



SKY COVE

OF WESTLAKE™

SOUTH

Dream Homes within Reach!





SKY COVE OF WESTLAKE SOUTH

Dream Homes within Reach!

SKY COVE SOUTH is an intimate, gated neighborhood of 197 one-and two-story single-family homes in the heart of Westlake, Florida's newest city. Here you'll discover wide-open "dream-home" floor plans loaded with incomparable luxury features – plus your own Euro-style park and fitness center.

The best single-family home value in Palm Beach County, our 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 countertops, oversized kitchen islands, 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 SOUTH, 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 SOUTH**, 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. Sky Cove of Westlake experienced record sales. 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 SOUTH** — and experience the **LABEL & CO. difference!**



Sky Cove South'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 SOUTH EXCLUSIVE AMENITIES

- Fitness center
- Euro-style park

WARRANTY

- Homebuyers 2-10 Structural Warranty



SHORELINE 3 MODEL

SKY COVE OF WESTLAKE™

SOUTH

SITE PLAN

SKY COVE



LABEL & CO.



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NEW Home... NEW City... NEW LIFE!

Far from the crowds, **SKY COVE SOUTH** offers incomparable amenities to shape your family's future!

NEW CITY!

All new from the ground up, Westlake was designed to offer the best of today while imagining and embracing the possibilities of tomorrow. Westlake offers unmatched recreational opportunities, city services, underground utilities and the latest technologies – and has plans for additional amenities and a vibrant Town Center in the future.

GOT KIDS?

All of Westlake's public schools are top-rated and there are nearby charter, private, and parochial schools – as well as college and university campuses. Recreational sports programs for baseball, softball, soccer and football are available nearby.

FAMILY FUN?

SKY COVE SOUTH has its own fitness center and Euro-style park

with undulating paths perfect for strolling, skating and dog walking.

Westlake Adventure Park's resort style amenities including pools, splash pad, tower slide, playground and Pump Park, are a short distance from **SKY COVE SOUTH'S** main entrance.

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

WESTLAKE COMMUNITY SITE PLAN



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 distance away.



Points of Interest near Westlake

EDUCATION

- Loxahatchee Groves 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
- iTHINK Financial Amphitheatre
- 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 Supermarket at The Acreage
- Publix Supermarket 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

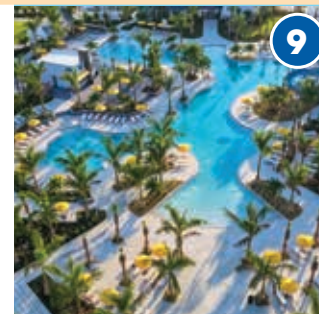
•Future Phase
Four basketball courts allow you to work on your shot or join a pick-up game with friends.



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

PAW PARK

Let your dog run, jump, play and socialize with other dogs while you meet new pet-loving neighbors.

SKY COVE SOUTH

Our residents have their own fitness center and Euro-style park.



16

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.
TOTAL A/C	1,703 S.F.
1 Car Garage	243 s.f.
Covered Entry	62 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	2,138 S.F.



