



**Newport Isles**  
Port St. Lucie, Florida 34953  
Sales Office: 772-343-8288

As of: 12/25/2004



For Less Than You Imagined!

Thank you for visiting the CentexHomes.com website and requesting an E-Brochure for Newport Isles. If you have any questions regarding this community, please feel free to contact our sales office.

Sales Office Hours: Mon - Sun, 10:00 - 6:00.

Newport Isles will be a grand community boasting a Port St. Lucie location with proposed amenities including two heated community swimming pools, two lighted tennis courts, cabana and a volleyball court. All this within a brand new townhome and single family community!

Price Range: \$171s-\$299s  
Square Foot Range: 1,303-3,384  
Bed Range: 2-6  
Bath Range: 2-4

**Driving Directions:**

Directions to sales center: I95 to exit 101 east, highway 76 (Kanner Highway), east to Indian Street, SE to US1, S to Lowes shopping plaza on right.



**Adriatic**



**Baltic**



**Drake**



**Caspian**



**Flores**



**Gibraltar**



**Hudson**



**Manitoba**



**Ontario**



**Panama**



**Sacramento**



**Tasman**



**Winnipeg**

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## Neighborhood Layout



## Community Information

### ***Newport Isles Single Family Features***

Single Family plans include: Drake, Flores, Gibraltar, Hudson, Manitoba, Ontario, Panama, Sacramento, Winnipeg, Tasman

### **Community Features**

- Newport Isles by Centex Homes, one of the nation's largest and most trusted homebuilders, is in a prime location convenient to entertainment, shopping and more!
- Scenic master-planned community
- Proposed community features and amenities include an impressive guard gated main entry, sidewalks, heated pool, and clubhouse with media and game room
- Easy access to I-95 and Florida's Turnpike
- Convenient one-stop home shopping with Centex Homes, CTX Mortgage and Commerce Title

### **Exterior Features**

- RWC Ten-Year Limited Structural Warranty
- Professionally designed landscaping
- Sturdy cement block construction with lightly textured stucco finish (second floor wood frame)
- Long-lasting concrete tile roof in choice of coordinating colors
- Broom-swept concrete driveways and entry walk
- Outdoor wall bracket coach light with clear beveled glass in matte finish
- White electro-static sliding glass door and windows with screens
- Elegant divided light front windows
- Durable metal hurricane panels
- Raised panel garage door with opener and dual button remote for entry gate access
- Two convenient exterior hose bibs
- Elegant etched swirl glass fixture at foyer
- Pest Defense System® piped throughout selected walls with convenient exterior access for service

**Interior Features**

- Energy saving R19 ceiling insulation
- Energy-efficient 50-gallon water heater
- Elegant marble window sills
- Knockdown textured walls and ceilings (except baths receive orange peel walls)
- Choice of paint in decorator colors
- Attractive raised panel interior doors
- Wood colonial door casing and baseboards
- Ventilated, vinyl-clad steel closet shelving
- Raised-panel entry door with peepsite

**Flooring Features**

- Stylish 18" x 18" ceramic tile in Foyer, Kitchen, Breakfast Area and Laundry Room in choice of colors (includes one box of extra main floor tile)
- Stain-resistant carpet in Bedrooms and all Living areas in choice of colors
- Stylish 14" x14" ceramic floor tile with cut tile base in all Baths in choice of colors

**Electrical Features**

- 150-amp service
- Cable TV pre-wiring in Living Area and all Bedrooms
- Telephone jack pre-wiring in Kitchen and all Bedrooms
- Ceiling fan pre-wire outlet and switch in Living area and all Bedrooms
- Alarm system with contacts at all moveable openings (excluding overhead garage door) plus siren and keypad
- Digital thermostat
- Pendant light fixture in Breakfast area (per plan)
- White mushroom light fixtures in Hallway, Stair, and walk-in closet areas

**Kitchen Features**

- Stylish recessed lighting
- Attractive flat-panel oak cabinetry with concealed hinges
- Mica countertops with matching backsplash in choice of decorative colors
- MOEN® Chateau faucet with side spray
- Classic 50/50 stainless sink

**Appliance Features**

- Whirlpool® 18.2 cubic foot top mount refrigerator with factory installed automatic ice maker
- Whirlpool® self cleaning oven with coil range
- Whirlpool® 5 cycle, 3 level Energy Star® dishwasher
- Whirlpool® convenient 1/3-hp garbage disposal

