



FREEDOM LANDING  
— AT CROSSWATER —






HERITAGE TRACE  
— AT CROSSWATER —

## INCLUDED FEATURES







### SITE CHARACTERISTICS

- Highly Acclaimed St. Johns County School System
- Access to all Nocatee & Crosswater Amenities
- Community Lighting, Sidewalks and Electric Vehicle Paths
- Natural Preserve and Lakefront Homesites
- Landscaped Common Areas
- Public Utilities Include Underground Electric, Water, Sewer & Natural Gas
- Professional Landscape Package with St. Augustine Grass
- Zoned Irrigation System with Automatic Timer
- Concrete Driveway and Walkway to Homes

### EXTERIOR DETAILS

- James Hardie Cementitious Siding with Stone or Brick Accents (Per Plan, Elevation and Design)
- Owens Corning Oakridge Shingles with Limited Lifetime Warranty & Algae Resistance
- 8' Tall Insulated Fiberglass Entry Door
- Satin Nickel Entry Handle Set
- Dead Bolt on Exterior Doors
- Maintenance Free Vinyl Porch Ceilings, Fascia and Soffits
- 8' Insulated Garage Doors with 2 Remotes
- 3 Weatherproof GFI Outlets at Exterior
- 2 Hose Bibs
-  2 Exterior Flood Lights at Rear of Home and 2 Carriage Lights at Garage Door
-  Water Softener Loop
-  Concrete Upgraded to 3000 PSI on Monolithic Foundation
-  High Efficiency Radiant Barrier Roof Sheathing
-  Innovative ZIPSystem™ with Moisture Barrier Around Entire Home with Coordinated Window Flashing

### KITCHENS/BATHS

- Custom Wood Cabinetry with 42" Uppers at Kitchen with Crown Moulding
-  Soft Close Cabinets with Full Extension Drawers in Kitchen
-  Island Unit in Kitchen
- Decorative Cabinet Hardware in Kitchen
- Tight Mesh Vinyl Shelving in Pantry
- Undermount Stainless Steel Double Basin Sink with MOEN® Arbor Spot Resistant Stainless Faucet at Kitchen
- MOEN® Brantford or Eva Chrome 4" Centerset Faucets at all Secondary Baths
- MOEN® Brantford or Eva Chrome Widespread Faucets at Master Bath & Powder Room (Per Plan)
-  Level One Granite or Level One Quartz Countertops in Kitchen (Multiple Colors)
- GE Stainless Appliance Package with Gas Range, Microwave/Hood Combo Vented to Exterior, Dishwasher
- ½ HP Garbage Disposal
- LED Recessed Can Lighting in Kitchen
- Ice-Maker Connection
- 18" x 18" Mohawk Ceramic Tile Flooring in All Bathrooms, Kitchen & Dining
-  Fully Tiled Master Shower Surrounds with Frameless Glass Shower Enclosure
-  Level One LG HI-MACS Countertops in All Baths (Multiple Color Options)
-  Raised Vanities in All Baths
- Soaker Tub with Tiled Surround at Master Bath
- Tub/Shower Combo with Tile Surrounds at Secondary Baths
- Private Water Closet in Master Bath
- Full Width Vanity Mirrors in All Baths
- Beveled Mirror Medicine Cabinets in All Baths (Per Plan)
- Elongated Toilets in All Baths









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HERITAGE TRACE  
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## INCLUDED FEATURES