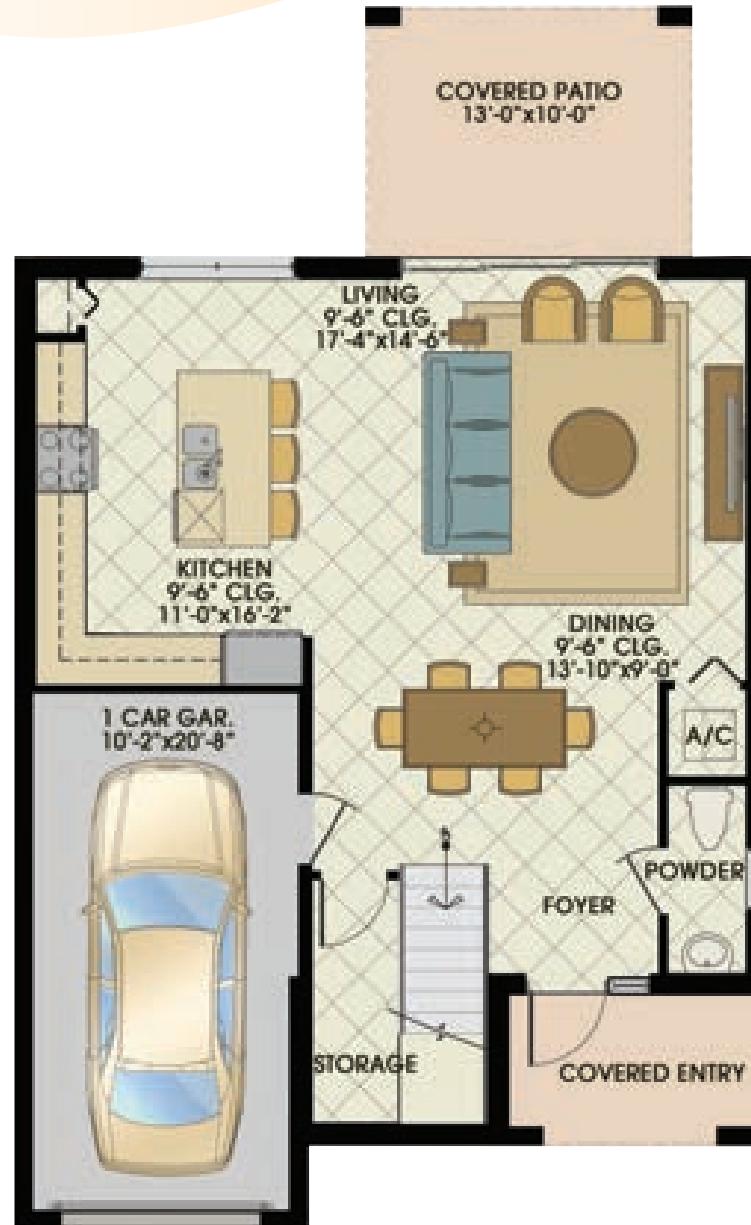
mediterranean elevation



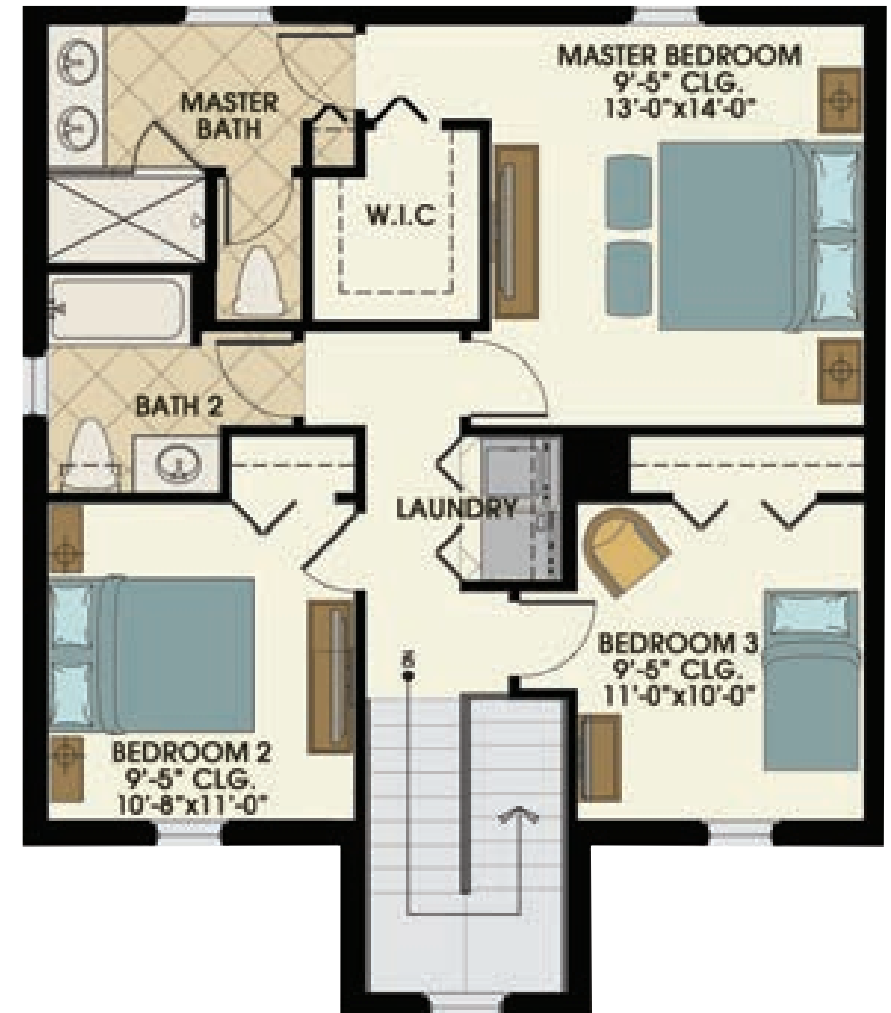
contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