**Bathroom Features**

- Mica vanity tops with steel drop-in sink in Master and Secondary Baths
- Acrylic tub with tiled walls in Master and Secondary Baths
- Quality Mansfield® elongated toilet in Master Bath, Secondary Baths and Powder Room
- Hollywood lighting in all Baths
- Quality Mansfield® pedestal sink in Powder Room
- Mirrored, recessed medicine cabinets with stylish chrome edge in Master and Secondary Baths
- Attractive flat-panel oak vanities with concealed hinges in Master and Secondary Baths
- Quality MOEN® faucets in all Baths
- Decorative octagonal wall mount mirror in Powder Room
- Ceramic towel bars in all Baths
- 42" high mirrors width of vanity in all full Baths

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**Newport Isles Townhome Features**

Townhome plans include: Adriatic, Baltic, Caspian

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- Scenic master-planned community

- Proposed community features and amenities include an impressive guard gated main entry, sidewalks, heated pool, clubhouse with media and game room
- Easy access to I-95 and Florida's Turnpike
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**Exterior Features**

- RWC Ten-Year Limited Structural Warranty
- Professionally designed landscaping
- Convenient community sprinkler system
- Sturdy cement block construction with lightly textured stucco finish (second floor wood frame)
- Long-lasting concrete tile roof
- Broom-swept concrete driveways and entry walk
- Outdoor wall bracket coach light with clear beveled glass in matte finish
- White electro-static sliding glass door and windows with screens
- Elegant divided light front windows
- Durable metal hurricane panels
- Raised panel garage door with opener and dual button remote for entry gate access
- Two convenient exterior hose bibs
- Elegant etched swirl glass fixture at foyer
- Pest Defense System® piped throughout selected walls with convenient exterior access for service
- 5' high privacy fence

**Interior Features**

- Energy saving R19 ceiling insulation
- Energy-efficient 40-gallon water heater
- Elegant marble window sills
- Knockdown textured walls and ceilings (except baths receive orange peel walls)
- Attractive raised panel interior doors
- Choice of paint in decorator colors
- Wood colonial door casing and baseboards
- Ventilated, vinyl-clad steel closet shelving
- Raised-panel entry door with peepsite

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- Digital thermostat
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**Bathroom Features**

- Mica vanity tops with steel drop-in sink in Master and Secondary Baths
- Quality Mansfield® elongated toilet in Master Bath, Secondary Baths and Powder Room
- Acrylic tub with tiled walls in Master and Secondary Baths
- Hollywood lighting in all Baths
- Recessed vapor-proof light in Master Bath
- Quality MOEN® faucets in all Baths
- Quality Mansfield® pedestal sink in Powder Room
- Mirrored, recessed medicine cabinets with stylish chrome edge in Master and Secondary Baths
- Attractive flat-panel oak vanities with concealed hinges in Master and Secondary Baths
- Decorative octagonal wall mount mirror in Powder Room
- Ceramic towel bars in all Baths
- 42" high mirrors width of vanity in all full Baths

## Features

Newport Isles by Centex Homes, one of the nation's largest and most trusted homebuilders, is in a prime location convenient to entertainment, shopping and more! Proposed community features and amenities include an impressive guard gated main entry, sidewalks, heated pool, and clubhouse with media and game room in a scenic master planned community.

## Community Amenities

- Clubhouse
- Community Pool
- Gated Community
- Sidewalks

## Community Home Types

- Single Family
- Townhomes

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### Adriatic

Priced From: \$171,990

1,303 Sq.Ft.      1 Living Area    2 Story  
2 Bedrooms      1 Car Garage    Master Bedroom Upstairs  
2 Full /1 Half Bath      Status: Plan to build

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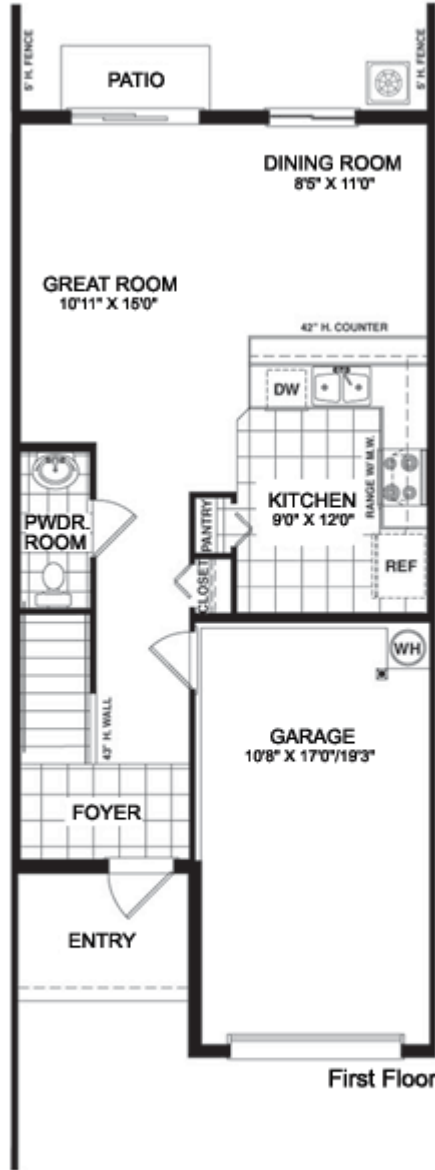