### INTERIOR FINISHES

- Raised Two Panel Interior Doors Throughout
-  8' Tall Doors and Room Openings on First Floor, 6'8" Tall Doors and Room Openings on Second Floor (Per Plan)
- Satin Nickel Interior Door Hardware
- Rocker Style Light Switches
- Tiered Ceilings (Per Plan)
-  10' Ceilings on First Floor, 9' Ceilings on Second Floor (Per Plan)
- Custom Wood Window Sills and Aprons
-  5 1/4" Baseboard and 2 1/4" Door Casing Throughout
- Knock Down Texture Finish on Ceilings
-  18" x 18" Mohawk Ceramic Tile in Foyer & Laundry
- Pull-Down Attic Access Stairs over the Garage (Per Plan)
- Ceiling Fan Pre-Wire in Gathering Room, All Bedrooms, Bonus Loft, and Lanai (Per Plan)
- Luxurious Mohawk Carpet with 6 lb pad, 10 Year Quality Assurance Warranty and Inherent Stain Resistance
- ClosetMaid™ SuperSlide™ Shelving In Master Bedroom Closet
- ClosetMaid™ Ventilated Vinyl Shelving at all Bedroom Closets
-  Fluorescent Lighting in Garage
-  Smooth Finish on all Walls
- Finished Garages with Paint and Trim


### ENERGY SAVING FEATURES

- High Efficiency Radiant Barrier Roof Sheathing
- R-38 Ceiling/R-19 Exterior Wall Insulation on 2x6 Wall Construction - Per Plan
- Low-E Vinyl Windows with Screens
- High Efficiency 14 SEER Heat Pump System
- High Efficiency Tankless Gas Water Heater
- Energy Efficient Off Ridge Roof Venting
- Gas Package with 4 Connections: Cooktop, Lanai, Dryer & Water Heater



### WARRANTY

- 2-10 Home Buyers Warranty
- Borate Termite Treatment With Repair Bond
- Customer Service Program

### TECHNOLOGICAL ADVANTAGES

- Wireless Security System with Keypad incl. Contacts at all 1st Floor Windows and Doors
-  Doorbell & Chime
- Structured Wiring Package: (6) CAT-5 Phone/Data or Cable RG-6 Connections

### PERSONAL DESIGN TIME

- Consultation with Architectural Designer for Personalization of Your New Home
-  Up to Six Hours with Professional Interior Design Consultant for Color and Finish Selection
-  Pre-Drywall Orientation
- New Home Orientation



Denotes Dostie Homes  
Differences in Standard  
Included Features



PRESERVATION



# FREEDOM LANDING AT CROSSWATER



This map is a conceptual rendering of the intended development plan for Freedom Landing at Crosswater. This plan is subject to change in size, use and location without notice. Refer to the recorded plats for specific lot sizes and dimensions. Numbers shown are lot numbers, not street addresses.



P R E S E R V A T I O N



  
**HERITAGE TRACE**  
**AT CROSSWATER**

This map is a conceptual rendering of the intended development plan for Heritage Trace at Crosswater. This plan is subject to change in size, use and location without notice. Refer to the recorded plats for specific lot sizes and dimensions. Numbers shown are lot numbers, not street addresses.



