

get Homes!

Your guide to the best in new-home construction and more
SunSentinel.com/getHomes



CONTENTS PREPARED BY CLASSIFIED ADVERTISING



THE PLAZA AT OCEANSIDE

World-class amenities draw a discerning international crowd.

▶ MORE DETAILS INSIDE



SH COMMUNITIES

Two new luxurious estate-home models to open in the upscale Davie community of Woodbridge Ranches.

▶ MORE DETAILS INSIDE

CHECK IT OUT!

Check out **SunSentinel HomeSource Magazine** for ways to build, buy and beautify your home.



FREE at Public locations in Broward and South Palm Beach counties.

Want to have it delivered directly to your email toolbar? Go to sunsentinel.com/homesource to get started!



Quality PLUS ...

Priced from the low \$200,000s, Cascada at Monterra is an exquisite neighborhood by Minto featuring inspired two- and three-bedroom courtyard homes with two-car garages.

A prime location, exciting new designs, today's prices and a host of lifestyle amenities, have gotten

Monterra at Cooper City

off to a very impressive start



GARRETT A. FOSTER
 REAL ESTATE
 S.A. INVESTMENT

Amidst the buzz of construction and a sense of newfound energy, Monterra at Cooper City is attracting a great deal of interest — and a host of serious buyers. At its Jan. 23 and 24 grand opening event, Monterra welcomed more than 300 visitors and sold 24 homes (21 single-family residences built by CC Devco Homes and three courtyard townhomes built by Minto).

"This is the kind of spectacular response we haven't seen in years," says James Carr, chief executive officer of CC Devco Homes, a Codina-Carr company. "Three-hundred people do not come out to an event just because you're giving away free hot dogs. They were there because they recognize a great value and because we're seeing a return in confidence."

▶ MONTERRA CONTINUES PAGE 2



CC Devco Homes brings to Monterra elegant single-family 'Complete Homes' with many designer touches, upgrades and architectural details included in the price.

Monterra at Cooper City — Continued from page 1.



In addition to the spectacular 10,000-square-foot clubhouse with resort-style pool and fitness center, Monterra's will feature trails, basketball courts, tot lots and much more.

With a renewed sense of optimism in the market and the belief that we're witnessing a true change in consumer psyche, CC Devco is redeveloping the parcel of land once owned by another developer — and passing on extraordinary value to its customers.

"When we closed on the deal a year and a half ago, it seemed like a pretty gutsy move, but we really loved the property and knew there was nothing else like it," Carr says. "Plus, we were able to take advantage of the market, which has allowed us to offer brand-new homes for less than the cost of a foreclosure or short sale."

Environmentally Consious

Monterra's prime location on the former site of the Waldrip Dairy farm is reminiscent of Florida's quiet rural past. An environmentally conscious developer, CC Devco has taken great care to maintain the natural beauty of the historic land's many pristine lakes and natural preserves by creating bike paths and scenic walking trails throughout the community.

Yet they've made significant changes from the previous builder's original plan in order to make the property more appealing to buyers.

"There were supposed to be a lot more multiple-unit dwellings, but we brought the densities way down by introducing more single-family homes," Carr says. "We're also adding a million-dollar entry with 24/7 security and an 8,000-plus-square-foot clubhouse — all the things you would expect to find in a lifestyle community."

There also have been changes to the look of the homes.

"We've made them larger and introduced Santa Barbara-style architecture, with lots of arches, big front porches, and more," Carr says.

Based on the response at their recent grand opening, it's obvious that CC Devco has their fin-

ger on the pulse of what buyers want — and the principals of the company have the track record to prove it.

In 1976, Carr founded Westbrooke Communities, Inc., a land development and residential home-building company. During its 22-year history, Westbrooke became one of the largest and most respected builders in the area. Carr is the builder and developer of over 15,000 homes in such South Florida communities as Sawgrass Mills, Westlake Village, The Park at Rock Creek, Winston Trails, Journey's End, Oakridge and numerous others.