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### Adriatic - Floorplan 1 of 1



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### Baltic

Priced From: \$189,990

1,495 Sq.Ft.	1 Living Area	2 Story
3 Bedrooms	1 Car Garage	Master Bedroom Upstairs
2 Full /1 Half Bath		Status: Plan to build

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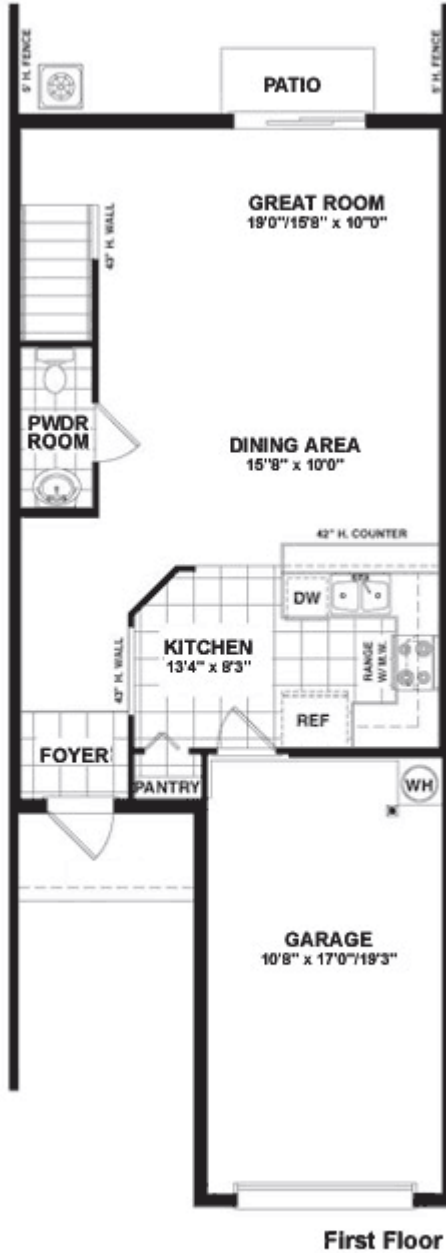


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### Drake

Priced From: \$189,990  
1,348 Sq.Ft. 1 Living Area 1 Story  
3 Bedrooms 1 Car Garage Status: Plan to build  
2 Full Bath

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### Drake - Floorplan 1 of 1



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**CENTEX HOMES**  
50 Years of Homebuilding

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**Caspian**

Priced From: \$210,990

1,829 Sq.Ft.       3 Living Areas   2 Story  
3 Bedrooms       1 Car Garage   Master Bedroom Upstairs  
2 Full /1 Half Bath                        Status: Plan to build

The Caspian is being built in our Newport Isles community.

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### Caspian - Floorplan 1 of 1



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### Flores

Priced From: \$213,990  
1,605 Sq.Ft. 2 Living Areas 1 Story  
4 Bedrooms 2 Car Garage Status: Plan to build  
2 Full Bath

