

Redland Palms

COMMUNITY BROCHURE

22981 SW 154 AVE
Miami, FL 33170



OFFICE: 305-230-0000 WEBSITE: www.Walkerhomebuilders.net

WALKER
HOMEBUILDERS

Redland Palms 

The Sago
5 Bedrooms/ 4 Bath
2-Car Garage



Sales Center
888 Kingman Road
Homestead, FL 33035

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PRICE LIST

The Sago (1/2 acre)

\$679,990.00

***5 Bedrooms, 4 Baths,
2 Car Garage***

Entry: 129 sq ft

Garage: 442 sq ft

Covered Terrace: 153 sq ft

Living Area: 2,732 SQ FT

Total Area: 3,456 SQ FT

Corner Lot Premiums:

\$12,500 ADDITIONAL

The specific features, amenities, floor plans, elevations, square footage, and designs may vary per plan and are subject to change without prior notice. We reserve the right to substitute material, appliances, etc. with items of equal or greater value. The price of our homes, included features, and available locations are subject to change at any time and without prior notice. Please refer to the actual sale and purchase agreement for additional information, disclosures, and disclaimers relating to the home and its included features. Walker Homebuilders, Inc. makes no representation or guarantee that the community or any amenities will be built as currently planned.

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INCLUDED FEATURES

EXTERIORS:

Metal Roofs
Hurricane-resistant impact glass windows
Bronze electrostatic plated aluminum window frames with screens
Stucco concrete block exterior walls & soffits
Designer Brick pavers on driveways, walkways and front patio
Covered concrete rear patios
Decorative coach lighting at garages
Front & rear exterior weatherproof GFI outlets
Lighting for front and rear entry doors
Hose bib (per plan)
Continuous pour, reinforced concrete slab with vapor barrier
One-year termite soil treatment

INTERIORS:

10 Ft ceiling heights
Porcelain tile throughout living areas
Marble window-sills
Ventilated vinyl coated shelving in all closets
Five panel doors and wood trim
Decorator carpeting in all bedrooms
Textured finish on walls & ceilings (except baths)
Cable/phone outlets in all bedrooms and Family room/kitchen as per plan
Pre-wired for ceiling fans in all bedrooms and family room
16 SEER cooling system
R-30 rated ceiling insulation
R-4.1 rated exterior wall insulation
Metal garage door

BATHS:

Decorator Wood cabinets at 35" height
Designer tile in all bathrooms
Quartz vanity top with 4" b/s in Master bath

Cultured marble vanity tops in guest baths
Dual sinks in all master bathrooms
Mirrored vanities with theatrical chrome lighting
Moen single lever designer chrome faucets
Water saving elongated water closets

DESIGNER KITCHENS:

Euro-craft shaker style cabinets with 42" upper cabinets in choice of colors
Quartz Countertops with 6" backsplash
Spacious Island with 12" overhang
Moen pull-out stainless motion-sense faucet
Stainless Steel Appliance package to include:
Energy Star dishwasher
Electric glass top range with self-cleaning oven
Microwave with re-circulating exhaust fan
25 cubic foot side-by-side refrigerator Deluxe
1/3 HP in-sink garbage disposal
Washer & Dryer connections provided
Stainless steel under-mount kitchen sink

SMART PACKAGE:

RING Video Pro Doorbell
Smart Genie garage door opener package
USB outlets in kitchen & bedrooms
Recessed LED lighting

YOUR COMMUNITY:

No HOA/ NO CDD
Underground Utilities
On site wells & Septic tanks



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POINTS OF INTEREST

ENTERTAINMENT:

- Redland Fruit & Spice Park
- Redland Golf & Country Club
- Regal Cinemas
- Zoo Miami
- Coral Castle
- Homestead Miami Speedway
- Black Point Marina
- Biscayne National Park
- Knauss Berry Farm
- Burr's Berry Farms
- Monkey Jungle
- Cauley Square

AIRPORTS:

- *Miami International Airport*
- *Ft. Lauderdale International*

HOSPITALS:

- *Baptist Homestead Hospital*
- *Baptist Kendall Hospital*
- *Jackson South Memorial Hospital*
- *MD Urgent Care*
- *U Health care*

SHOPPING:

- *Southland Mall*
- *Publix*
- *Anderson's Corner*
- *Winn Dixie*
- *Aldi*
- *Home Depot*
- *Target*
- *The Falls Shopping Center*

MUNICIPALS:

- *United States Post Office*
- *Miami-Dade Firehouse*
- *Miami-Dade Police Station*
- *South Dade Regional Library*

RESTAURANTS:

- *Schnebly Winery*
- *Black Point Ocean Grill*
- *Shivers BBQ*
- *Farmhouse Miami*
- *Havana Spice*
- *Olive Garden*
- *Applebees*