	62 s.f.
Covered Patio	130 s.f.
<b>GROSS TOTAL</b>	<b>2,138 S.F.</b>



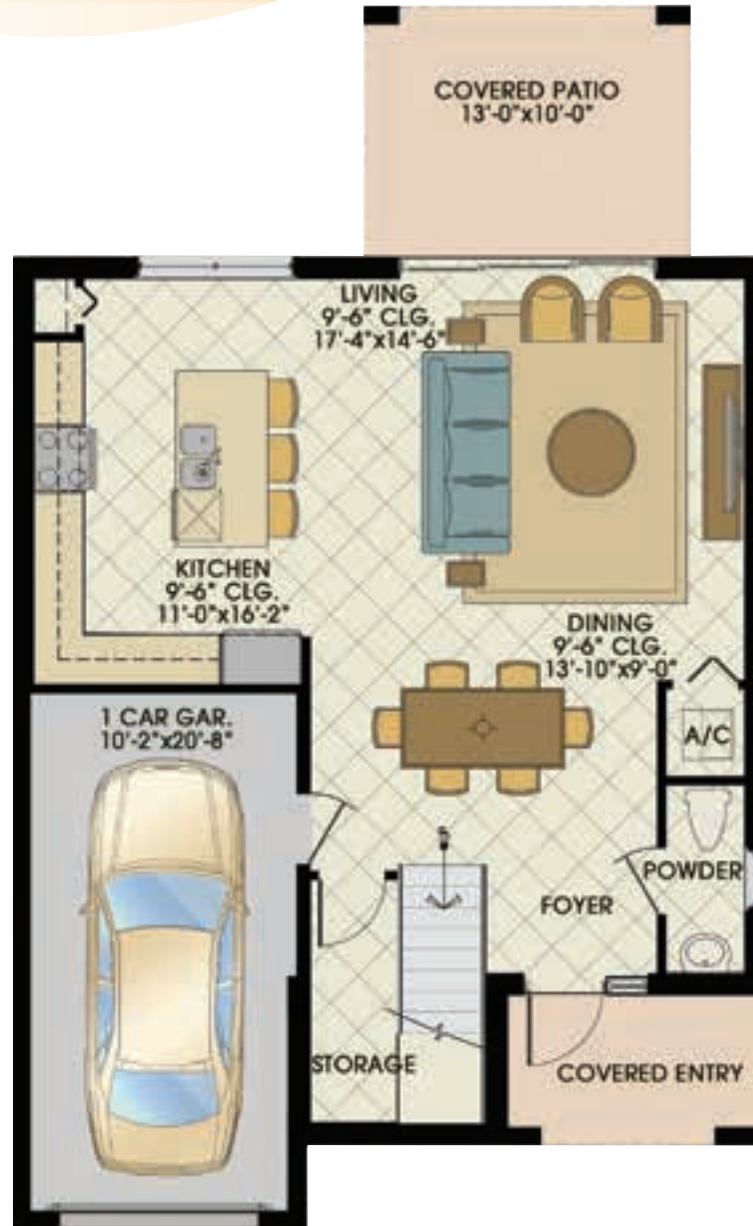
mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



# magnolia

## MAGNOLIA

3 Bed • 2-1/2 Bath

1 Car Garage

1st floor A/C 825 s.f.

2nd Floor A/C 1055 s.f.

TOTAL A/C 1,880 S.F.

1 Car Garage 240 s.f.

Covered Entry 34 s.f.

Covered Patio 130 s.f.

GROSS TOTAL 2,284 S.F.