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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



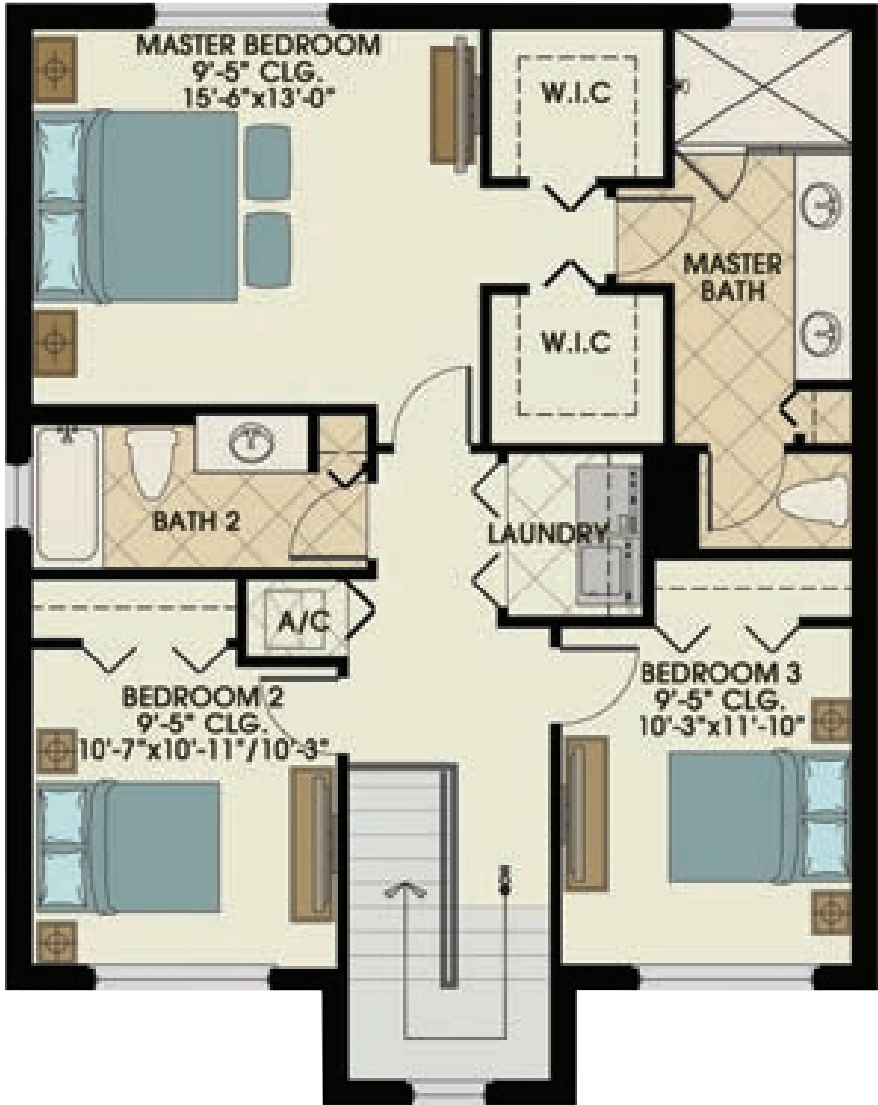
contemporary elevation



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



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



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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.
TOTAL A/C	1,705 S.F.
2 Car Garage	426 s.f.
Covered Entry	59 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	2,320 S.F.



