



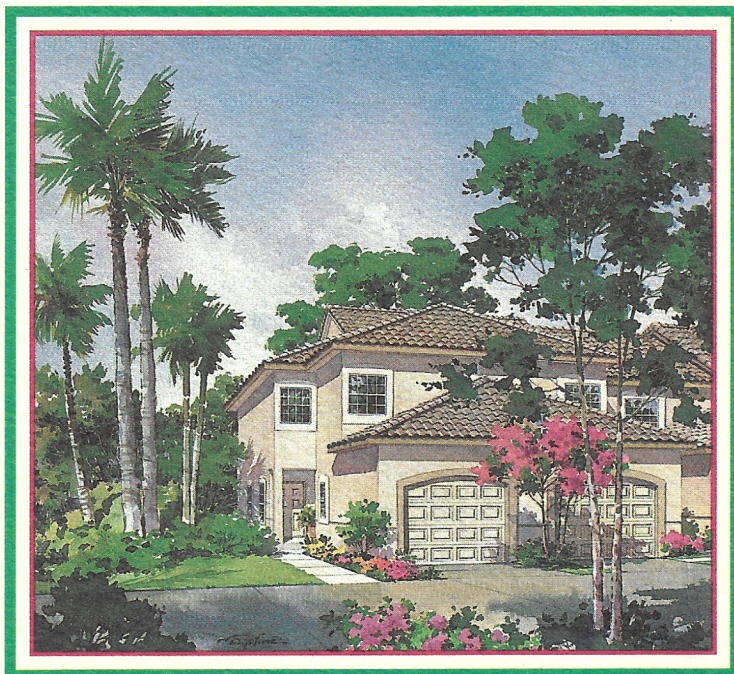
San Sebastian

VILLAGE HOMES ♣ ARVIDA'S WESTON

Welcome to San Sebastian Village Homes. And to all the advantages of Arvida's Weston® community.

You'll see soft sand-colored walls beneath warm, earth-toned tile rooflines. Elegant archways. And intimately-scaled clusters of only four to six, two-story village homes set amid Arvida's trademark landscaping.

For a moment, you'll think you're in a charming mediterranean village. But you're really someplace that's even better. You're in San Sebastian Village Homes, part of Arvida's Weston community in southwest Broward.





Step inside a San Sebastian Village Home at Arvida's Weston. You can select from five different floor plans, offering from two to four bedrooms, plus a one-car garage. Even the names sound unique: Antilles. Barbados. Castille. Dominique. Elán.

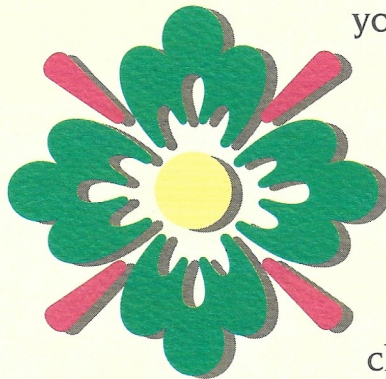
Each Village Home has a spacious, indoor/outdoor feel that's reinforced by tall, nine-foot high ceilings and a living room that opens, through broad sliding glass doors, to a private patio. Some homes feature a formal living room and dining room. Others offer a great room.

Downstairs, you'll also have a full, GE-appliance equipped kitchen with European-style mica cabinets and handy, open serving counter for snacks or easy entertaining. There's even a convenient

powder room. And upstairs, for added privacy, the master suite offers ample closet space and a spacious bath area.