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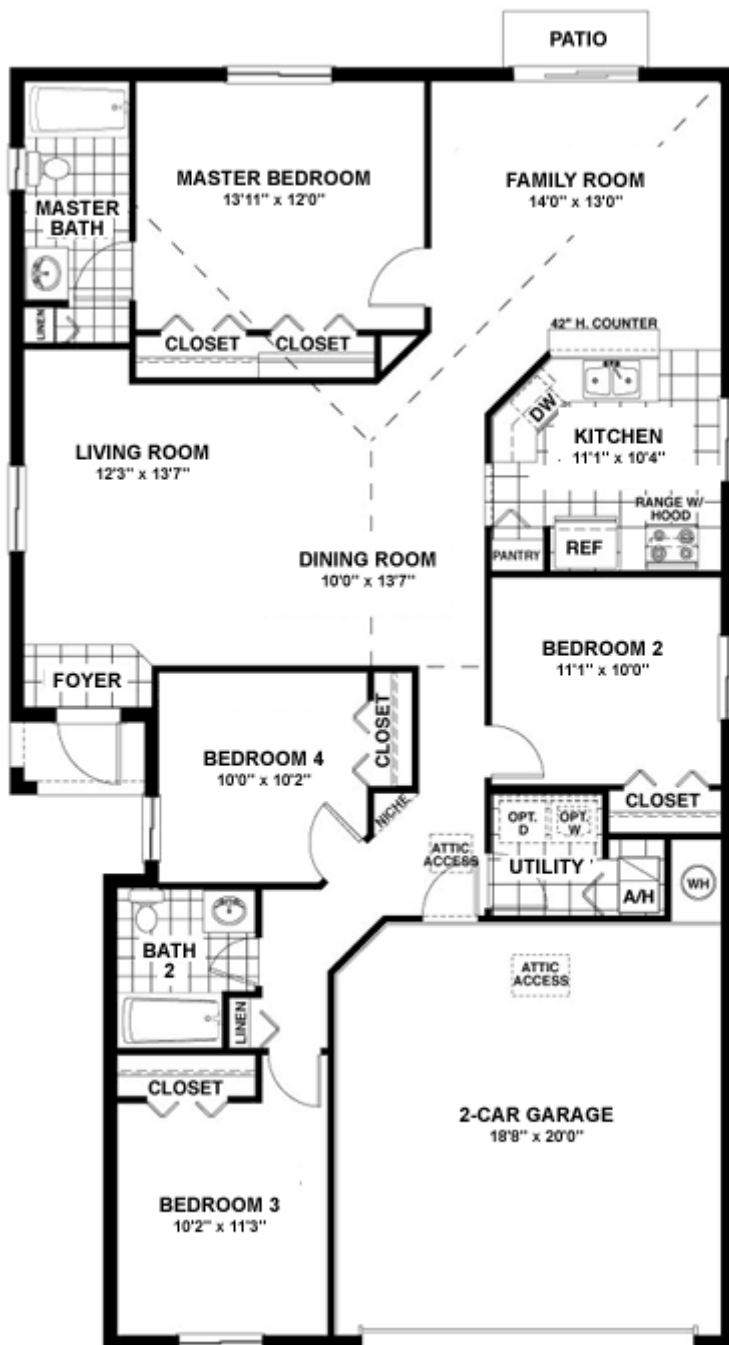


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### Flores - Floorplan 1 of 1



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### Gibraltar

Priced From: \$225,990  
1,695 Sq.Ft. 2 Living Areas Status: Plan to build  
3 Bedrooms 1 Car Garage  
2 Full Bath

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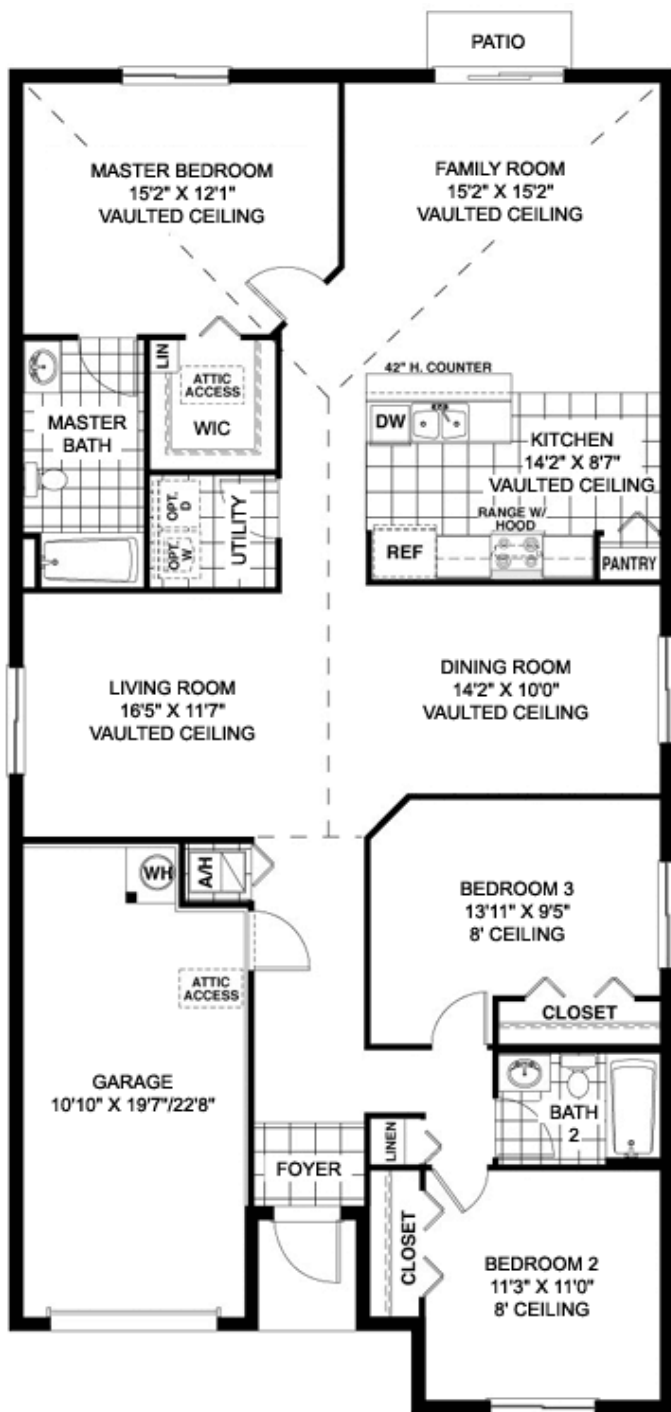