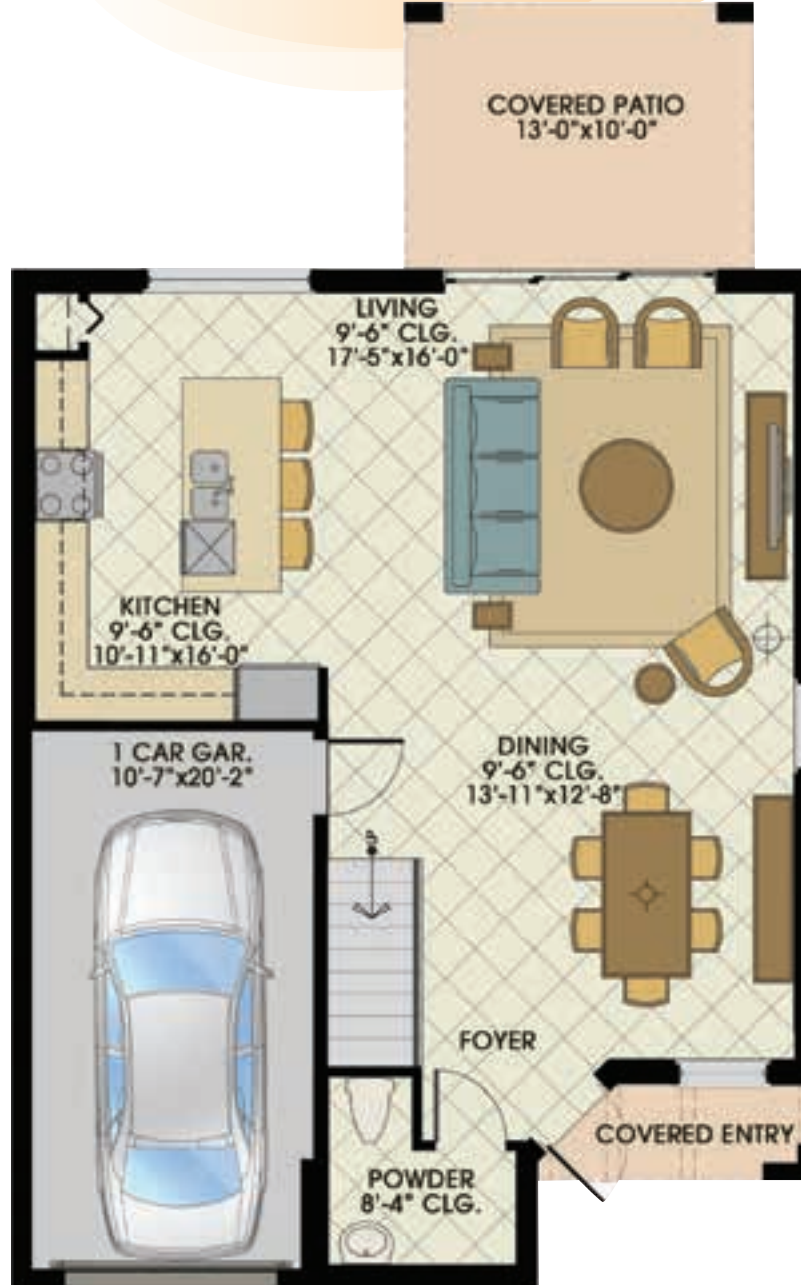
mediterranean elevation



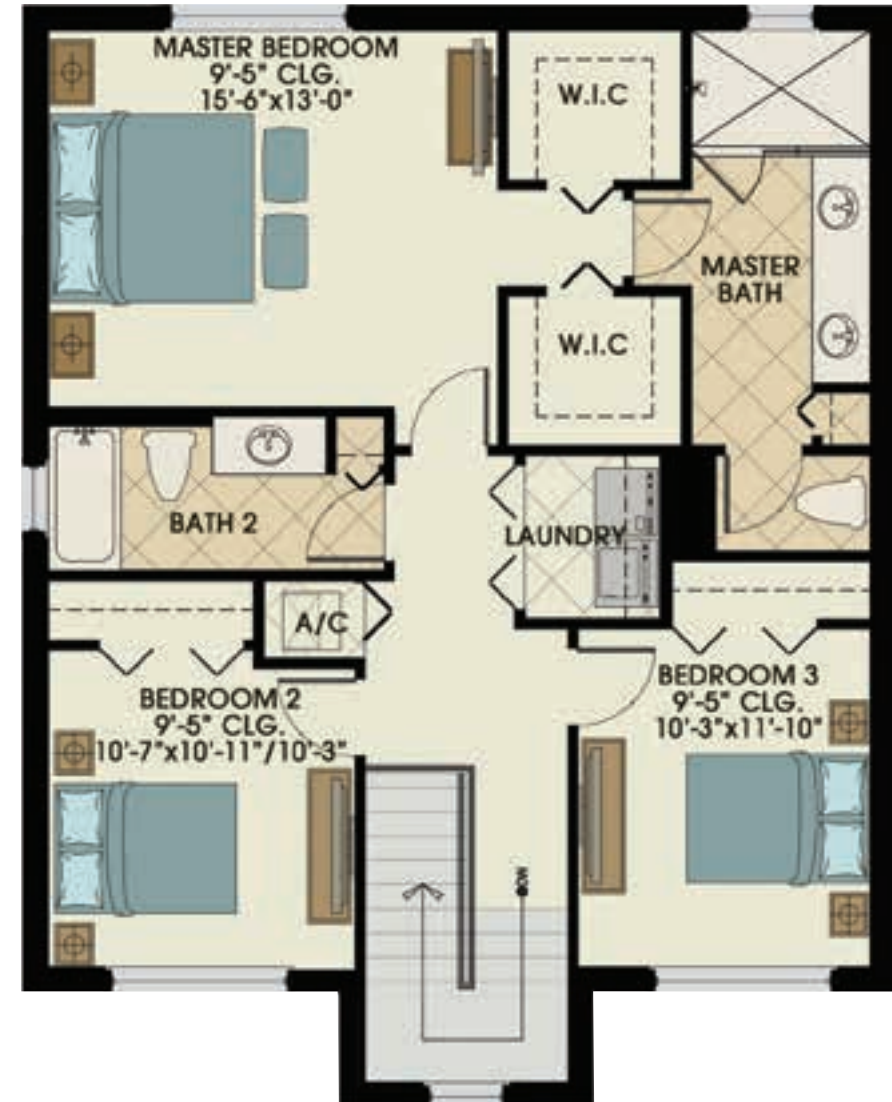
contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN





# seaglass

## SEA GLASS

3 Bed/Optional Den  
2 Bath • 2 Car Garage

1st Floor A/C	1,663 s.f.
<b>TOTAL A/C</b>	<b>1,663 S.F.</b>
2 Car Garage	444 s.f.
Covered Entry	43 s.f.
Covered Patio	121 s.f.
<b>GROSS TOTAL</b>	<b>2,271 S.F.</b>



Mediterranean elevation



Contemporary elevation



Coastal elevation



OPTIONAL DEN  
(replaces Bedroom 3)



1ST FLOOR PLAN





# starfish

## STARFISH

3 Bed/Optional Den

2 Bath • 2 Car Garage

1st Floor A/C 1,744 s.f.

TOTAL A/C 1,744 S.F.

2 Car Garage 407 s.f.

Covered Entry 78 s.f.

Covered Patio 115 s.f.

GROSS TOTAL 2,344 S.F.



mediterranean elevation



contemporary elevation



coastal elevation



OPTIONAL BEDROOM  
(replaces den)



1ST FLOOR PLAN





# shoreline 3

## SHORELINE 3

**3 Bed**  
**2-1/2 Bath • 2 Car Garage**

1st Floor A/C	781 s.f.
2nd Floor A/C	924 s.f.
<b>TOTAL A/C</b>	<b>1,705 S.F.</b>
2 Car Garage	426 s.f.
Covered Entry	59 s.f.
Covered Patio	130 s.f.
<b>GROSS TOTAL</b>	<b>2,320 S.F.</b>