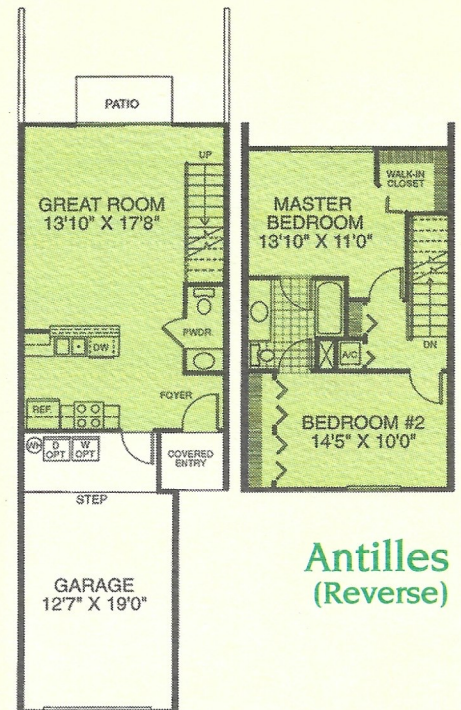
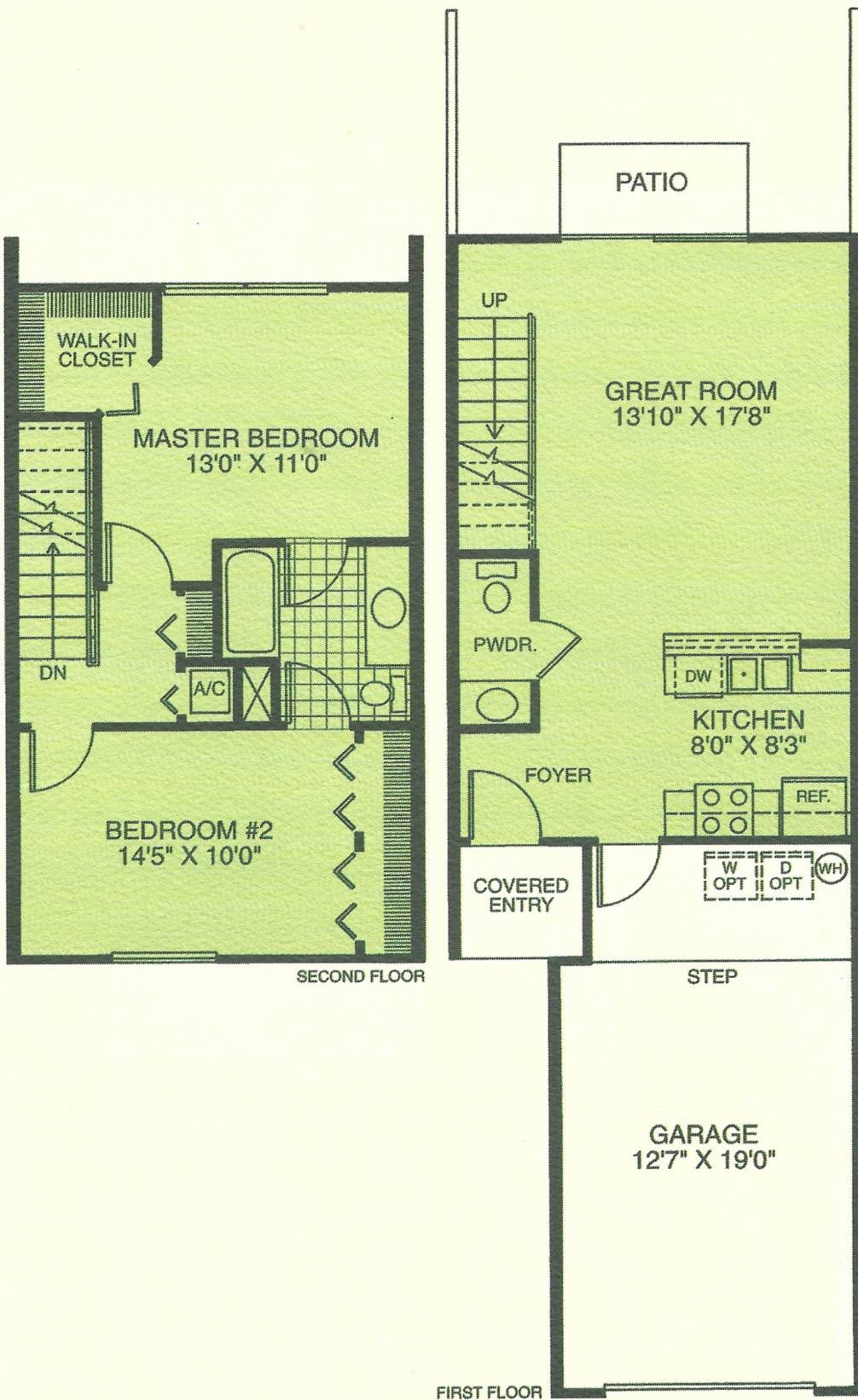
The beauty of living at San Sebastian extends outdoors, as well. Because when you're not enjoying life indoors, you can enjoy yourself outdoors at San Sebastian's neighborhood recreation center.