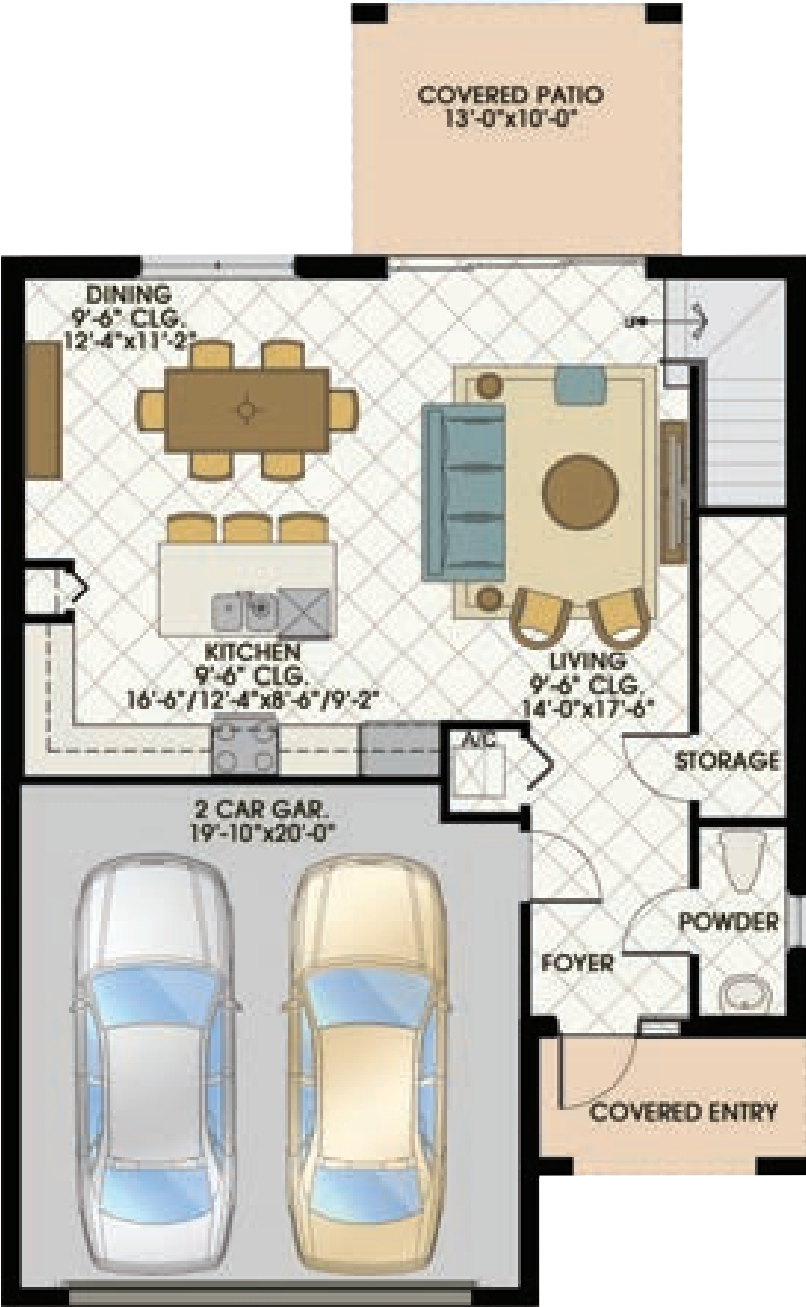
mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



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.
TOTAL A/C	1,949 S.F.
2 Car Garage	435 s.f.
Covered Entry	54 s.f.
Covered Patio	130 s.f.
GROSS TOTAL	2,568 S.F.



mediterranean elevation



contemporary elevation



coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR PLAN • MASTER SITTING ROOM OPTION



