

New luxury homes make Briarwood a must see

Location has always been a very important factor in determining where homebuyers will purchase. In the case of the gated community of Briarwood, its location as one of Naples' last in-town neighborhoods keeps getting better.

However, it doesn't stop there. The community has introduced a portfolio of new larger floor plans that offer all the amenities that today's homebuyers are looking for including three car garages and spectacular outdoor living areas.

The high demand for quality built homes within a friendly neighborhood prompted Titan Custom Homes to introduce the two neighborhoods within Briarwood. Paver-brick entries and new landscaping set the two intimate cul-de-sac neighborhoods of Bella Lago and Sereno apart and create an exciting sense of arrival.

Bella Lago, located on the north side of the community, consists of a total of 35 home sites with only 12 home sites remaining. Luxury estate homes in Bella Lago are priced well under \$1 million.

Sereno will have a total of 38 homes at build out. Currently, there are only 18 home sites remaining for sale. Estate-sized homes in Sereno are priced from the \$500's.

The neighborhoods offer estate and executive-sized homes with water and preserve views from many home sites.

Two beautifully furnished models are currently open daily in Briarwood for your personalized tour.

The Grande Cypress, which was the 2006 Showcase Home for the Collier Building Industry Association's Parade of Homes, is a three-bedroom plus study/three-and-a-half bath home with 3,268 square feet under air and 4,935 total square feet, including a three-car garage.

Highlights of the plan include a parlor with fireplace, a circular formal dining room with soaring two-story ceiling, a Butler's pantry with sink and refrigerator and a gourmet kitchen with island counter with sink.

Adjacent to the kitchen is a 16- by 21-foot gathering room with walls of glass that retract back at a 90-degree angle and a master suite with two walk-in closets and a luxurious



The Grande Cypress, a three-bedroom plus study/family room/three-and-a-half-bath home with 3,268 square feet under air and 4,935 total square feet including three-car garage is just one of many larger designed homes now being offered at Briarwood.

master bath and dressing area.

The Granada is a three-bedroom plus study/three-bath home with 2,746 square feet under air and 3,802 total square feet.

Highlights of the plan include a 21- by 23-foot living room with direct views of the pool and lake beyond from the entry foyer, an open kitchen with large walk-in pantry and breakfast nook, a formal 15- by 12-foot dining room and master suite with two walk-in closets and direct pool access.

The study also has walls of sliding glass that overlook the pool

Briarwood

LOCATION

Radio Road
off Livingston Road

PROFILE

Single-family homes

PRICE

From the \$500's

*Communities of
SW Florida*

that retract back at a 90-degree angle to bring the outdoors in.

Upgrades as standard features are available in every home Titan builds. Those interior upgrades include stainless steel appliances, granite countertops in the kitchen and master bath, wood cabinets in the kitchen and master bath, crown

molding in main living areas and Kohler faucets throughout.

Exterior upgrades in every home offered by Titan include an outdoor summer kitchen, an oversized pool and spa, beautifully landscaped entry, tile roof, paver walkways, driveway and lanai and an oversized home site.

The efforts of Titan Custom Homes have been recognized by the building industry through the awarding of the coveted Sand Dollar Award to the Granada model and 'Best of Parade' Award at the recent CBIA Parade of Homes, held in October of 2006 to the Grande Cypress model, the Parade's showcase home.

Homebuyers that visit Briarwood discover a private, traditional community with Royal Palm tree-lined streets and new Tuscan-inspired, Mediterranean-style homes. Located in the popular Livingston Road corridor, Briarwood is conveniently close to the beaches, shopping, the Fifth Avenue South district and is in easy access to North Naples and Bonita Springs.

Lifestyle amenities available to Briarwood homeowners include a privacy gate with a second planned gate at the Livingston Road entry, an air-conditioned clubhouse, two tennis courts, children's playground, 3-acre community park, soccer field, beach volleyball court and two heated swimming pools. Association dues are

reasonably priced, just \$58 per month.

In addition to the homes in Briarwood, Titan Custom Homes can build in Olde Cypress, Quail West or on your own home site.

Titan Custom Homes has been responsible for the construction, management and development of more than 1,000 homes in quality neighborhoods throughout Southwest Florida since 1992. Those neighborhoods include Villas at Island Park Village in South Fort Myers, Executive Homes of Sawgrass in Palm River, Carriage Homes of Dover Place in Briarwood, Executive Homes of Ibis Landing in Olde Cypress, Courtyard Homes of Terramar in Olde Cypress and Executive Homes of Villa Tuscany in Palmira Golf & Country Club.

Additionally, Titan Custom Homes has built Estate Homes in Wyndemere, Palmira Golf & Country Club, Olde Cypress, Lely Country Club, Olde Naples, Berkshire Lakes, Grandezza, Golden Gate Estates and Cocahatchee Estates in Palm River.

For more information call (239) 643-2399 or visit the on-site Briarwood model center located on Livingston Road, just south of Golden Gate Parkway. The office is open Monday through Saturday from 10 to 6, and Sunday, noon to 5. The company's Web site is www.titancustomhomes.com.