



NEOVITA
D O R A L

A NEW LIFE OF LUXURY AWAITS





A NEW LIFE OF INDULGENCE

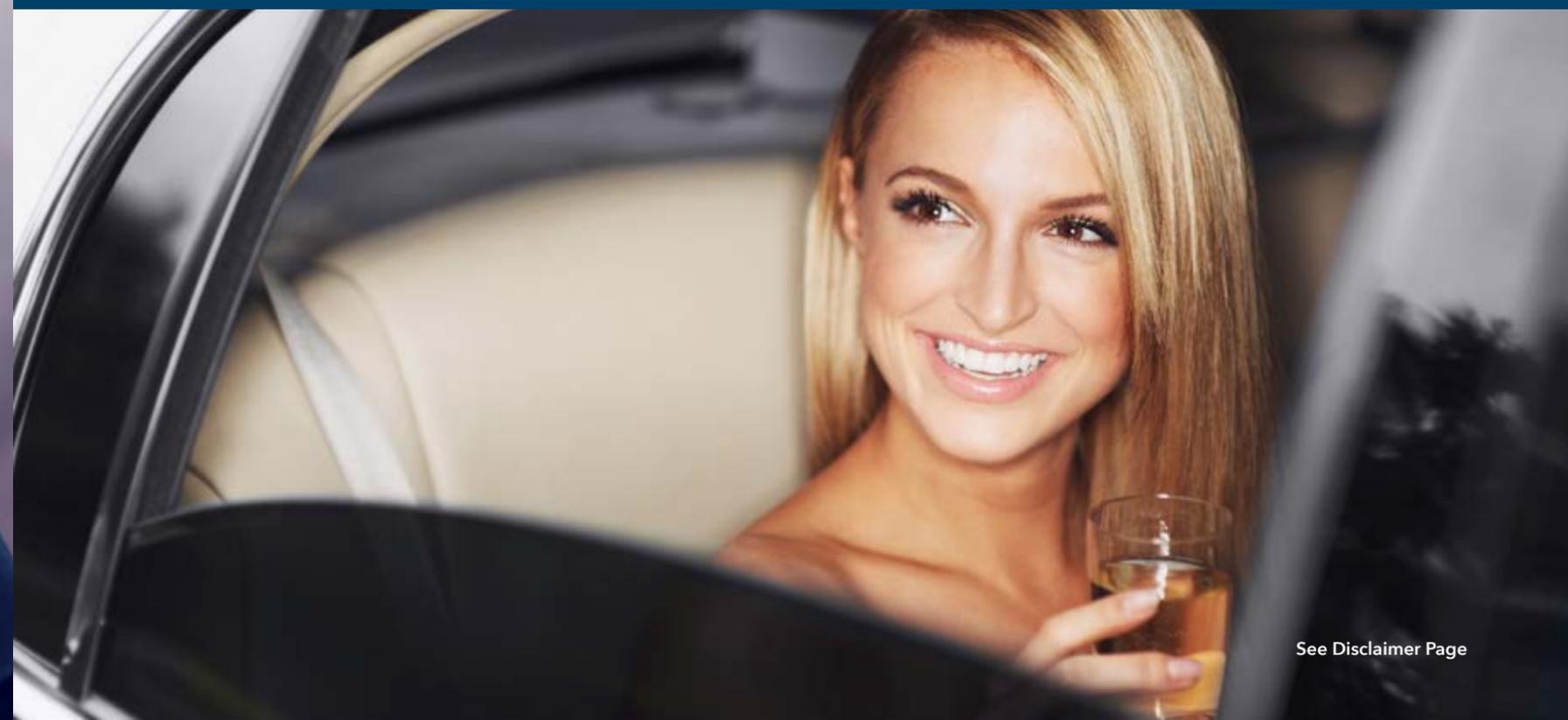




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A NEW LIFE OF ELEGANCE



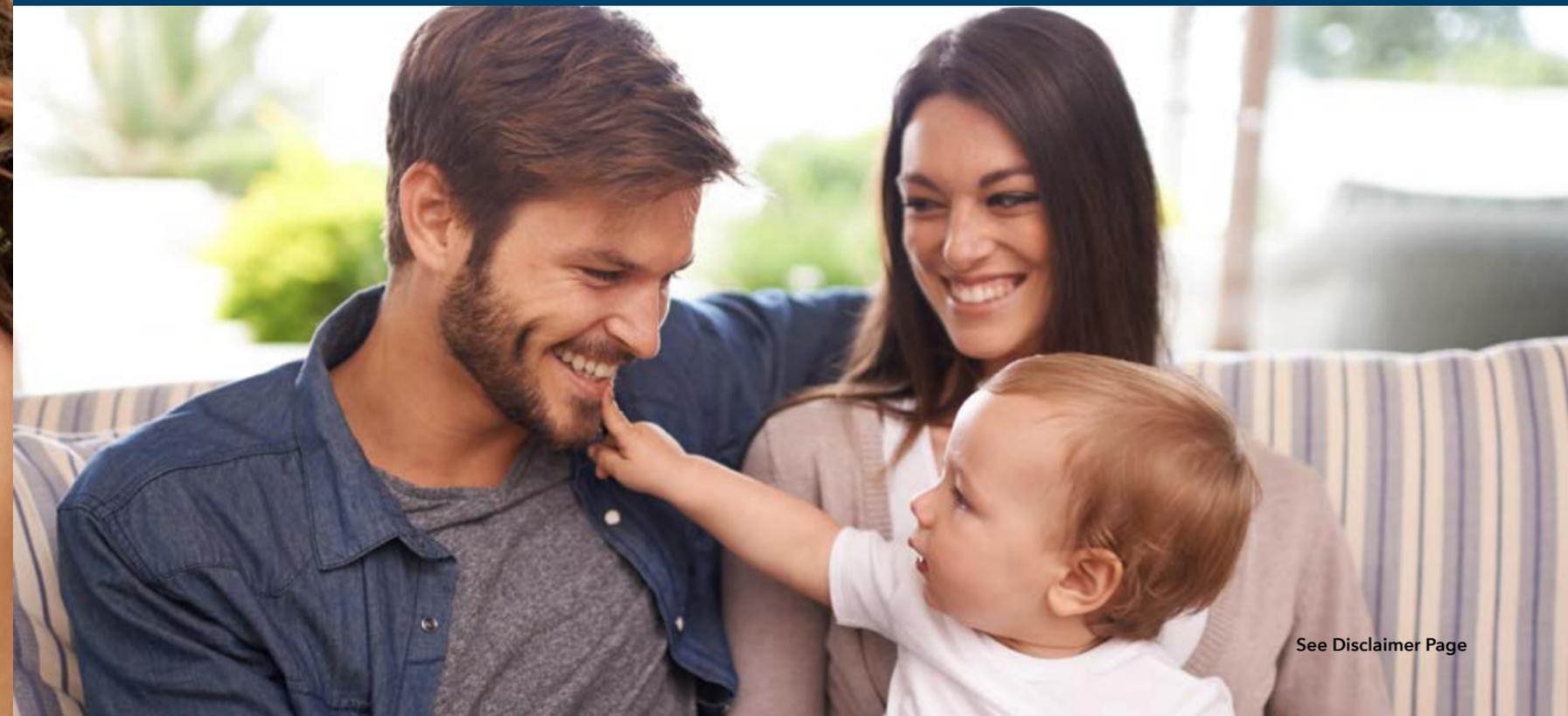
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A NEW LIFE OF AFFECTION



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NEOVITA DORAL

The highest level of modern architecture and design come together in a new exclusive collection of unique town homes and single-family residences. Terra Group features their latest, gated and secured luxury communities in the City of Doral. – NEOVITA



DELUXE FEATURES

INTERIOR

- 24"x 24" Tile floor in bathrooms, laundry room, kitchen and foyer
- Carpet in the bedrooms
- Carpet in the stairwell and 2nd floor hallway (town homes only)
- Wood floor in the stairwell and 2nd floor hallway (single family homes only)
- 6" Wood baseboards
- Advanced cable wiring in all bedrooms and family room
- Advanced telephone high-performance wiring in master bedroom and kitchen
- Energy efficient water heater
- Full-size washer and dryer
- Insulated ceiling and exterior walls
- Pre-wired for ceiling fan in family room and all bedrooms
- Programmable readout thermostat
- Raised panel interior doors with casing
- Remote control garage door
- Flat latex paint
- Smoke / carbon monoxide detectors
- Smooth and modern drywall finishes on ceiling and walls

EXTERIOR

- Covered terrace
- Driveway with pavers
- Fully sodded and landscaped site with automatic sprinkler system
- Acrylic flat paint
- Hurricane impact windows (single family homes only)
- Windows with shutters (town homes only)
- Waterproof sealant around exterior windows and doors
- Fence in backyards separating your property from neighbors



KITCHEN

- Bosch side by side refrigerator / freezer
- Bosch range / oven combination
- Bosch microwave hood
- European cabinetry
- Bosch dishwasher
- Dual compartment under mount stainless steel sink and pull-out faucet
- Waste disposal

