



The 5-bedroom, 4-bedroom Del Mar with split side-load 3-car garage is one six home designs with a total of 19 floor plans offered by SH Communities at its Davie community of Woodbridge Ranches.

SH Communities' Woodbridge Ranches offers something for everyone

DAVIE, FL---Many homebuilders claim their communities have "something for everyone," but few can match the wide variety of homes and floor plans offered at Woodbridge Ranches, a distinctive residential community of upscale estate homes by one of Florida's most celebrated home builders. Here homebuyers will find six stunning 1- and 2-story home designs in four architectural styles with a total of 19 floor plans and living areas of 2,811 to 6,100 sq. ft. that offer as many as eight bedrooms and 7.5 baths plus a host of distinctive architectural features throughout.

The flagship community of SH Communities, Woodbridge Ranches is nestled on 60 pastoral acres at Broward County's last frontier in the Town of Davie. The community has immediate access to more than 100 miles of equestrian trails, yet is close to all the everyday conveniences a homebuyer could ask for.

"We carefully planned and created a prestigious address for homebuyers seeking homes unsurpassed in luxury and unequalled in design, and situated the community in a pastoral setting where man and nature peacefully co-exist," said Jerry Aguirre, president of SH Communities which has developed over 50 residential communities in Florida in the past 20+ years and earned more than 200 planning and design awards along the way, including more Florida's BEST Awards than any other builder in the past five years.

"When it comes to upscale design, premier location and competitive prices, Woodbridge is in a class by itself," said Aguirre, noting home prices range from \$799,990 to over \$2 million. "And it gets even better because we have several homes specially priced and ready for immediate occupancy."

A landscaped buffer surrounds Woodbridge which is comprised 66 homesites, none smaller than 35,000 sq. ft. (140' x 250') and all with 40- and 50-foot staggered setbacks from the tree-lined sidewalks. Nearly half the homesites overlook one of two lakes and a preserve area, while a network of lushly landscaped equestrian trails embrace the community on three sides.

To further distinguish the homes and enhance streetscapes, Aguirre said homes are available in four distinctive architectural styles including French Country, Country, Mediterranean, and Florida Vernacular.

"Our deep, staggered setbacks and four distinctive elevations create an upscale ambience and custom home appeal that is

unmatched in Broward County," Aguirre explained.

Inside homebuyers are treated to a host of distinctive architectural features that are an award-winning SH Communities trademark. Features include rotunda entries with grand staircases, spacious family rooms, state-of-the-art gourmet island kitchens with adjoining cafes, lavish master suites with sitting rooms, sumptuous master baths "with all the luxurious bells and whistles", plus dens, wine closets, bonus rooms and 3-car garages.

SH Communities also offers a host of options to Woodbridge homebuyers including media rooms, game rooms, 4-car garages, hobby centers, maid/nanny quarters, gym/fitness rooms, wet bars and cabana baths.

"Given our flexible floor plans and large homesites with a minimum of 60 feet between homes, there's lots of room to add other rooms and stand-alone features such as horse stables and a guest house," Aguirre said.

Located just south of SW 26 Street between SW 148th and SW 142nd Avenue (Boy Scout Road) in Davie, Woodbridge Ranches is just 5-10 minutes from Cleveland Clinic Hospital; a host of schools (K-12) colleges and universities, the I-75 Griffin Road intersection, a Publix Supermarket, and the I-595 and 136th Avenue intersection; and just 15 minutes from Fort Lauderdale Hollywood International Airport and six major shopping malls---Sawgrass Mills, Pembroke Lakes, Broward, Weston Town Center, Fountain Shoppes of Distinction, and the new Shoppes at Pembroke Gardens.

The Woodbridge Ranches New Home Welcome Center and four furnished models are located in Woodbridge's sister community of Grove Creek Ranches on Orange Drive, just 1/4 mile west of Flamingo Road.

To learn more about Woodbridge Ranches, call **(800) 496-4166** or go on line to **www.shcommunities.com**. The New Home Welcome Center and models are open daily from 10 a.m. to 5:30 p.m. To get there, take I-75 to Griffin Road. Go east 2 miles to Flamingo Road, make a U-turn at the light, turn right over the bridge, then left on Orange Drive. From I-595 go south on Flamingo Road 3.25 miles, and turn right onto Orange Drive. The New Home Welcome Center, is one block on the right.