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



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



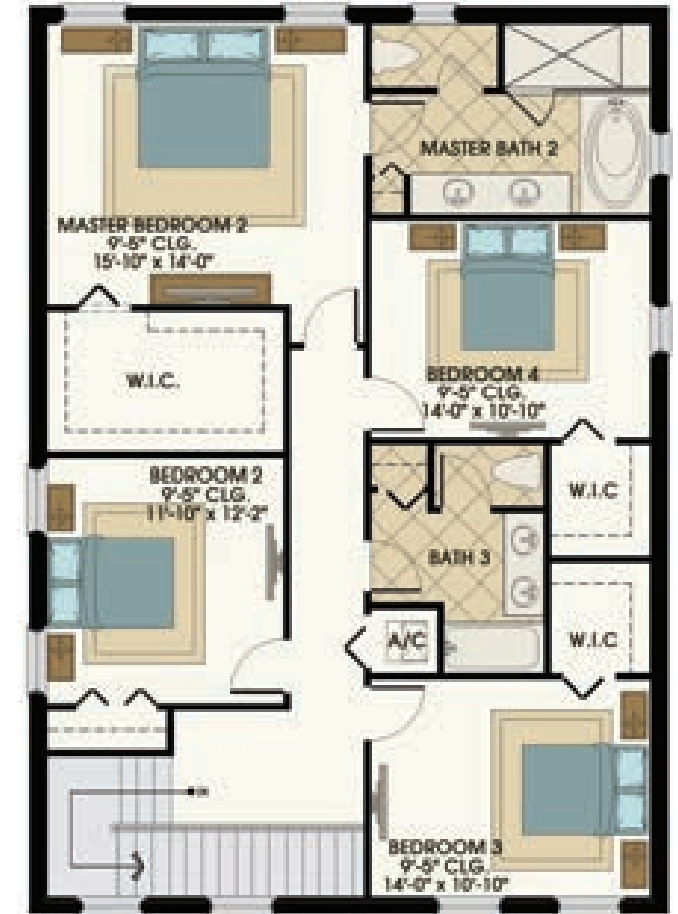
contemporary elevation



coastal elevation



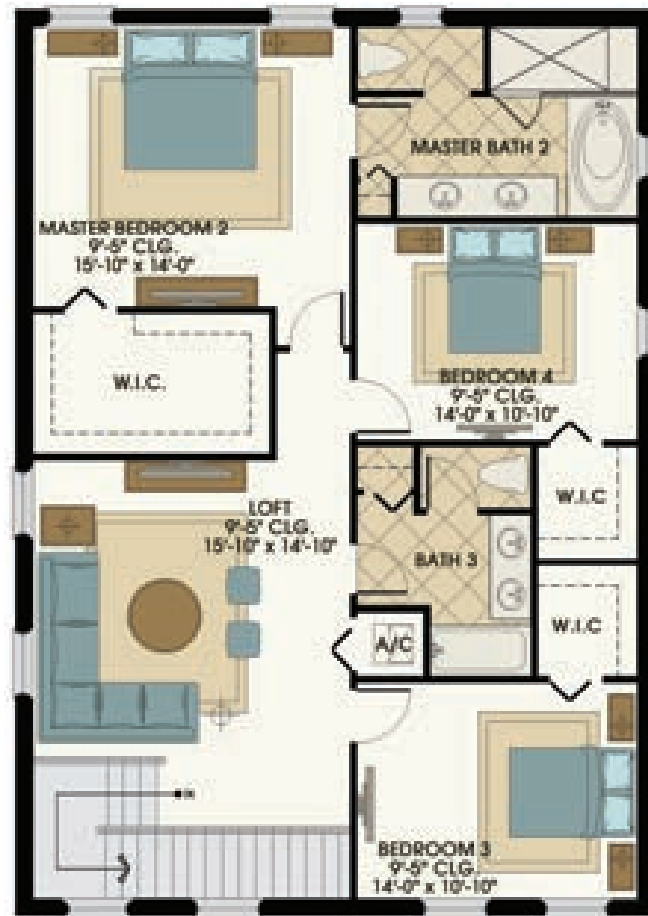
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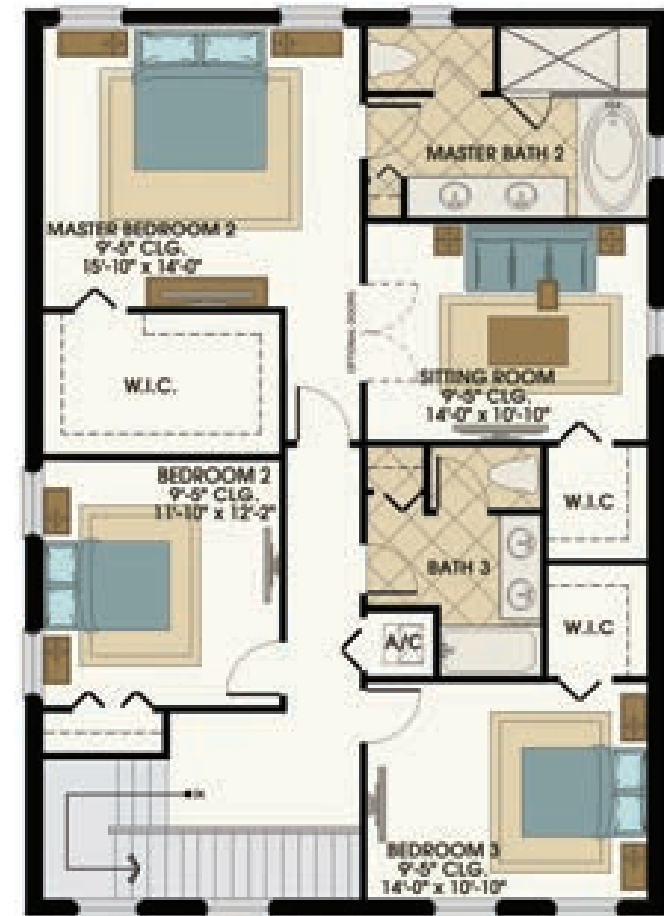
2ND FLOOR PLAN