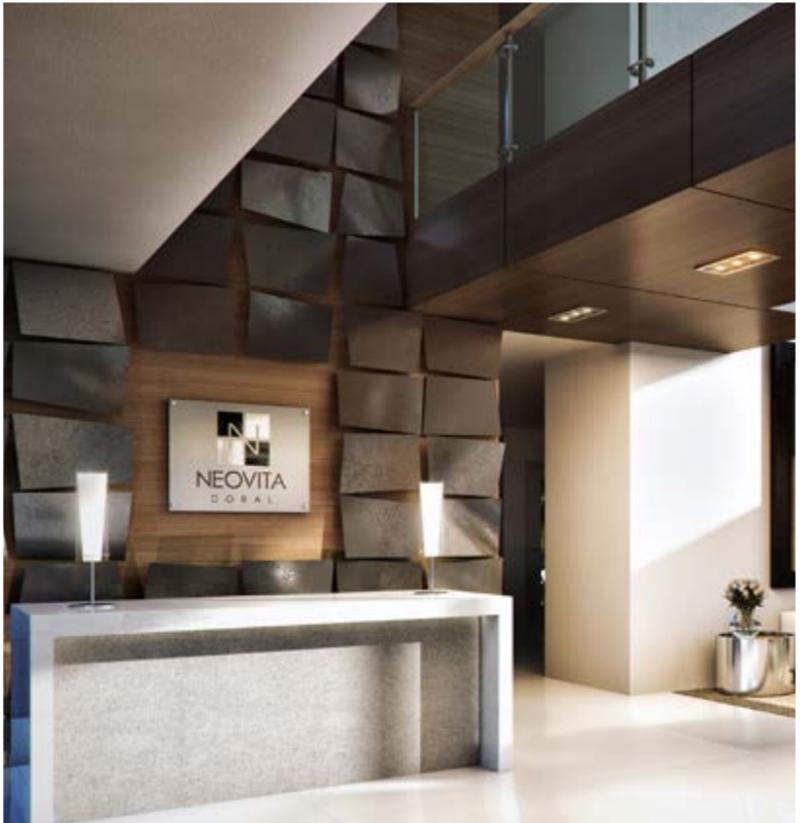
BATHROOMS

- Anti-skid bath tubs
- European cabinetry
- Roman tub in master bathroom
- White bathroom fixtures (water closet, sink) (bidet only in master bathrooms)
- Porcelain bathroom tile on floors and wet areas
- Frameless glass shower door in the master bathrooms