Play a pick-up game of volleyball on a weekend morning. Watch your children play with their newfound friends at the tot lot. Or swim a few leisurely laps in the competition-size pool before relaxing on the adjacent sundeck. Life at San Sebastian is easy to enjoy. And the fact that it's part of Arvida's Weston community makes it even more so.



Illustrations are artist's depiction only, and in production, may not be as shown. Prices, plans, specifications, color schemes, dimensions and materials are subject to change or substitution without notice. Landscaping depicted not to scale, and may vary as to maturity and number.

ARVIDA



**Antilles
(Reverse)**

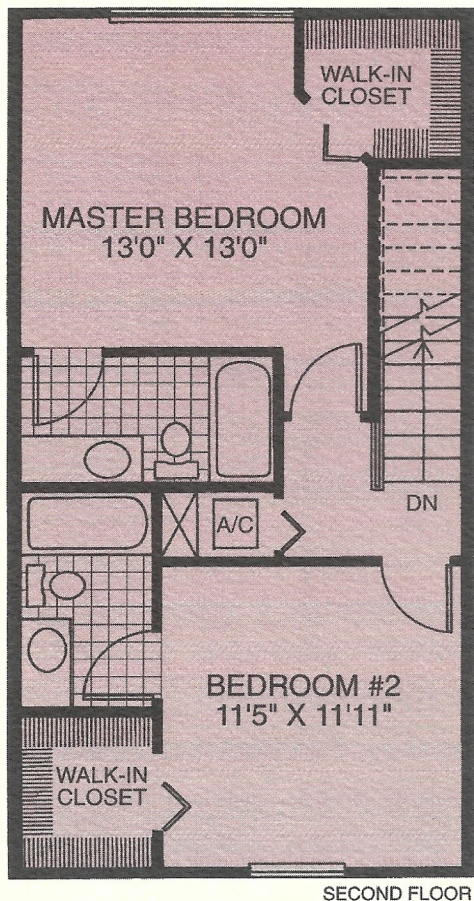


Antilles

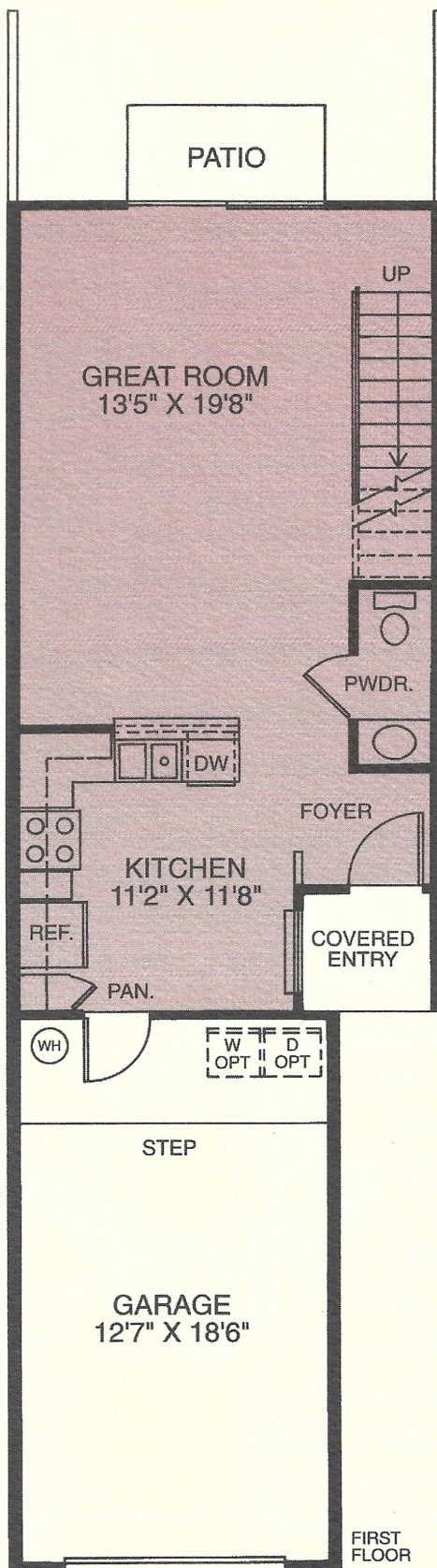
Two Bedrooms,
One and One-Half Baths
with Great Room.