With over 30 years of unparalleled history in South Florida, CC Devco partner Armando Codina is an active civic and community leader and prominent businessman. He is chairman of Coral Gables-based Flagler, Florida's premiere full-service commercial real estate firm.

Together, the two men have envisioned "the re-development" of the South Florida real estate market and founded their company on the principle of "providing families with high-quality new homes at an affordable price."

To that end, prices for the courtyard townhomes at Monterra are just from the low to mid \$200,000s.

The Santa Barbara collection of single-family homes offers four innovative floor plans with three to five bedrooms, ranging from 2,079 to 3,211 square feet under air, and priced from the mid \$300,000s.

The Monterey collection contains three different single-family floor plans with three and four bedrooms, ranging from 1,735 to 2,405 square feet under air, priced from the high \$200,000s.

"In about 90 days, we'll also be introducing estate homes for \$400,000 to \$550,000," Carr says.

While conventional right now may be to go

smaller and stripped down, CC Devco has opted for bigger and fancier at Monterra — and surprisingly price has not played as big of a factor as you might think. In fact, the smallest of the plans — 2,100 square feet — has not been the biggest seller.

"It kind of tells you a lot about the market," Carr says. "If you're providing a great value, today's consumers understand that."

'Complete Home' concept

Both the Santa Barbara and Monterey collections offer Monterra's "Complete Home" concept, which means they include features usually considered upgrades in other communities at no additional cost — from the handsome exteriors with their clapboard shutters, distinctive hardware and brick-paved driveways, to the spacious interiors with upgraded designer touches such as elegant 18-inch ceramic tile flooring, Euro-style kitchens with 42-inch cabinetry and granite countertops.

"Plus we use concrete on all second floors, and we've included impact windows on second floors since it's more difficult to shutter these windows during hurricane season," Carr says. "Our landscaping also is very elaborate and includes Royal Palm-lined streets."

In addition to the incredible value being offered at Monterra, CC Devco is offering a couple of incentives.

"We're paying \$10,000 in closing costs, and we'll discount our lakefront sites, but that's it," Carr says. "Our prices are what they are."

So far, the home sites at Monterra are 50 and 34 feet and both include room for a pool that can be built by CC Devco. In all there will be 1,500 opportunities — 650 single-family homes and the rest courtyard townhomes being built by Minto.

"Minto is one of the builders I've always re-

spected," Carr says, "so we were thrilled that they decided to build here."

Move in and enjoy

All homes at Monterra will have access to the same amenities, including the clubhouse, which is scheduled for completion in early 2011. There will be a fitness center, combination banquet/party room, swimming pool, kiddie pool, playground, full-size basketball court and more.

The first homes will be built and ready for occupancy at the end of June 2010.

In addition to the outstanding quality their buyers have come to expect, Carr says it's the location of their projects that defines a CC Devco community — and Monterra is no exception. Cooper City is renowned for its schools, wide variety of dining opportunities, recreational facilities and convenient shopping. Professional sports stadiums — football, baseball and ice hockey — are also just a short drive away.

"Our prime location has been one of the things that just about every buyer has mentioned," Carr says. "The schools in this area have especially always been a big draw."

As for their next location, CC Devco has already purchased a 600-unit project in Miramar that they will be re-developing, with more details to come. For now, though, they are keeping busy with Monterra and also Yellow Bluff Landing, a 700-unit project in Jacksonville.

"We broke ground on our first home at Yellow Bluff Landing in December," Carr says. "I was just there last week, and there were 43 homes under construction, so we're beginning to see things happen everywhere."

Spoken like someone who has his finger on the pulse!

CALL (954) 450-2822 • VISIT www.ccd.com

G.L. Homes announces home sites for sale at Equus in Boynton Beach

WEST BOYNTON BEACH

G.L. Homes, the leading homebuilder in South Florida, will begin selling home sites in its newest master-planned community of Equus in West Boynton Beach. This single-family, estate-home community offers a luxurious country lifestyle for equine owners with discriminating tastes. Homes will be priced from the \$400,000s.

"Homebuyers know just how extraordinary the G.L. brand of homes is. Equus is different only in its focus on the equine community," says Nicole Muscarella, project manager of Equus. "Equus is the perfect community for homebuyers who want to live luxuriously in a tranquil country setting."