North Clubhouse



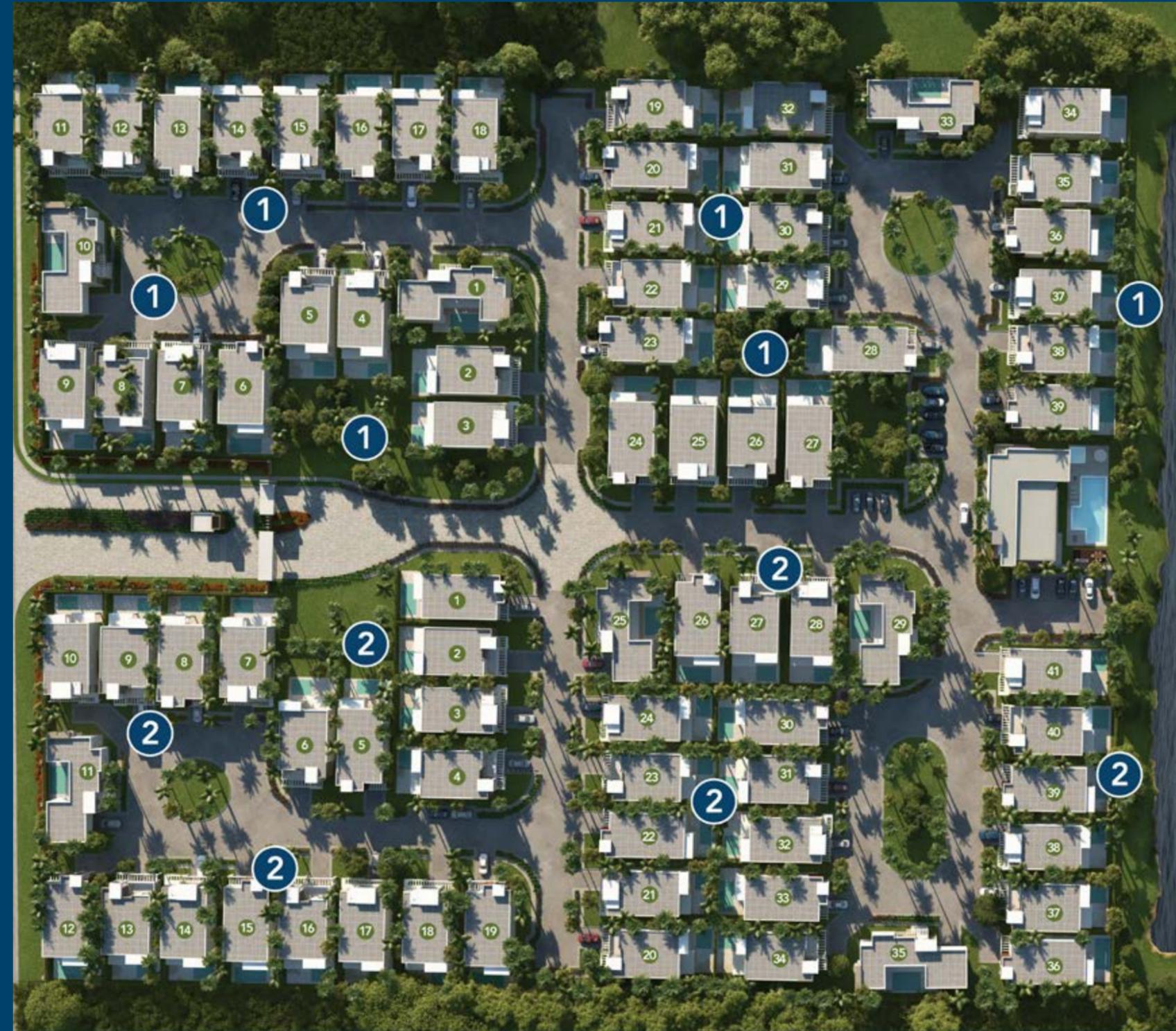
South Clubhouse

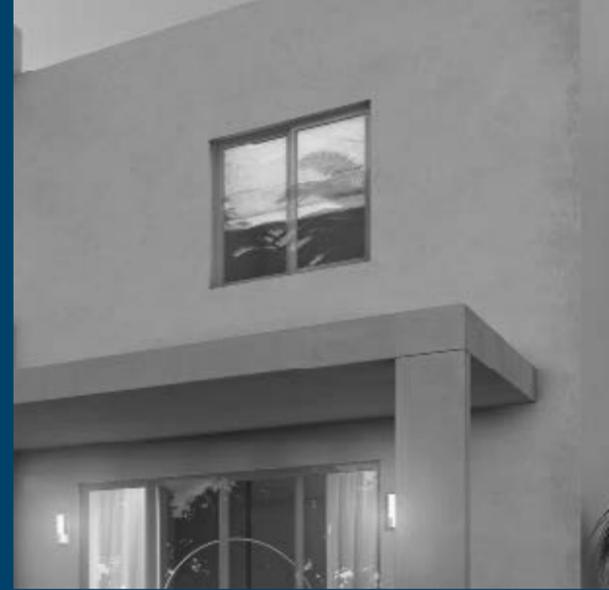


North Site Plan



South Site Plan





S I N G L E F A M I L Y H O M E S



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See Disclaimer Page

RESIDENCE

A

4 BEDROOMS
3.5 BATHROOMS
LOFT



A/C FIRST FLOOR	1,303 SQ.FT.	(121.05 SQ.M.)
NON A/C FIRST FLOOR	577 SQ.FT.	(53.61 SQ.M.)
TOTAL FIRST FLOOR	1,880 SQ.FT.	(174.66 SQ.M.)
A/C SECOND FLOOR	1,426 SQ.FT.	(132.48 SQ.M.)
NON A/C SECOND FLOOR	127 SQ.FT.	(11.80 SQ.M.)
TOTAL SECOND FLOOR	1,553 SQ.FT.	(144.28 SQ.M.)
TOTAL A/C	2,729 SQ.FT.	(253.53 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	114 SQ.FT.	(10.59 SQ.M.)
BALCONIES	127 SQ.FT.	(11.80 SQ.M.)
ENTRY	78 SQ.FT.	(7.25 SQ.M.)
TOTAL	3,433 SQ.FT.	(318.94 SQ.M.)

See Disclaimer Page

LEVEL 1



LEVEL 2



Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, to the exterior boundaries of the exterior walls of the residence, and exclude all areas not under A/C, including, without limitation, the garage, entry, covered terraces and/or balconies. Note that measurements as set forth on this floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). Accordingly, the area of the actual space will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

See Disclaimer Page

RESIDENCE

B

5 BEDROOMS
4.5 BATHROOMS
LOFT



LEVEL 1



LEVEL 2



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A/C FIRST FLOOR	1,337 SQ.FT.	(124.21 SQ.M.)
NON A/C FIRST FLOOR	589 SQ.FT.	(54.72 SQ.M.)
TOTAL FIRST FLOOR	1,926 SQ.FT.	(178.93 SQ.M.)
A/C SECOND FLOOR	1,647 SQ.FT.	(153.01 SQ.M.)
NON A/C SECOND FLOOR	94 SQ.FT.	(8.73 SQ.M.)
TOTAL SECOND FLOOR	1,741 SQ.FT.	(161.74 SQ.M.)
TOTAL A/C	2,984 SQ.FT.	(277.22 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	115 SQ.FT.	(10.68 SQ.M.)
BALCONY	94 SQ.FT.	(8.73 SQ.M.)
ENTRY	89 SQ.FT.	(8.27 SQ.M.)
TOTAL	3,667 SQ.FT.	(340.67 SQ.M.)