Interior Living Area:
(Air Conditioned) 933 SQ. FT.
Garage: 297 SQ. FT.
Total: 1,230 SQ. FT.

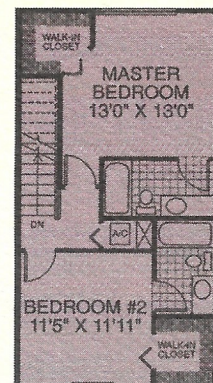
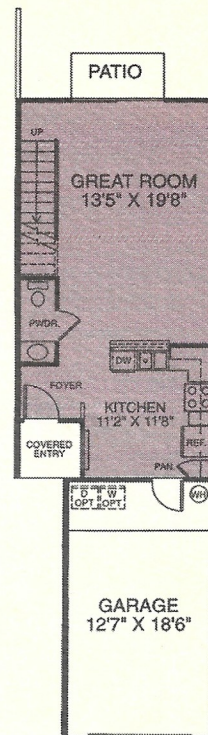
All areas are approximate and may vary.



SECOND FLOOR



FIRST FLOOR



Barbados
(Reverse)



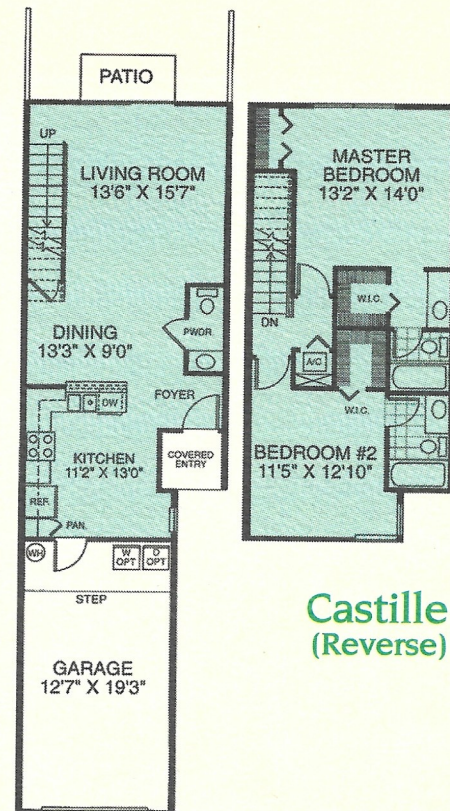
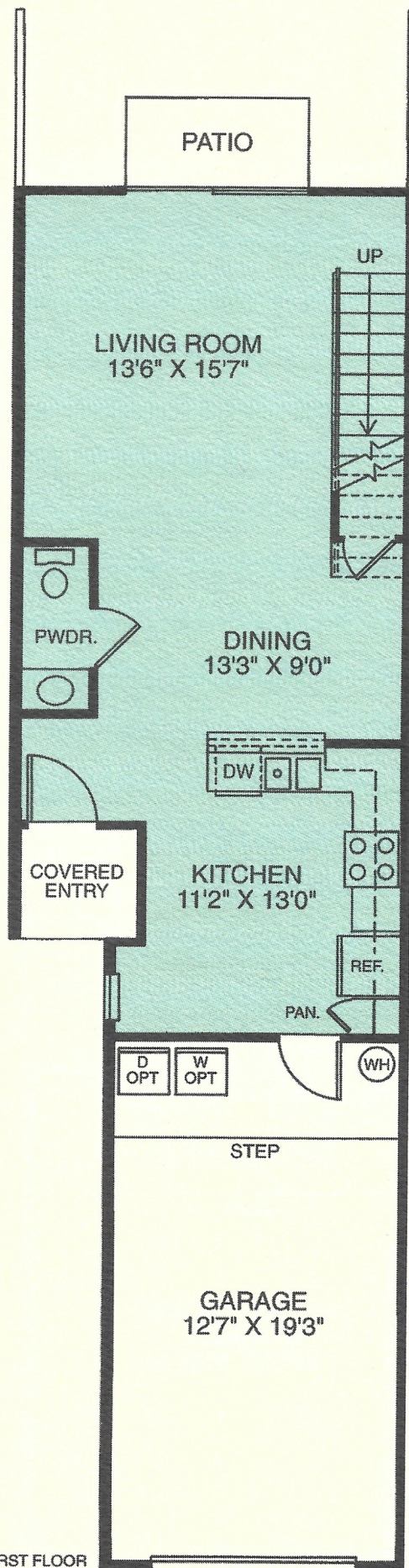
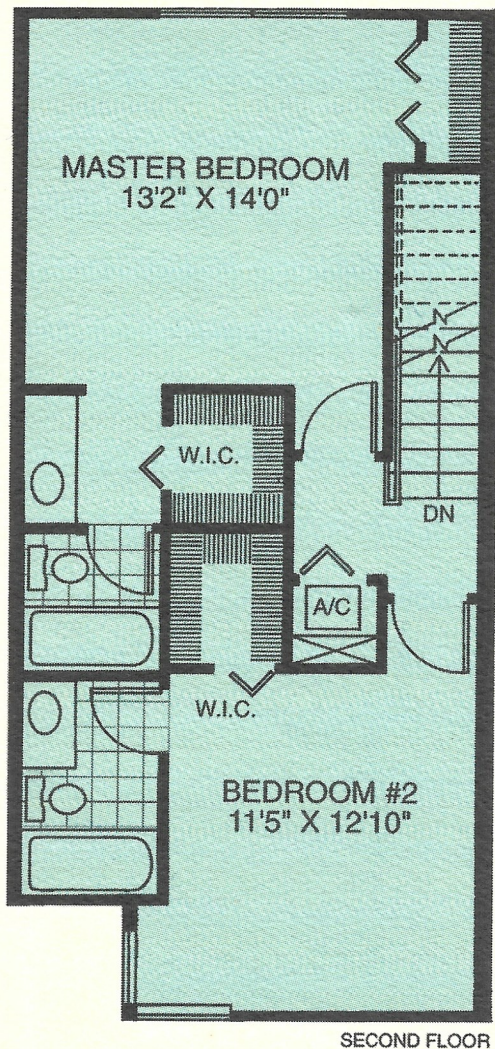
Barbados