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### Gibraltar - Floorplan 1 of 1



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## Hudson

Priced From: \$254,990  
1,839 Sq.Ft. 2 Living Areas 1 Story  
3 Bedrooms 2 Car Garage Status: Plan to build  
2 Full Bath

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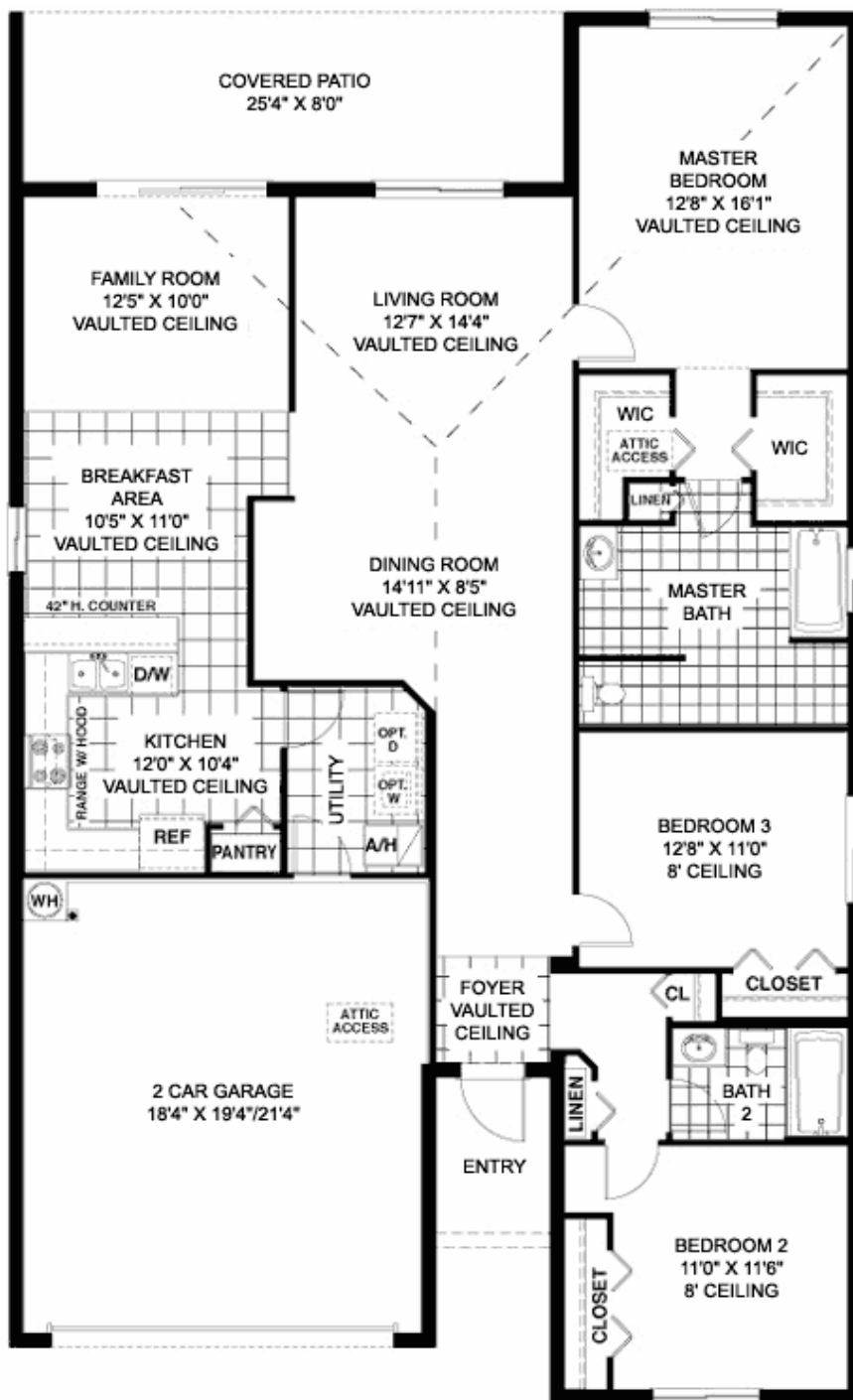