RESIDENCE

C

5 BEDROOMS
5 BATHROOMS



LEVEL 1



LEVEL 2



A/C FIRST FLOOR	1,247 SQ.FT.	(115.85 SQ.M.)
NON A/C FIRST FLOOR	581 SQ.FT.	(53.98 SQ.M.)
TOTAL FIRST FLOOR	1,828 SQ.FT.	(169.83 SQ.M.)
A/C SECOND FLOOR	1,771 SQ.FT.	(164.53 SQ.M.)
NON A/C SECOND FLOOR	141 SQ.FT.	(13.10 SQ.M.)
TOTAL SECOND FLOOR	1,912 SQ.FT.	(177.63 SQ.M.)
TOTAL A/C	3,018 SQ.FT.	(280.38 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	127 SQ.FT.	(11.80 SQ.M.)
BALCONIES	141 SQ.FT.	(13.10 SQ.M.)
ENTRY	69 SQ.FT.	(6.41 SQ.M.)
TOTAL	3,740 SQ.FT.	(347.46 SQ.M.)

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RESIDENCE

D1

4 BEDROOMS
5 BATHROOMS

A/C FIRST FLOOR	1,484 SQ.FT.	(137.87 SQ.M.)
NON A/C FIRST FLOOR	675 SQ.FT.	(62.71 SQ.M.)
TOTAL FIRST FLOOR	2,159 SQ.FT.	(200.58 SQ.M.)
A/C SECOND FLOOR	1,814 SQ.FT.	(168.53 SQ.M.)
NON A/C SECOND FLOOR	168 SQ.FT.	(15.61 SQ.M.)
TOTAL SECOND FLOOR	1,982 SQ.FT.	(184.14 SQ.M.)
TOTAL A/C	3,298 SQ.FT.	(306.40 SQ.M.)
GARAGE	400 SQ.FT.	(37.16 SQ.M.)
TERRACE	180 SQ.FT.	(16.72 SQ.M.)
BALCONY	168 SQ.FT.	(15.61 SQ.M.)
ENTRY	95 SQ.FT.	(8.83 SQ.M.)
TOTAL	4,141 SQ.FT.	(384.72 SQ.M.)

LEVEL 1



LEVEL 2



See Disclaimer Page

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LEVEL 1



LEVEL 2



RESIDENCE

D2

5 BEDROOMS

6 BATHROOMS

A/C FIRST FLOOR	1,484 SQ.FT.	(137.87 SQ.M.)
NON A/C FIRST FLOOR	675 SQ.FT.	(62.71 SQ.M.)
TOTAL FIRST FLOOR	2,159 SQ.FT.	(200.58 SQ.M.)
A/C SECOND FLOOR	2,126 SQ.FT.	(197.51 SQ.M.)
NON A/C SECOND FLOOR	168 SQ.FT.	(15.61 SQ.M.)
TOTAL SECOND FLOOR	2,294 SQ.FT.	(213.12 SQ.M.)
TOTAL A/C	3,610 SQ.FT.	(335.38 SQ.M.)
GARAGE	400 SQ.FT.	(37.16 SQ.M.)
TERRACE	180 SQ.FT.	(16.72 SQ.M.)
BALCONY	168 SQ.FT.	(15.61 SQ.M.)
ENTRY	95 SQ.FT.	(8.83 SQ.M.)
TOTAL	4,453 SQ.FT.	(413.70 SQ.M.)

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See Disclaimer Page

TOWN HOMES



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TOWN HOME



3 BEDROOMS
2.5 BATHROOMS

A/C FIRST FLOOR	779 SQ.FT.	(72.37 SQ.M.)
NON A/C FIRST FLOOR	359 SQ.FT.	(33.35 SQ.M.)
TOTAL FIRST FLOOR	1,138 SQ.FT.	(105.72 SQ.M.)
A/C SECOND FLOOR	1,037 SQ.FT.	(96.34 SQ.M.)
NON A/C SECOND FLOOR	44 SQ.FT.	(4.09 SQ.M.)
TOTAL SECOND FLOOR	1,081 SQ.FT.	(100.43 SQ.M.)
TOTAL A/C	1,816 SQ.FT.	(168.71 SQ.M.)
GARAGE	211 SQ.FT.	(19.60 SQ.M.)
TERRACE	82 SQ.FT.	(7.62 SQ.M.)
BALCONY	44 SQ.FT.	(4.09 SQ.M.)
ENTRY	66 SQ.FT.	(6.13 SQ.M.)
TOTAL	2,219 SQ.FT.	(206.15 SQ.M.)