Two Bedrooms,
Two and One-Half Baths
with Great Room.

Interior Living Area:
(Air Conditioned) 1,100 SQ. FT.
Garage: 288 SQ. FT.
Total: 1,388 SQ. FT.

All areas are approximate and may vary.

Illustrations are artist's depiction only, and in production, may not be as shown. Prices.



Castille
(Reverse)

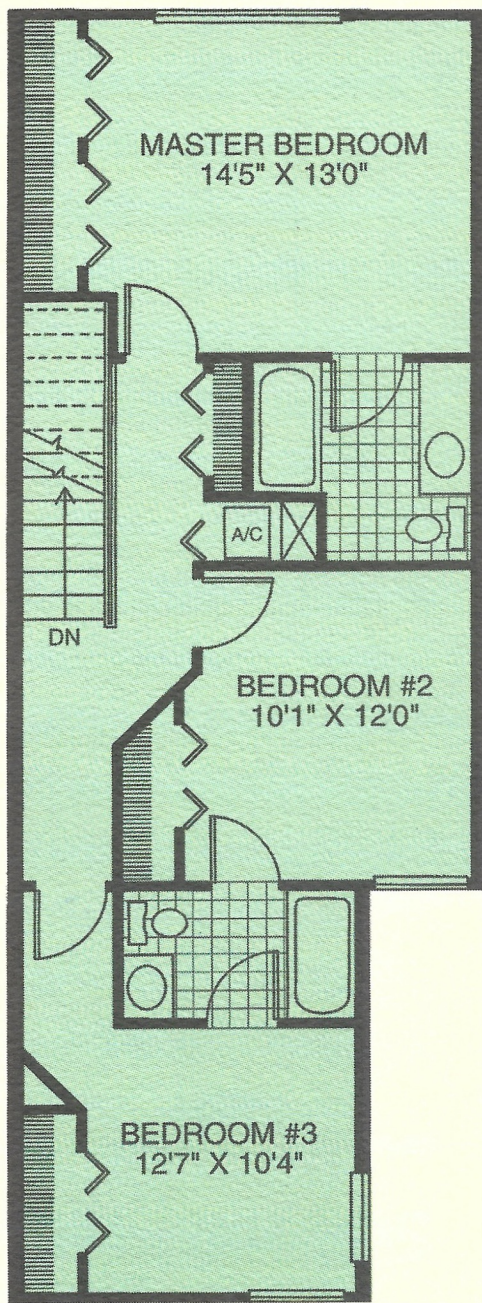


Castille

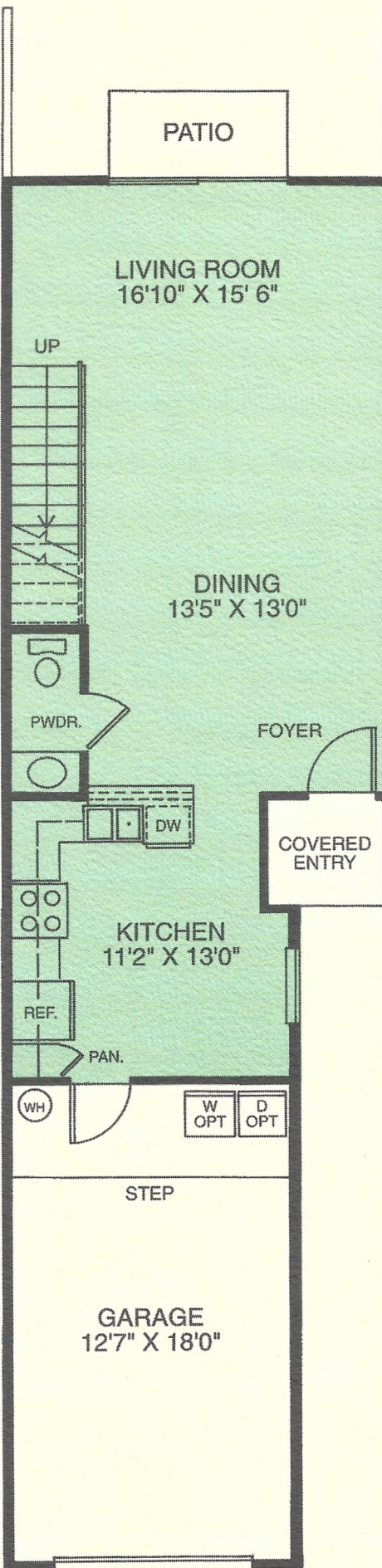
Two Bedrooms,
Two and One-Half Baths
with Living Room and
Dining Room.

Interior Living Area:
(Air Conditioned) 1,208 SQ. FT.
Garage: 297 SQ. FT.
Total: 1,505 SQ. FT.

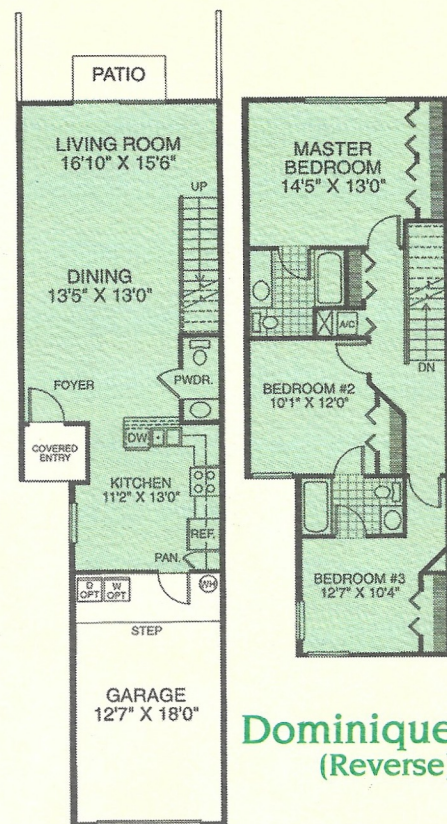
All areas are approximate and may vary.



SECOND FLOOR



FIRST FLOOR



Dominique
(Reverse)