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**Manitoba**

Priced From: \$257,990

1,929 Sq.Ft.      2 Living Areas   2 Story  
4 Bedrooms      2 Car Garage   Master Bedroom Upstairs  
2 Full /1 Half Bath      Status: Plan to build

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### Manitoba - Floorplan 1 of 1



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## Ontario

Priced From: \$260,990  
2,062 Sq.Ft. 2 Living Areas 1 Story  
4 Bedrooms 2 Car Garage Status: Plan to build  
2 Full Bath

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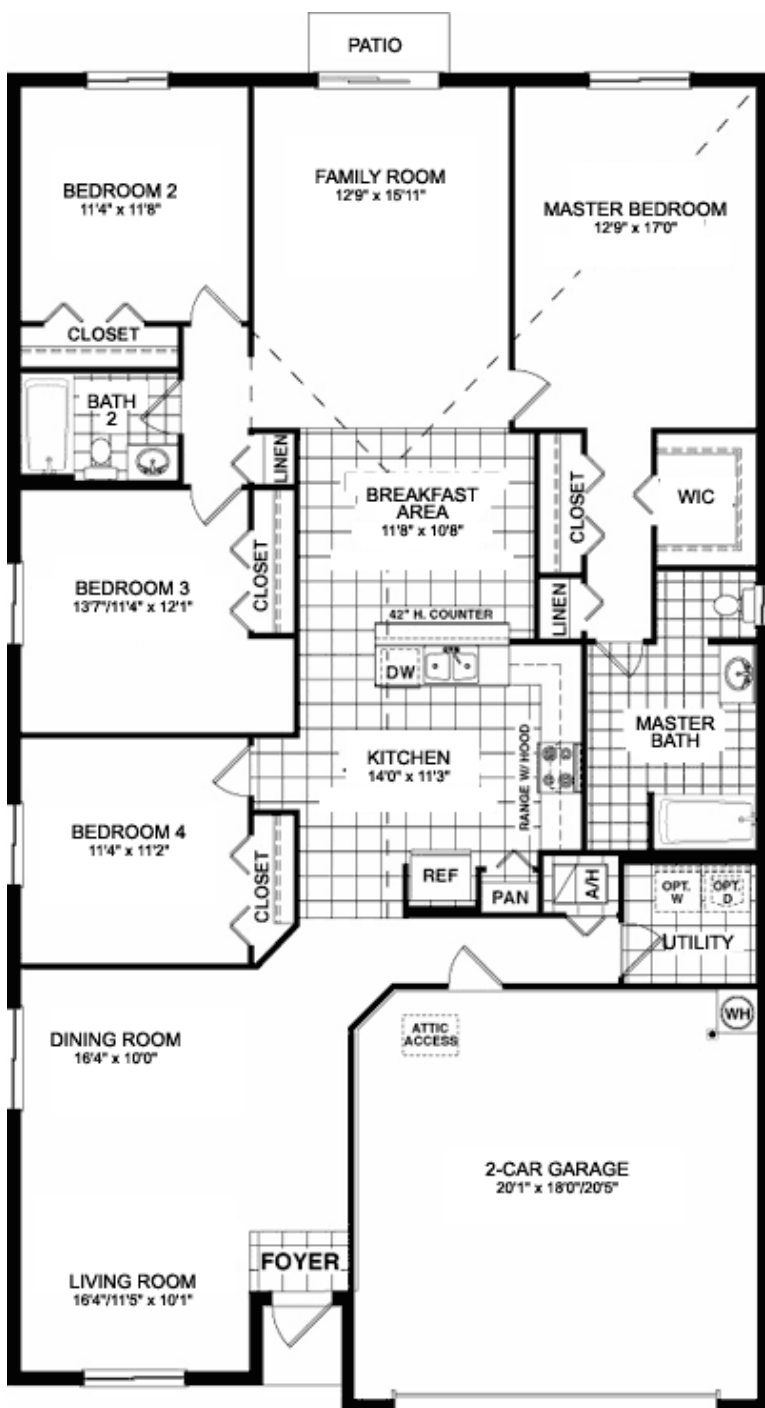


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### Ontario - Floorplan 1 of 1



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### **Panama**

Priced From: \$267,990

2,625 Sq.Ft.            3 Living Areas   2 Story  
3 Bedrooms            2 Car Garage   Master Bedroom Upstairs  
2 Full /1 Half Bath    Status: Plan to build

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### Sacramento

Priced From: \$280,990

2,672 Sq.Ft.      3 Living Areas   2 Story  
4 Bedrooms      2 Car Garage   Master Bedroom Downstairs  
2 Full /1 Half Bath      Status: Plan to build