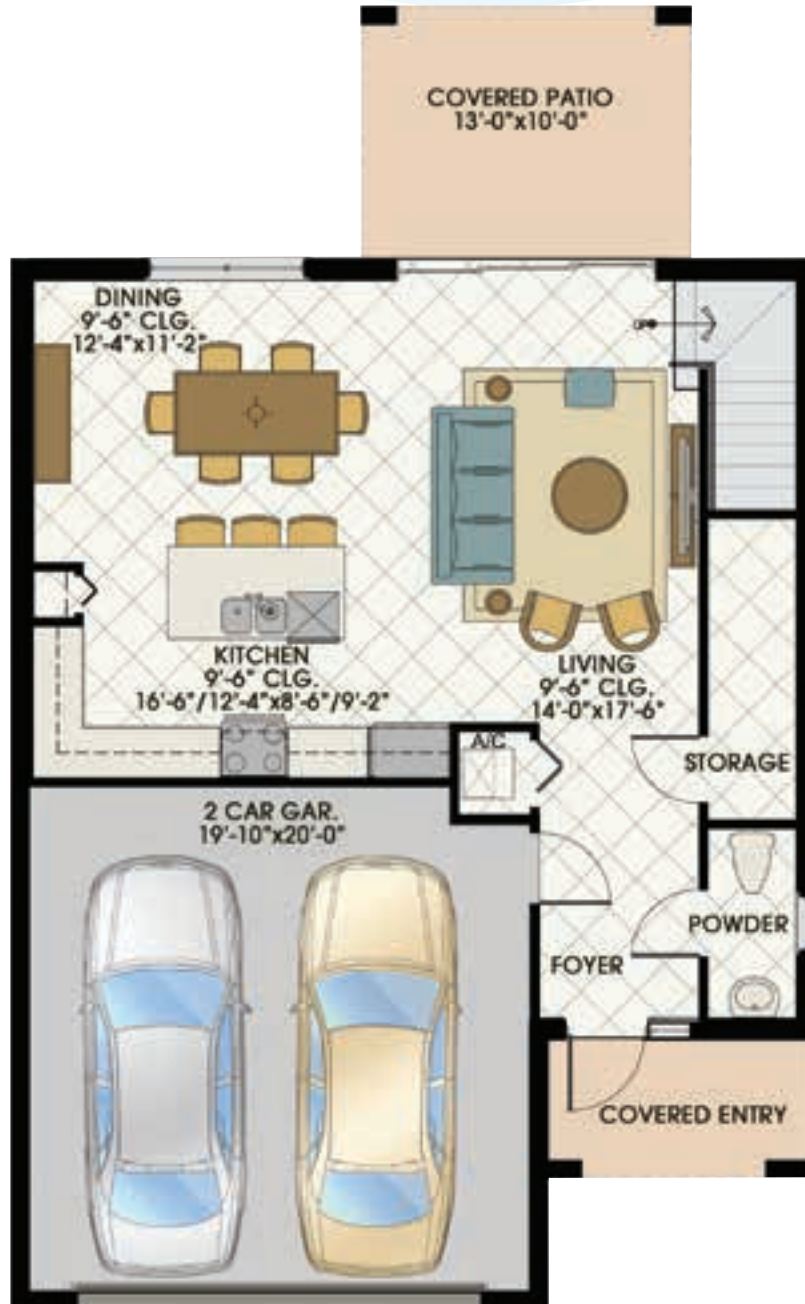
mediterranean elevation



contemporary elevation



coastal elevation





# shoreline 4

## SHORELINE 4

4 Bed/Optional Master  
Sitting Room, Loft  
2-1/2 Bath • 2 Car Garage

1st floor A/C	781 s.f.
2nd Floor A/C	1,168 s.f.
<b>TOTAL A/C</b>	<b>1,949 S.F.</b>
2 Car Garage	435 s.f.
Covered Entry	54 s.f.
Covered Patio	130 s.f.
<b>GROSS TOTAL</b>	<b>2,568 S.F.</b>



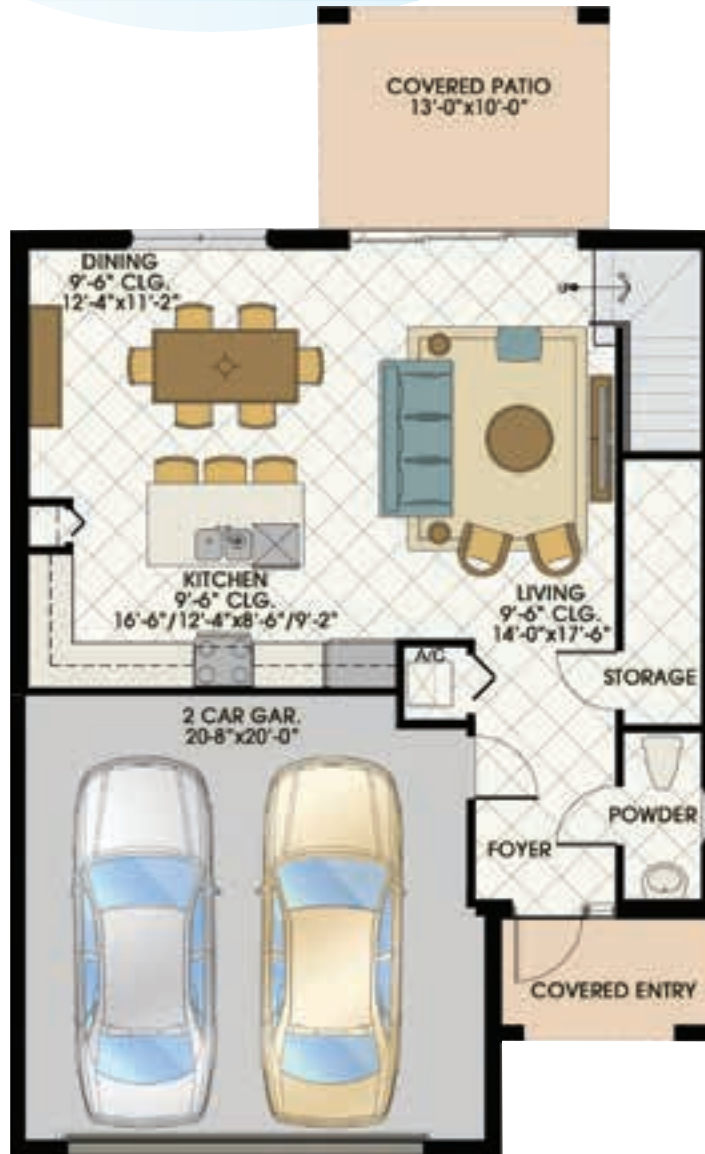
mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR PLAN • MASTER SITTING ROOM OPTION