# 2463 Porches



Heritage Collection



# TALBOT 2463

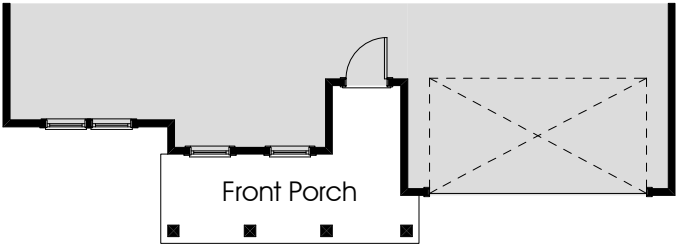


HERITAGE TRACE  
AT CROSSWATER

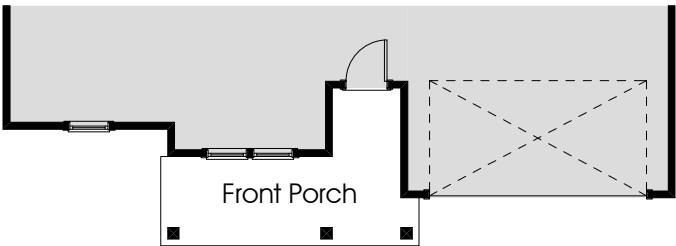
  
3

  
2.5

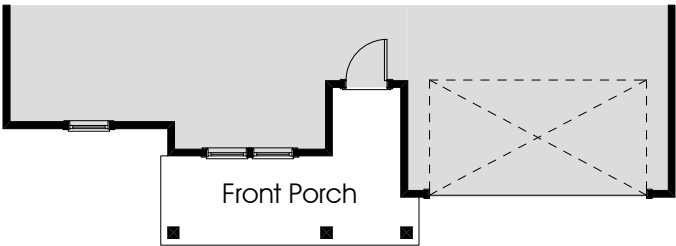
  
2+



First Floor Plan - Traditional

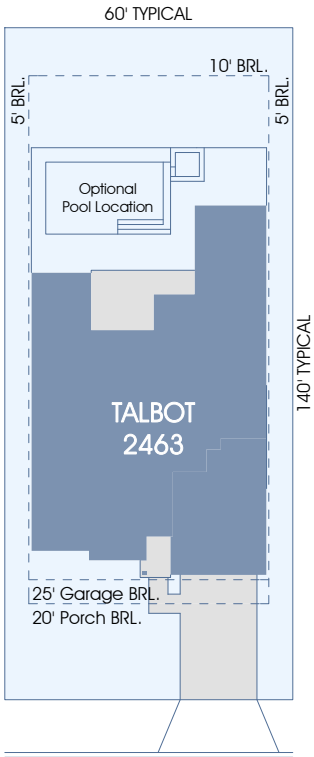


First Floor Plan - Americana



First Floor Plan - Folk Victorian

In the interest of continuous improvement, and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications and products without notice or obligation. Square footage shown is an estimate and may vary. Depictions of homes and features are artist and designer conceptions. Landscape, interior surfaces and finishes may be decorator suggestions that are not included in purchase price. This ad contains general information about the community and is not an offer for the purchase of a new home.



60' x 140' Typical Site Layout



Americana



Folk Victorian

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Farmhouse

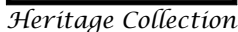


Traditional

The Talbot is a 1-story home with 2,463 sq. ft. of living area, 3 bedrooms & 2.5 baths. A gracious entry welcomes visitors into the foyer and flex room. The gathering room and dining room are both adjacent to the kitchen with views to the outside covered lanai. A large master suite with an elegant ensuite bath boasts a huge walk-in closet. Two secondary bedrooms share a hall bath in a private wing of the home. A comfort zone can be an additional bedroom or home office if needed.







THREE GENERATIONS OF FAMILY TRADITION

60

YEARS

3

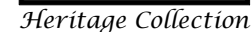


2.5



2+

# 2463 Pre-Planned Options

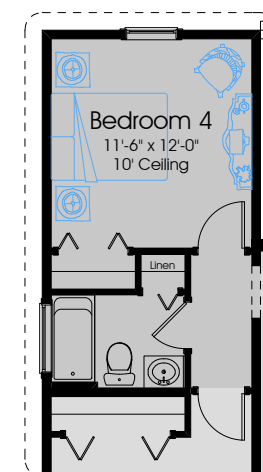
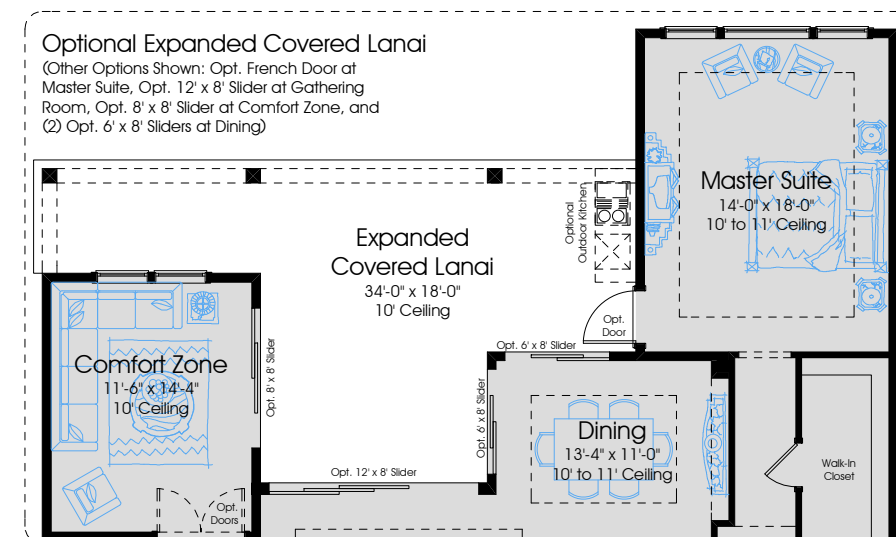