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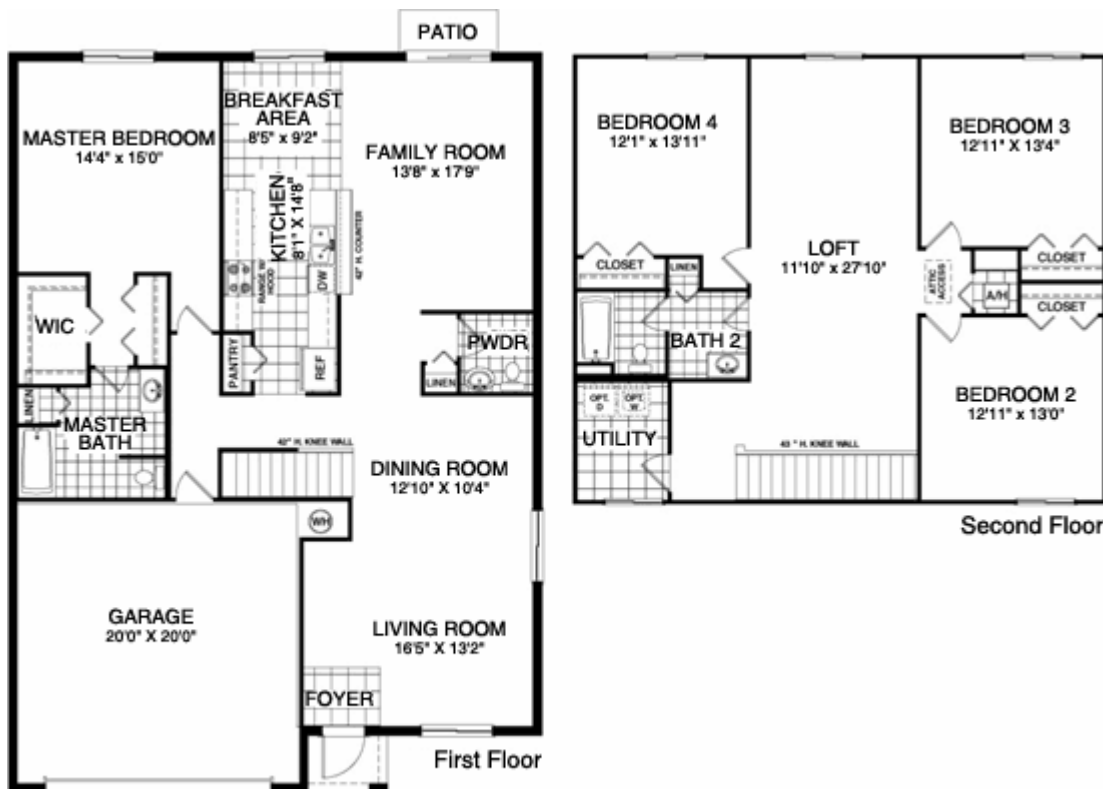


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### Tasman

Priced From: \$282,990

3,077 Sq.Ft. 2 Living Areas 2 Story

5 Bedrooms 2 Car Garage Master Bedroom Upstairs

3 Full Bath Status: Plan to build

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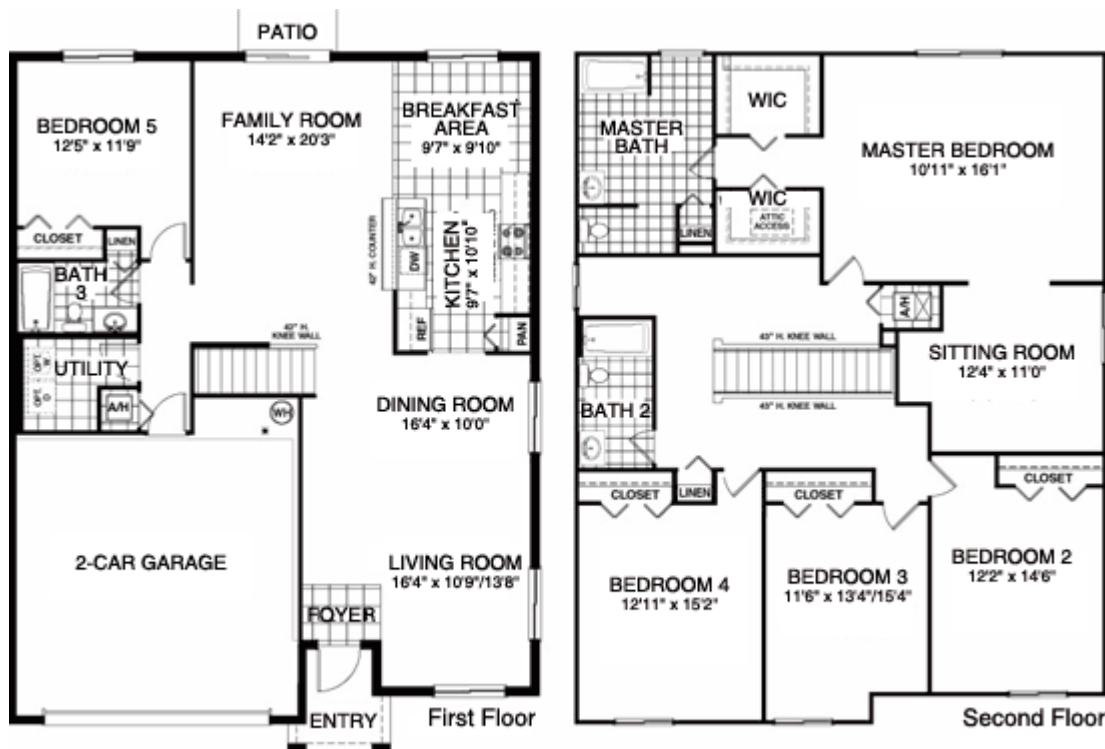