Architectural pictures and renderings may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Sky Cove. Landscape may vary as to size, type and maturity. All dimensions, specifications, artist's renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC1259120 shoreline 4 L 100319



# seaview

## SEAVIEW

4 Bed/Optional Loft or  
3 Bed w/2 Masters  
2-1/2 - 3-1/2 Bath • 2 Car Garage

1st floor A/C	1,388 s.f.
2nd Floor A/C	726 s.f.
TOTAL A/C	2,114 S.F.
2 Car Garage	480 s.f.
Covered Entry	68 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	2,792 S.F.



mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR PLAN • LOFT OPTION



2ND FLOOR PLAN • DOUBLE MASTER OPTION



Architectural pictures and renderings may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Sky Cove. Landscape may vary as to size, type and maturity. All dimensions, specifications, artist's renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC1259120 seaview L 110619



# seaview 5

## SEAVIEW 5

4-5 Bed with Double Masters •  
Optional Loft or Master Sitting Room  
3-1/2 Bath • 2 Car Garage

1st floor A/C	1,388 s.f.
2nd Floor A/C	1,367 s.f.
TOTAL A/C	2,755 S.F.
2 Car Garage	480 s.f.
Covered Entry	68 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	3,433 S.F.



mediterranean elevation



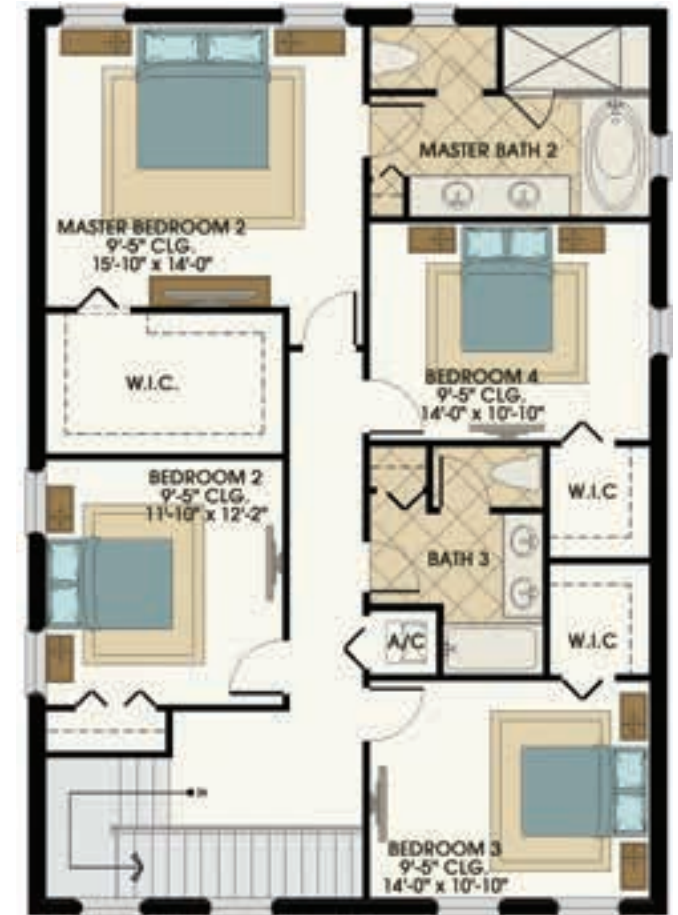
contemporary elevation



coastal elevation



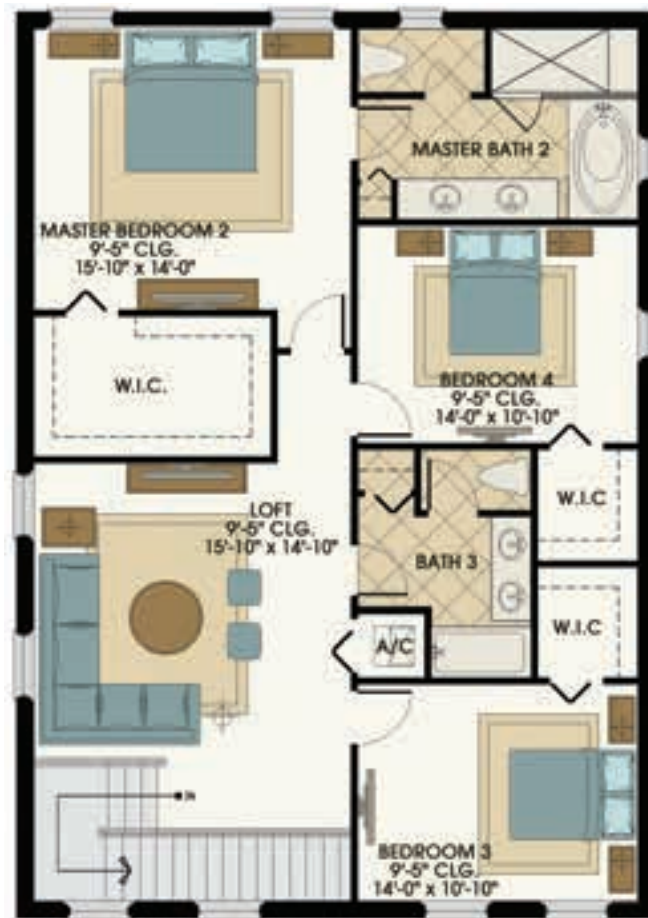
1ST FLOOR PLAN



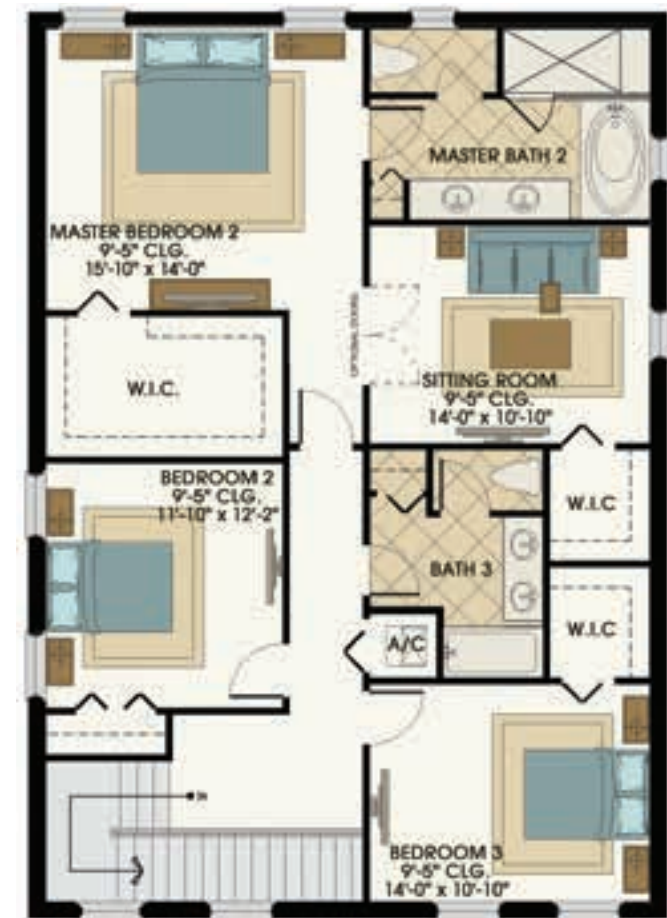
2ND FLOOR PLAN



# seaview 5 (continued)



2ND FLOOR PLAN • LOFT OPTION



2ND FLOOR PLAN • MASTER SITTING ROOM OPTION





# sand dollar 4

## SAND DOLLAR 4

4 Bed/Optional Loft  
2-1/2 Bath • 2 Car Garage

1st Floor A/C	924 s.f.
2nd Floor A/C	1,290 s.f.
TOTAL A/C	2,214 S.F.
2 Car Garage	427 s.f.
Covered Entry	69 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	2,840 S.F.