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TOWN HOME

B1

3 BEDROOMS
3 BATHROOMS

A/C FIRST FLOOR	861 SQ.FT.	(79.99 SQ.M.)
NON A/C FIRST FLOOR	317 SQ.FT.	(29.45 SQ.M.)
TOTAL FIRST FLOOR	1,178 SQ.FT.	(109.44 SQ.M.)
A/C SECOND FLOOR	882 SQ.FT.	(81.94 SQ.M.)
NON A/C SECOND FLOOR	110 SQ.FT.	(10.22 SQ.M.)
TOTAL SECOND FLOOR	992 SQ.FT.	(92.16 SQ.M.)
TOTAL A/C	1,743 SQ.FT.	(161.93 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	78 SQ.FT.	(7.25 SQ.M.)
BALCONIES	110 SQ.FT.	(10.22 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,170 SQ.FT.	(201.6 SQ.M.)

LEVEL 1



LEVEL 2



Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, to the exterior boundaries of the exterior walls of the residence, and exclude all areas not under A/C, including, without limitation, the garage, entry, covered terraces and/or balconies. Note that measurements as set forth on this floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). Accordingly, the area of the actual space will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

See Disclaimer Page



LEVEL 1



LEVEL 2



TOWN HOME

B2

4 BEDROOMS
3 BATHROOMS

A/C FIRST FLOOR	861 SQ.FT.	(79.99 SQ.M.)
NON A/C FIRST FLOOR	317 SQ.FT.	(29.45 SQ.M.)
TOTAL FIRST FLOOR	1,178 SQ.FT.	(109.44 SQ.M.)
A/C SECOND FLOOR	1,034 SQ.FT.	(96.06 SQ.M.)
NON A/C SECOND FLOOR	110 SQ.FT.	(10.22 SQ.M.)
TOTAL SECOND FLOOR	1,144 SQ.FT.	(106.28 SQ.M.)
TOTAL A/C	1,895 SQ.FT.	(176.05 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	78 SQ.FT.	(7.25 SQ.M.)
BALCONIES	110 SQ.FT.	(10.22 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,322 SQ.FT.	(215.72 SQ.M.)

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TOWN HOME



4 BEDROOMS
3.5 BATHROOMS

A/C FIRST FLOOR	865 SQ.FT.	(80.36 SQ.M.)
NON A/C FIRST FLOOR	337 SQ.FT.	(31.31 SQ.M.)
TOTAL FIRST FLOOR	1,202 SQ.FT.	(111.67 SQ.M.)
A/C SECOND FLOOR	1,156 SQ.FT.	(107.40 SQ.M.)
NON A/C SECOND FLOOR	41 SQ.FT.	(3.81 SQ.M.)
TOTAL SECOND FLOOR	1,197 SQ.FT.	(111.21 SQ.M.)
TOTAL A/C	2,021 SQ.FT.	(187.76 SQ.M.)
GARAGE	207 SQ.FT.	(19.23 SQ.M.)
TERRACE	86 SQ.FT.	(7.99 SQ.M.)
BALCONY	41 SQ.FT.	(3.81 SQ.M.)
ENTRY	44 SQ.FT.	(4.09 SQ.M.)
TOTAL	2,399 SQ.FT.	(222.88 SQ.M.)

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TOWN HOME

D

4 BEDROOMS
3.5 BATHROOMS

A/C FIRST FLOOR	817 SQ.FT.	(75.90 SQ.M.)
NON A/C FIRST FLOOR	334 SQ.FT.	(31.03 SQ.M.)
TOTAL FIRST FLOOR	1,151 SQ.FT.	(106.93 SQ.M.)
A/C SECOND FLOOR	1,226 SQ.FT.	(113.90 SQ.M.)
NON A/C SECOND FLOOR	0 SQ.FT.	(0 SQ.M.)
TOTAL SECOND FLOOR	1,226 SQ.FT.	(113.90 SQ.M.)
TOTAL A/C	2,043 SQ.FT.	(189.80 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	95 SQ.FT.	(8.83 SQ.M.)
BALCONY	0 SQ.FT.	(0 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,377 SQ.FT.	(220.83 SQ.M.)