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.



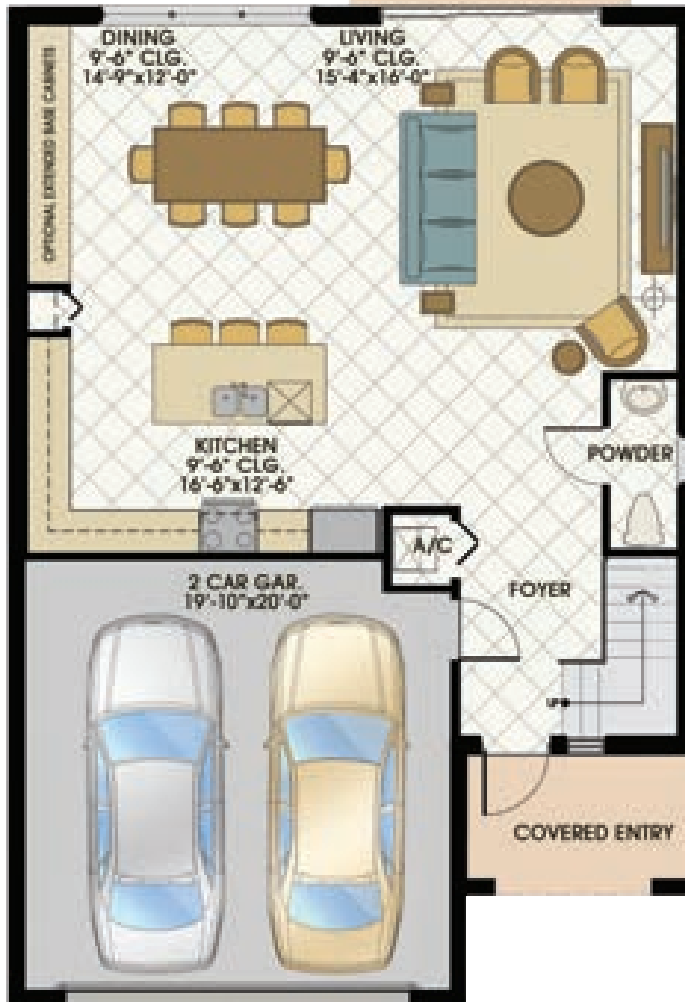
mediterranean elevation



contemporary elevation



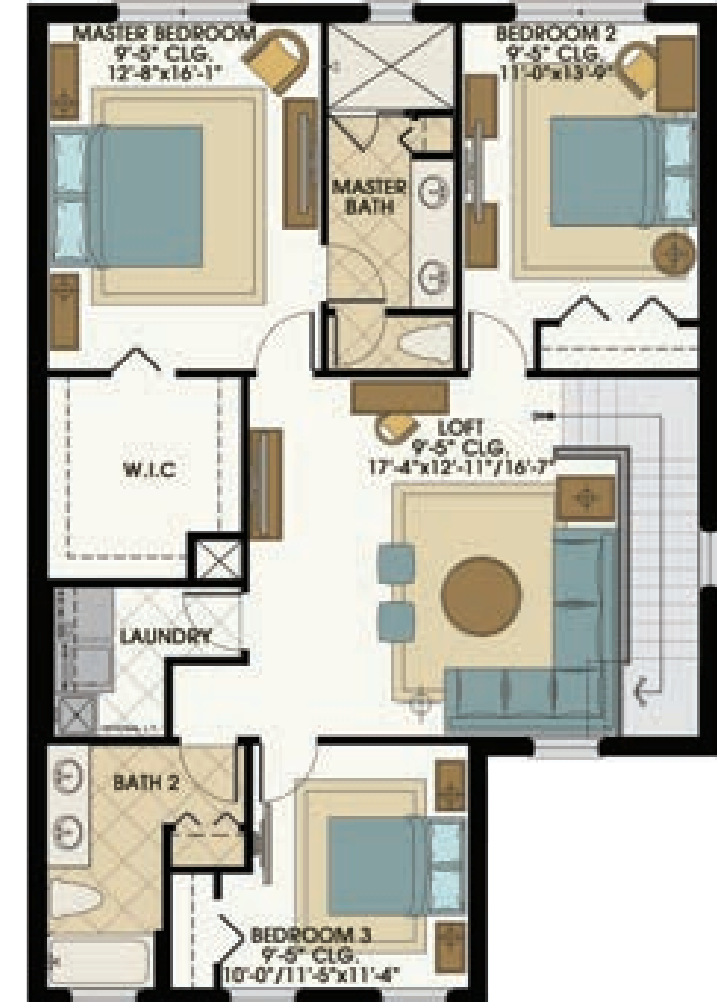
coastal elevation



1ST FLOOR PLAN



2ND FLOOR PLAN



2ND FLOOR PLAN • LOFT OPTION



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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