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### Tasman - Floorplan 1 of 1



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### Winnipeg

Priced From: \$299,990  
3,384 Sq.Ft. 3 Living Areas 2 Story  
6 Bedrooms 2 Car Garage Master Bedroom Upstairs  
4 Full Bath Status: Plan to build

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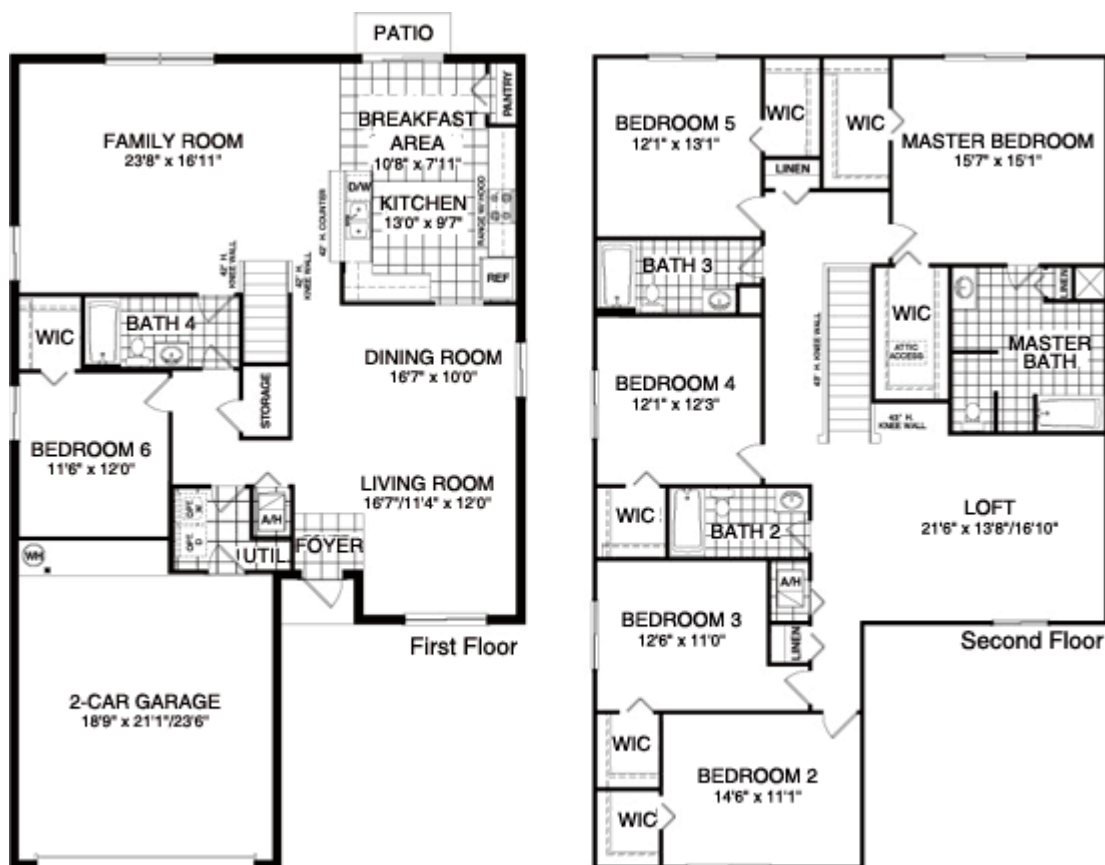


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