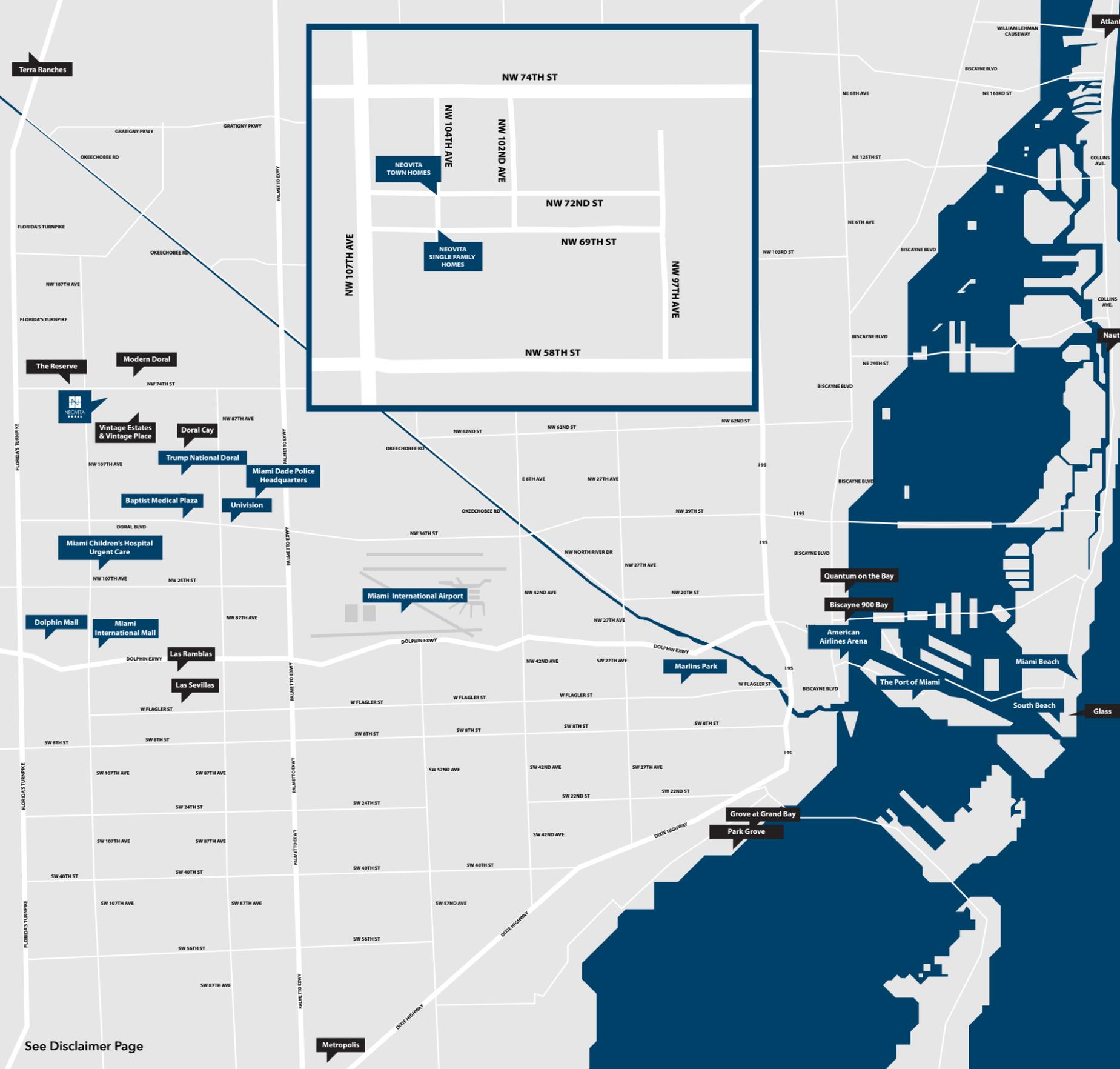
LEVEL 1



LEVEL 2



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CITY OF DORAL

Ideally situated in the peaceful yet central City of Doral, NEOVITA is just minutes away from Miami International Airport, several major highways, Trump National Doral, popular retail destinations like Dolphin and International Mall and an array of delectable restaurants. The City of Doral was named as #2 of America's Top 25 Cities to Live Well by Forbes.com. Its unprecedented growth has been recognized world-wide as one of most elite communities in Miami due to its cultural amenities, top business development and highly educated workforce. NEOVITA is conveniently adjacent to a city park, where residents will be able to enjoy both recreational and eco-friendly activities.

SHOPPING

Dolphin Mall
Miami International Mall

RECREATION AND PARKS

Trump National Doral Golf & Resort Spa

- TPC Blue Monster at Doral
- The Great White Course
- The Jim Mclean Signature Course
- The Gold Course
- The Red Course

 Univision

Doral Meadows Park
 Tamiami Park
 JC Bermudez Park
 Doral Park
 Veterans Park
 Morgan Levy Park
 Marlins Park
 American Airlines Arena

PUBLIC SERVICES

Miami-Dade Police Headquarters
 Medley Fire Department
 Doral City Hall

TRANSPORTATION SERVICES

Miami International Airport
 The Port of Miami
 Federal Reserve Building

HOSPITALS AND MEDICAL CENTERS

Miami Children's Hospital Urgent Care
 Baptist Medical Plaza

SCHOOLS

Elementary
 Dr. Rolando Espinosa K-8 Center (Public)
 Eugenia B Thomas K-8 (Public)
 John I. Smith K-8 Center (Public)
 The Joy Of Learning (Private)
 Renaissance Elementary Charter School (Public)
 Doral Academy Charter School (Public)
 Shelton Academy (Private)
 Divine Savior Lutheran Academy (Private)
 St. Agatha Catholic School (Private)
 Petersen Montessori Academy (Private)