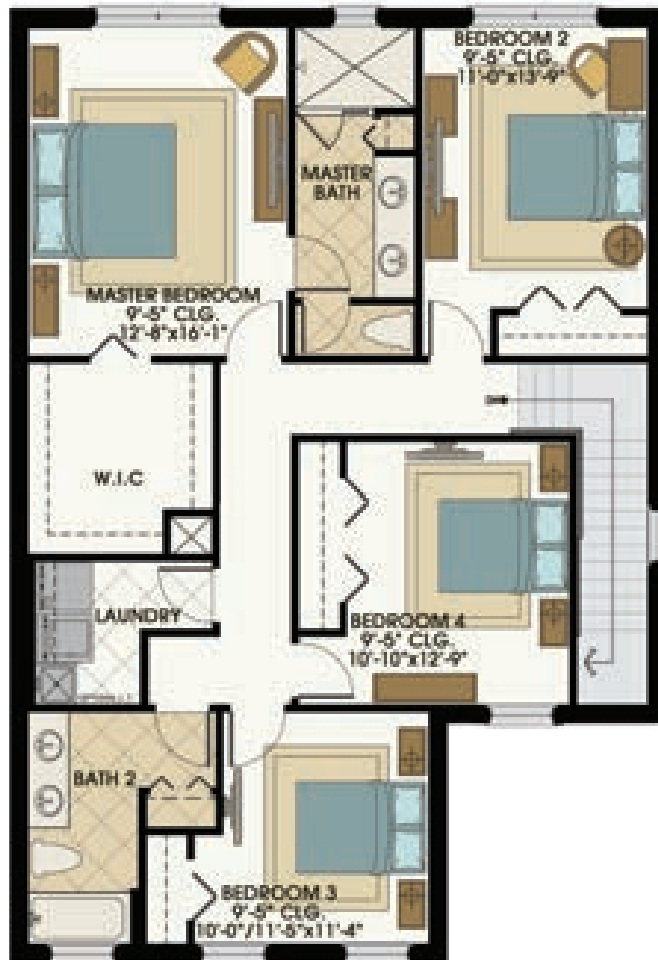
1ST FLOOR PLAN



1ST FLOOR PLAN • DEN OPTION



sand dollar 5 (continued)



2ND FLOOR PLAN



2ND FLOOR PLAN • LOFT OPTION





Dream Homes within Reach!

Temporary Sales Center at **SKY COVE** • 5568 Starfish Road • Westlake, Florida 33470 • SkyCoveHomes.com • info@SkyCoveHomes.com • 561-792-3004