Heritage Collection

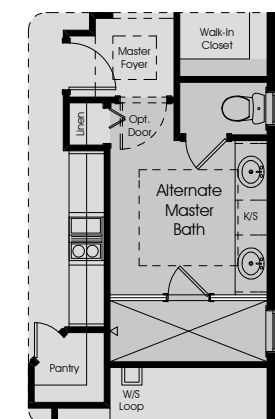


In the interest of continuous improvement, and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications and products without notice or obligation. Square footage shown is an estimate and may vary. Depictions of homes and features are artist and designer conceptions. Landscape, interior surfaces and finishes may be decorator suggestions that are not included in purchase price. This ad contains general information about the community and is not an offer for the purchase of a new home.

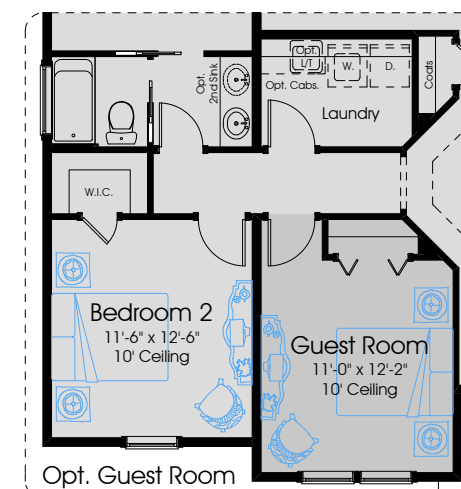
1st FLOOR A/C:	2463
2nd FLOOR A/C:	N/A
TOTAL A/C: .....	2463
COVERED PORCHES: .....	236
GARAGES: .....	504
TOTAL COVERED: .....	3203



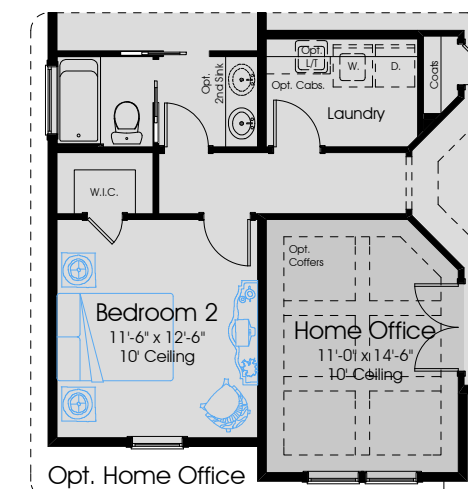
Optional Bedroom 4  
and full bath



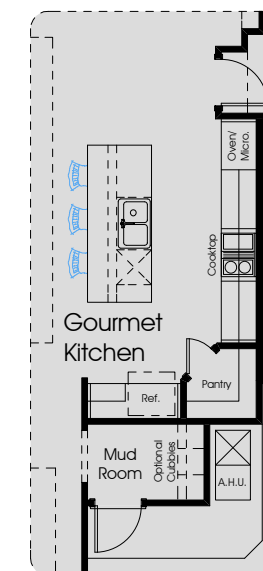
Optional Master Bath



Opt. Guest Room



Opt. Home Office



Opt. Gourmet Kitchen

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TALBOT (Little Talbot and Big Talbot Island State Park - Jacksonville, FL)  
One of the few remaining undeveloped barrier islands in NE Florida and is primarily a natural preserve.