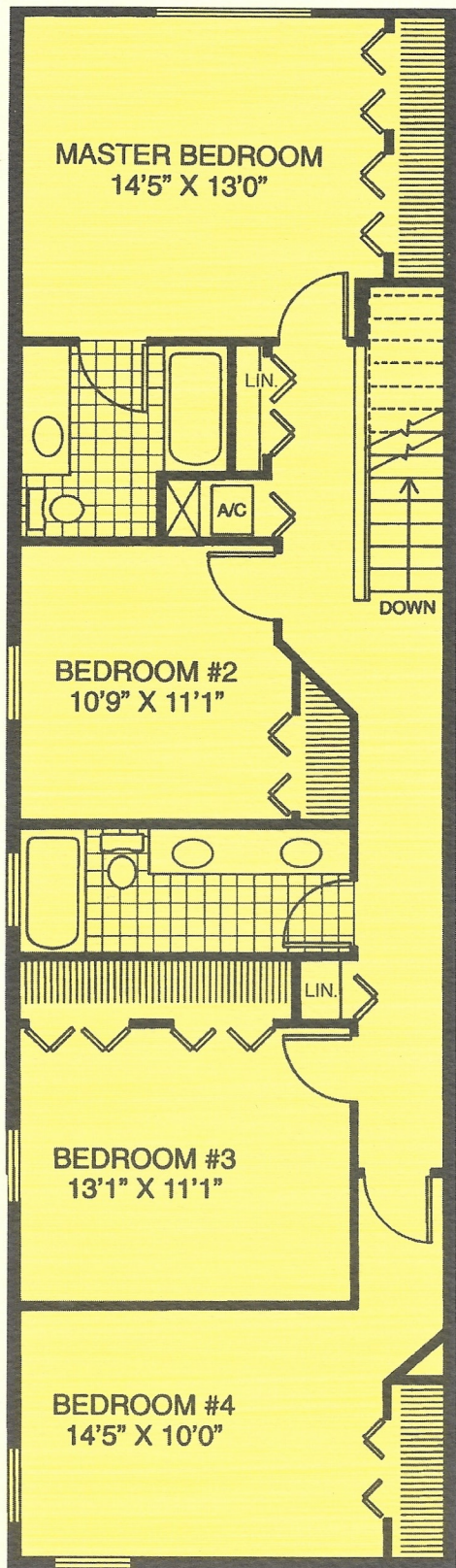


Dominique

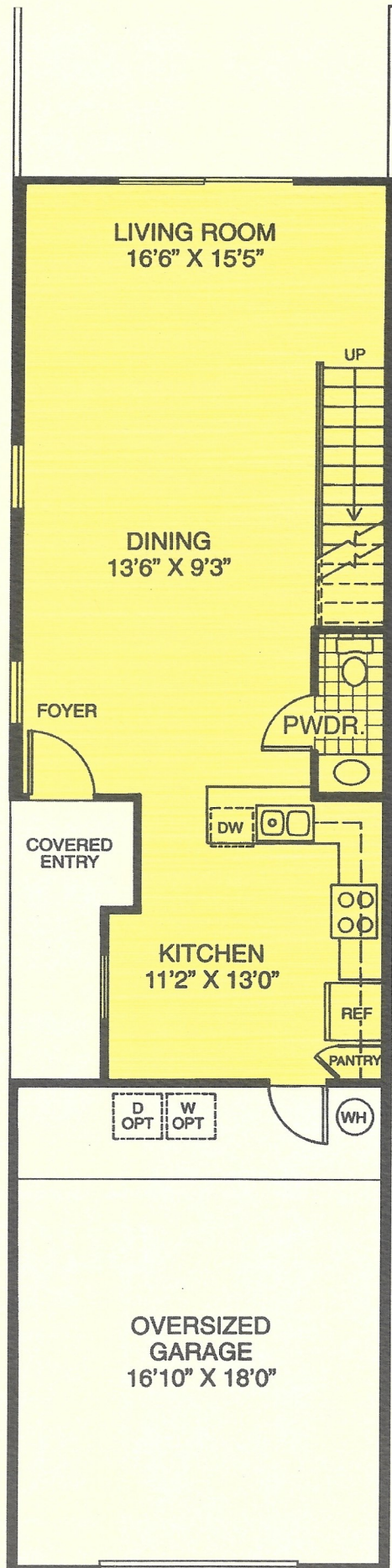
Three Bedrooms,
Two and One-Half Baths
with Living Room and
Dining Room.

Interior Living Area:
(Air Conditioned) 1,402 SQ. FT.
Garage: 281 SQ. FT.
Total: 1,683 SQ. FT.

