



Dramatic, gated entry to The Village at Miramar where SH Communities is offering upscale, 2-story Mediterranean-style townvilla condominiums and fee-simple townhomes with a host of extras at prices from the \$190s and \$250s, respectively.

The Village at Miramar evokes lots of Wows!

MIRAMAR, FL---Living in a gated community that has an eye-appealing neighborhood setting with a pair of neighborhood parks and a community clubhouse and pool is apt to evoke all sorts of positive comments.

Living in that community's upscale, 2-story Mediterranean-style townhomes or townvillas where you can take advantage of pre-construction specials that include a trio of option and upgrade packages valued at up to \$6,300 each is liable to encourage a loud WOW!

And when the builder offers to pay up to six percent of the purchase price in closing costs, pre-pays and discount points, you're liable to hear multiple WOWs.

That has been the typical response uttered by buyers at the strong-selling Village at Miramar where award-winning SH Communities is offering 2- and 3-bedroom townvilla condominiums and 3- and 4-bedroom fee simple townhomes from the \$190s and \$250s, respectively.

All this in an electronically-activated gated setting that includes two neighborhood parks, a tot lot, and a community clubhouse with resort-style pool, sundeck and cabana baths.

"Ideal location, quality product, affordable prices, community amenities, a gated lifestyle, and pre-construction incentives add up to a great deal for Village homebuyers," said Nanette Plescia, corporate vice president of sales and operations.

The South Broward has demonstrated a marked appeal to nurses, firefighters, police officers and school teachers, she noted.

"In today's market, The Village is tailor-made for those buyers and more," Plescia said. "And when you toss in the pre-construction packages it becomes an even more attractive purchase."

SH Communities is offering three upgrade and option packages valued at \$6,300, including a gourmet kitchen package with granite countertops, wood cabinetry, and top-of-the-line stainless steel appliances featuring side-by-side refrigerator with ice maker and water dispenser, range, dishwasher, and microwave with halogen cooktop light and programmed sensor cook system.

Other option and upgrade specials include a ceramic tile flooring package for all living areas, and a designer interior paint package offering a wide selection of beautiful colors.

Buyers can choose from four 2- and 3-bedroom townvilla condominiums that offer air-conditioned living areas of 1,071 to 1,502 sq. ft., or four 3- and 4-bedroom fee-simple townhomes with 1,527 to 1,973 sq. ft. of air-conditioned living space.

One of the more popular townvilla plans is the 3-bedroom, 2.5-bath Cayman which offers 1,503 sq. ft. of air-conditioned living area including a great room, family room, and second story loft which can serve as a computer center, home office, hobby space, or private media center.

"Our residences are designed to look great and live even better," said Plescia. Exteriors are dramatized by arched entries, covered terraces with decorative balustrades, faux shutters, and stylish banding, while interiors offer imaginative detailing and features that include great rooms, family rooms, sumptuous master baths, and luxurious master suites with tray ceilings, walk-in wardrobes, and sitting areas in the townhomes.

"Both the townvillas and townhomes live like detached single-family homes, and the townhomes have the added benefit of including a backyard which is an ideal play area for families with children and a gathering place for barbecues and other family get-togethers," said Plescia.

The Village at Miramar, on Pembroke Road just west of Douglas Road, is conveniently located close to schools (K-12), shopping and dining. The Village New Home Model Center is located at 1805 SW 90th Avenue in Miramar. For more information call (954) 602-0300 or log on to www.shcommunities.com.