# 2503 Porches



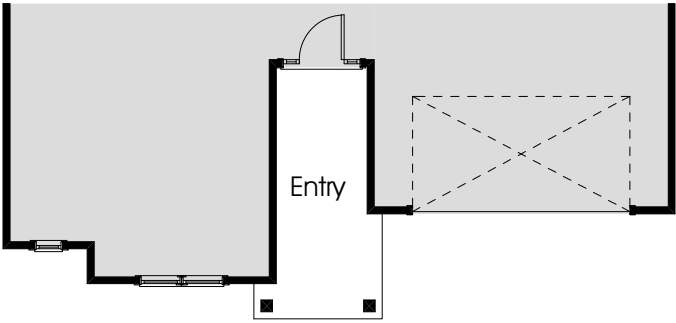
Heritage Collection



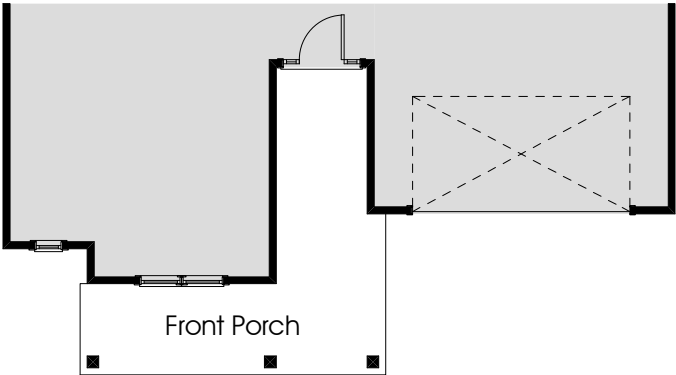
# HEMMING 2503



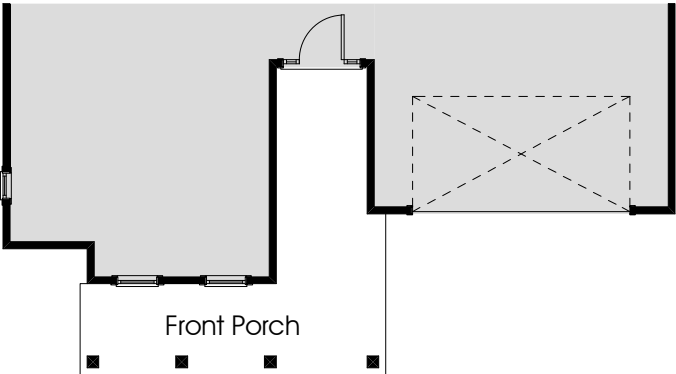
HERITAGE TRACE  
AT CROSSWATER



First Floor Plan - Folk Victorian

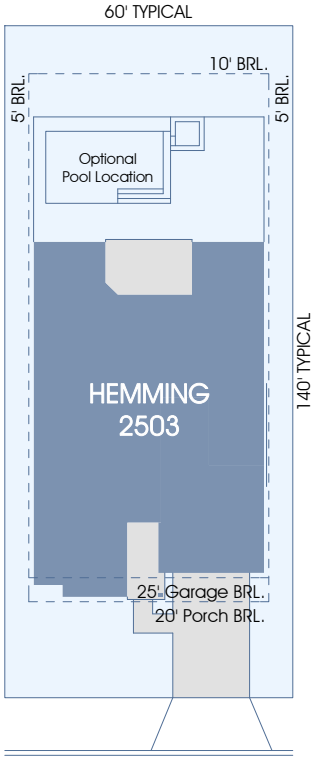


First Floor Plan - Traditional



First Floor Plan - Americana

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60' x 140' Typical Site Layout



Traditional

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Americana



Farmhouse

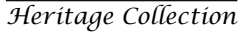


Folk Victorian

The Hemming is a 1-story home with 2,503 sq. ft. of living area, 3 bedrooms & 2.5 baths. A gracious entry welcomes you into the foyer which leads to the large gathering room. The dining is adjacent to the kitchen and lanai. The master suite and elegant bath boasts two walk-in closets while two secondary bedrooms share a jack and jill bath in a private wing of the home. A home office can flex into a 4th bedroom downstairs & an optional bonus room with full bath can be added upstairs.