Middle

Shelton Academy (Private)
 St. Agatha Catholic School (Private)
 John I. Smith K-8 Center (Public)
 Dr. Rolando Espinosa K-8 Center (Public)
 Doral Academy Charter Middle School (Public)
 Just Arts and Management Charter Middle School
 Renaissance Middle Charter School (Public)
 Divine Savior Lutheran Academy (Private)

High School

Ronald W. Reagan / Doral Senior High School (Public)
 Divine Savior Lutheran Academy (Private)
 Doral Performing Arts & Entertainment Academy (Public)
 Doral Academy Charter High School (Public)
 Belen Jesuit Preparatory School (Private)

College

Florida International University (Public)
 Miami Dade College (Public)



NEOVITA SINGLE FAMILY HOMES



THE RESERVE



QUANTUM ON THE BAY



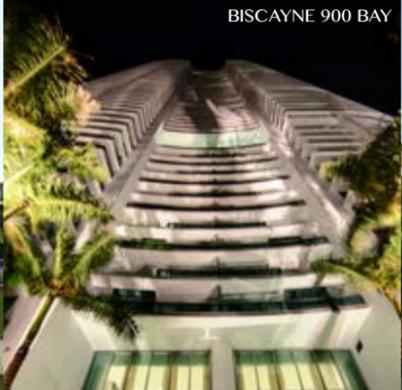
VINTAGE ESTATES



GLASS



TERRA RANCHES



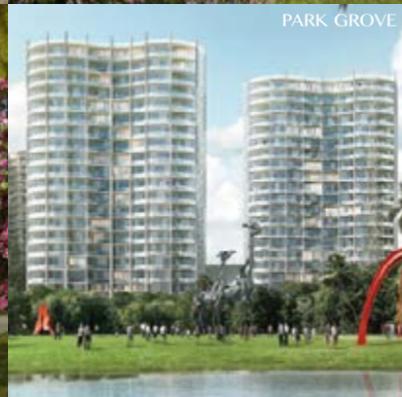
BISCAYNE 900 BAY



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NEOVITA TOWNHOMES



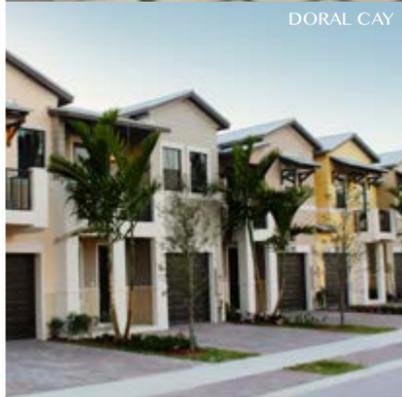
PARK GROVE



METROPOLIS



MODERN DORAL



DORAL CAY



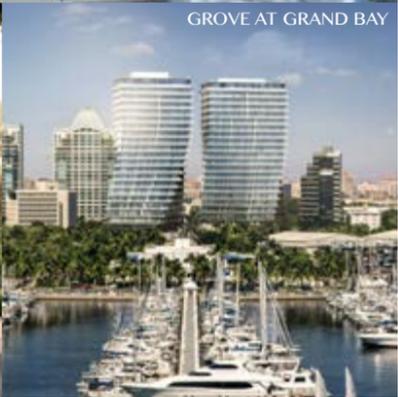
NAUTICA



LAS RAMBLAS



VINTAGE PLACE



GROVE AT GRAND BAY



David Martin
President & Co-Founder



Pedro Martin
CEO & Co-Founder

DEVELOPER TERRA GROUP

Terra Group is a leading Miami-based development company that quickly cultivated a reputation as a trendsetter by creating high-end residential, commercial and mixed-use projects known for their attention to detail and community development. Always setting out to develop projects that will have a positive impact on residents and the surrounding communities, they strive to create and improve upon the local community beginning with their own hiring practices and extending with their active role in local, charitable, civic, arts and cultural organizations.

This project is being developed by Terra Acon Doral Palms LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and you agree to look solely to Developer (and not to Terra Group and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS TO BE FURNISHED BY DEVELOPER. These materials are not intended to be an offer to sell, or solicitation to buy a residence. Such an offering shall only be made pursuant to the prospectus (offering circular) and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a residence be made in, or to residents of, any state or country in which such activity would be unlawful.

Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, to the exterior boundaries of the exterior walls of the residence, and exclude all areas not under A/C, including, without limitation, the garage, entry, covered terraces and/or balconies. Note that measurements as set forth on this floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). Accordingly, the area of the actual space will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Renderings depict proposed views, which are not identical from each residence. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist’s conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a residence of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and re for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein.

Certain items such as the following, which may be seen in model residences (if any), brochures and/or in illustrations, are not included with the sale of a residence: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, chattahoochee, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply. Certain items, if included with the residence, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer’s opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer’s opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Residence. Furnishings are only included if and to the extent provided in your purchase agreement. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded residences. Price changes may occur that are not yet reflected on this brochure. Buyers should check with the sales center for the most current pricing.

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