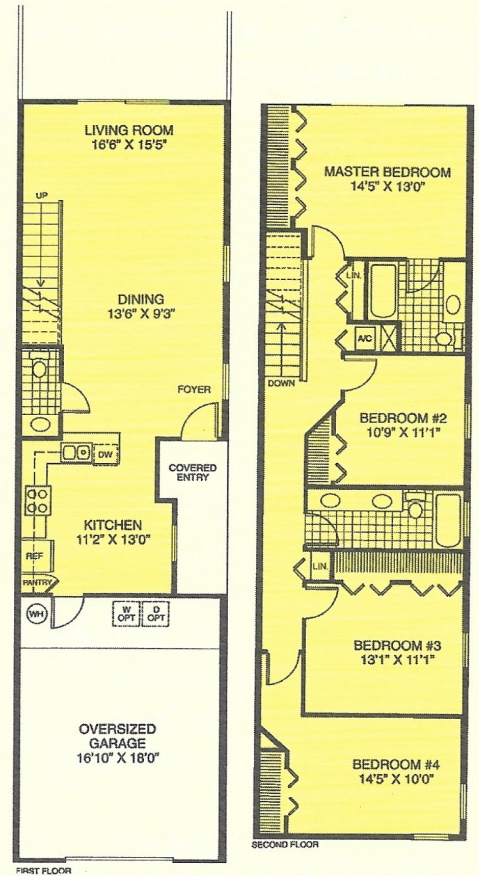
All areas are approximate and may vary.



SECOND FLOOR



FIRST FLOOR



Antilles
(Reverse)



Elán

Four Bedrooms,
Two and One-Half Baths
with Living Room and
Dining Room.

Interior Living Area:
(Air Conditioned) 1,662 SQ. FT.
Garage: 370 SQ. FT.
Total: 2,032 SQ. FT.

All areas are approximate and may vary.

Features

- Solid built concrete and steel structural construction with handsome architectural accents
- Central air conditioning and heating
- Concrete stairway
- A generous flooring selection is offered to personalize your interior decor
- Decorator lighting throughout
- Convenient pre-wired telephone outlets
- Cable TV system with pre-wired outlets
- Ventilated vinyl-clad closet shelving
- Electric door chime
- Architecturally accented and insulated steel front entry door
- Steel deadbolt front door lock
- Front door security viewer
- Large sliding glass door overlooking the patio and beautiful back yard
- White framed windows
- Smoke and heat detectors
- Utility area
- Spacious one-car garage
- Metal bi-fold doors
- Pre-wired for garage door opener

Kitchen

- G.E. 18 cu. ft. no-frost refrigerator/freezer with ice maker
- G.E. 3 cycle dishwasher
- Dual speed range hood
- G.E. range/self-cleaning oven with panoramic black glass door
- 1/3 horsepower garbage disposal
- Stainless steel double sink

- European-style cabinetry with hardware
- Custom-crafted mica counters
- Separate pantry for added storage, where applicable
- Separate breakfast area

Baths

- Master bath with tiled shower/tub area and ceramic tile floors
- Single lever faucets in all sinks and shower
- Mirrored medicine cabinets in appropriate models

Exterior

- Covered entry
- Specially designed exterior elevation
- Mediterranean-style cement tile roof
- Tastefully designed community street lighting and mail boxes
- All underground utilities
- Automatic timed underground front yard sprinkler system
- Sodded and landscaped homesite

Energy Watch Package

- Tinted glass windows
- High-efficiency air conditioning system
- R-19 insulation in attic ceiling
- R-3 insulation in all exterior walls
- R-11 insulation in frame wall areas
- 40 gallon quick recovery water heater
- Copper wire electric distribution system from panel box



WESTON® BY ARVIDA.
IT'S ALL HERE IN YOUR HOMETOWN.

Builder reserves the right to substitute brand name equipment, materials and appliances at its discretion and subject to availability.

Weston Sales & Information Center, 2290 Arvida Parkway, Ft. Lauderdale, Florida, (305) 384-1900 or (800) 847-1900

©1995 Arvida. Weston Realty Sales, Ltd. Licensed Real Estate Broker. Artist rendering, prices, plans, dimensions and availability are subject to change without notice. Weston is a planned community with many types of homes, some of which may be constructed and sold by builders other than Arvida/IMB Partners, the obligations of which builders are not guaranteed by Arvida/IMB Partners. The Weston community is not within incorporated municipal boundaries. The use of certain recreational facilities may require membership in a club(s) and/or payment of membership, and/or use fees. Eligibility to apply for membership may be limited to certain areas within or without the Weston community. Please refer to the applicable membership plan documents to determine eligibility, rights and obligations for all club(s) in the Weston community.



ARVIDA
Print Date: 2/95