Equus offers a selection of luxurious residences on large home sites featuring beautiful lake or preserve views. Homes boast four to six bedrooms and range in size from 3,217 to 5,772 square feet under air.

These gorgeous homes are offered at the incredible new-home value from the \$400,000s to the \$800,000s.

"Residents at Equus can live luxuriously and still maintain an active equestrian-focused lifestyle," Muscarella says.

A beautiful 7,000-square-foot clubhouse is the centerpiece of Equus. Residents can socialize in the clubhouse's lounge and billiards room, or host private parties in the multi-purpose social hall that is complete with a catering kitchen.

The clubhouse is beautifully adorned and built in a unique architectural style that is reminiscent of a grand country manor. It overlooks the Equus Equestrian Center, a full-service horse boarding facility, and features soaring ceilings, exposed wood beams, oversized bay windows, a grand piano and a stone fireplace.

The Equus Equestrian Center houses a riding school, competition rings and paddocks. Horse enthusiasts and riding professionals on the show and event circuit will enjoy this community's equestrian facility as a lay up facility during the off-season.

Adding to the lifestyle of Equus is a fully equipped, state-of-the-art fitness center, two tennis courts, a resort-style swimming pool and five miles of well-lit paths throughout the community lined with lush loggias perfect for walking or jogging.

A short walk from Equus is the 200,000-square-foot Canyon Town Center, which



Beginning February 12, G.L. Homes will be selling luxury home sites in Equus, a new master-planned community in Boynton Beach.

is nearing completion. Now open at the center are Publix, Panera Bread, Frozen Delight, a U.S. Post Office facility and several boutiques, hair salons, banks and a nail salon. Many more restaurants, specialty shops and services will be opening soon.

Savvy homebuyers know the reputation of the builder is as important as the home itself. Each home will be built to exceed the strictest construction industry standards and also will include

a Dwelling Warranty that covers the home for major structural defects for 10 years.

G.L. Homes has a stellar reputation for providing Homebuyers can visit Equus by exiting I-95 on the Florida Turnpike at Boynton Beach Boulevard and proceeding west to Lyons Road. Go north to the entrance on the left. Real estate brokers are welcomed.

CALL (561) 364-2000 • VISIT glhomes.com

SUN-SENTINEL REAL ESTATE ADVERTISING STAFF

CLASSIFIED SPECIAL SECTIONS SUPERVISOR	GARRETT A. FOSTER	954-425-1642
ADVERTISING DESIGNER	DEBBY DOHERTY	954-425-1079
ADVERTISING MANAGER	BILL FOX	954-425-1533

HOME & DESIGN ACCOUNT EXECUTIVES

West Broward	DANA BRICKER	954-425-1641
East Broward	CHRIS CONNOLLY	954-356-4035
North Broward and South Palm Beach	JULIE GOLDMAN	954-425-2640
Central and North Palm Beach	TANYA PLATH	954-425-2374
Southwest Broward	KRIS TOLMANN	954-356-7113

SUN-SENTINEL REAL ESTATE PROFESSIONAL MEMBERSHIPS



BECAUSE OF EARLY DEADLINES AND THE PRINTING OF THIS SECTION SEVERAL DAYS IN ADVANCE, PRICES OF SOME HOMES THAT APPEAR IN EITHER THE ADS OR THE ARTICLES MAY HAVE RISEN. WE APOLOGIZE AND WILL STRIVE TO CONTINUE TO KEEP THE CONTENTS OF THIS SECTION AS ACCURATE AS POSSIBLE.

FAIR HOUSING

All real estate advertised in the Sun-Sentinel is subject to the Federal Fair Housing Act. This law makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or the intention to make any such preferences, limitations or discriminations.

Furthermore, the Broward County Human Rights Act prohibits discrimination based on age, marital status or political affiliation. The Sun-Sentinel will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

If you believe that you have been discriminated against in connection with the sale, rental or financing of housing, call the United States Department of Housing and Urban Development (HUD) at 1-800-668-9777.