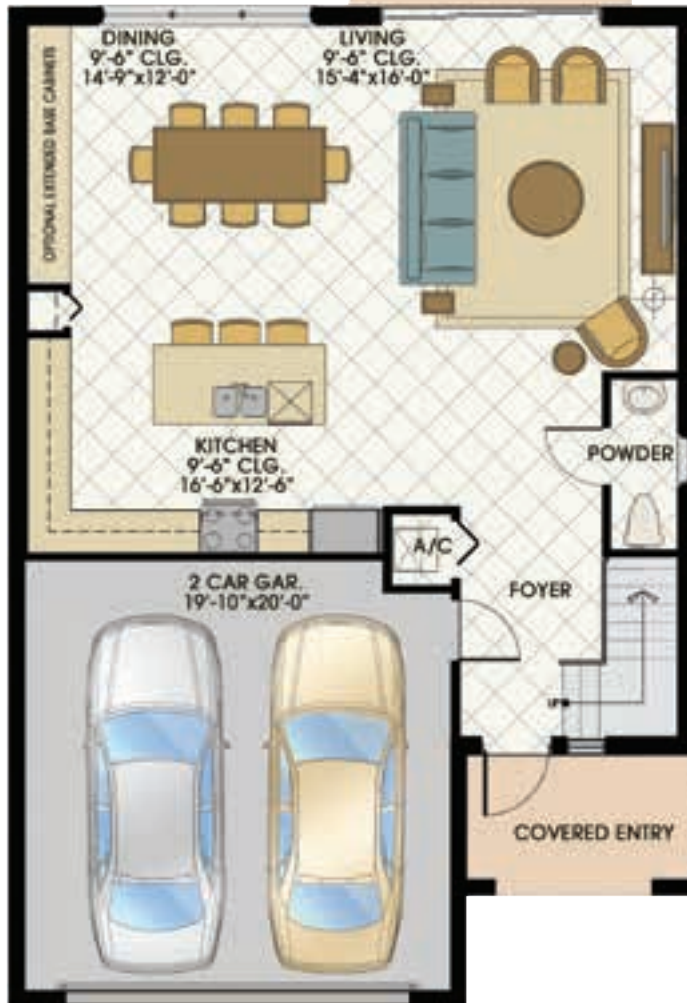
mediterranean elevation



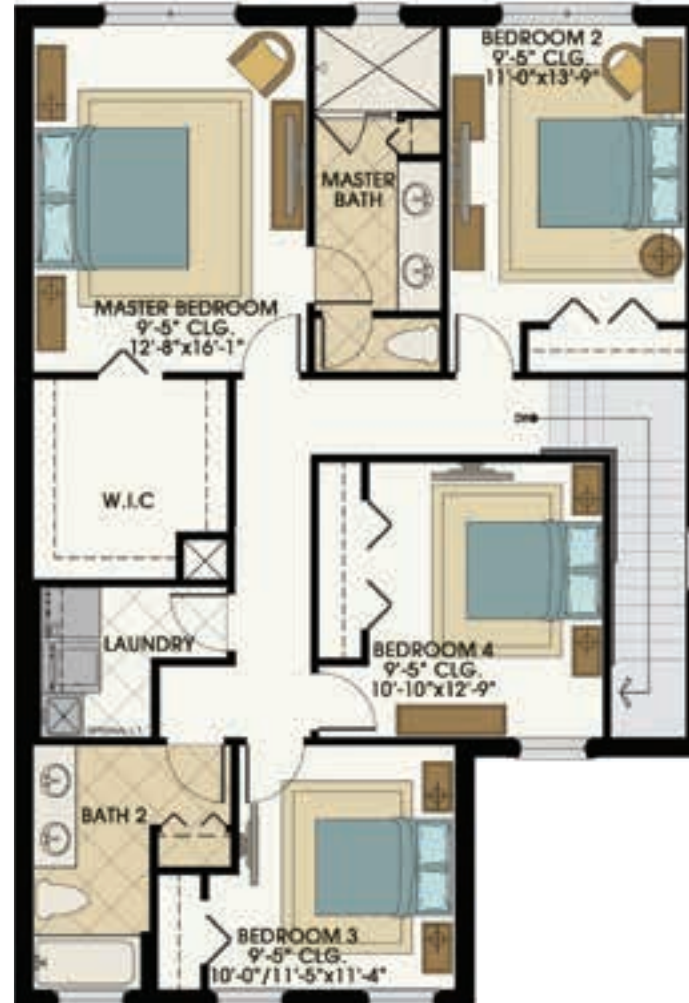
contemporary elevation



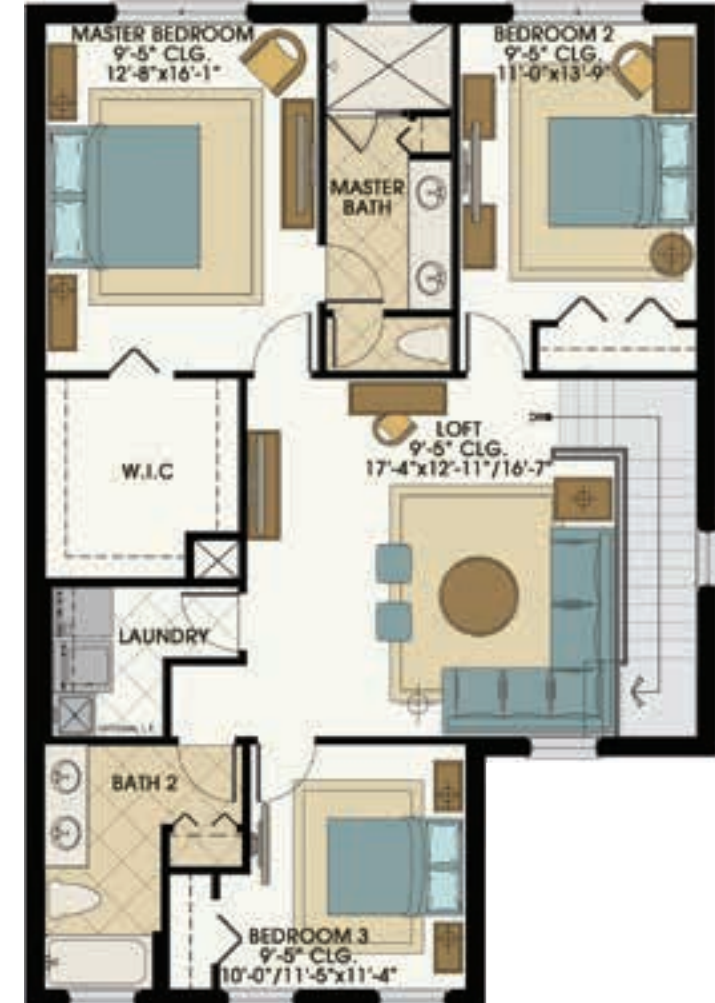
coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR PLAN • LOFT OPTION





# sand dollar 5

## SAND DOLLAR 5

5 Bed/Optional Den & Loft  
3-1/2 Bath • 2 Car Garage

1st Floor A/C	1,224 s.f.
2nd Floor A/C	1,290 s.f.
TOTAL A/C	2,514 S.F.
2 Car Garage	437 s.f.
Covered Entry	69 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	3,150 S.F.



mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



1ST FLOOR PLAN • DEN OPTION



Architectural pictures and renderings may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Sky Cove. Landscape may vary as to size, type and maturity. All dimensions, specifications, artist's renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC1259120 sand dollar 5 L0121



# sand dollar 5 (continued)



2ND FLOOR PLAN



2ND FLOOR PLAN • LOFT OPTION





**Dream Homes within Reach!**

5568 Starfish Road • Westlake • Florida 33470 • [SkyCoveHomes.com](http://SkyCoveHomes.com) • [info@SkyCoveHomes.com](mailto:info@SkyCoveHomes.com) • 561-792-3004



Architectural pictures and renderings may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Sky Cove. Landscape may vary as to size, type and maturity. All dimensions, specifications, artist's renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC1259120 10\_23\_2020