3

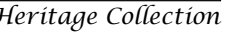


2.5

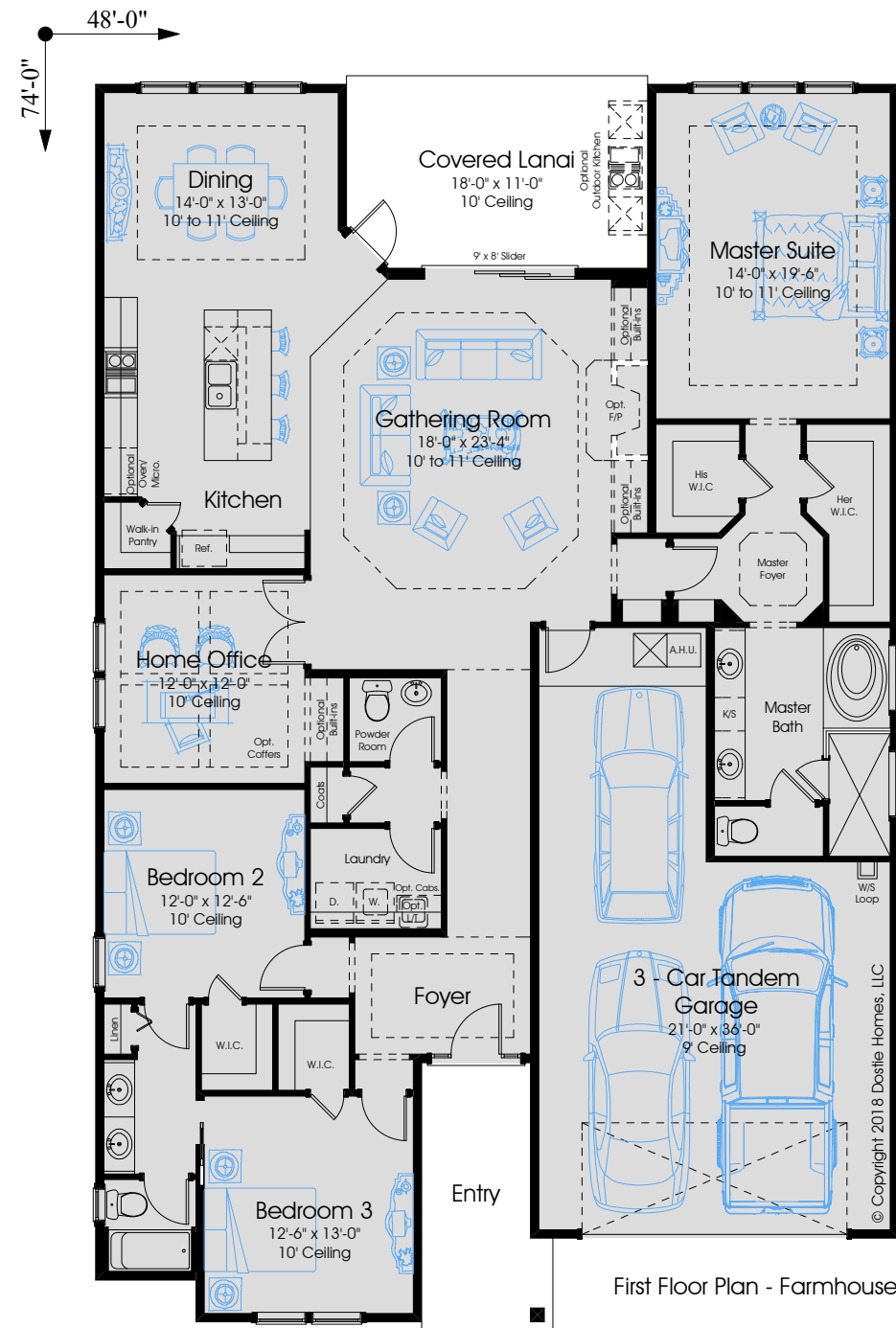


3

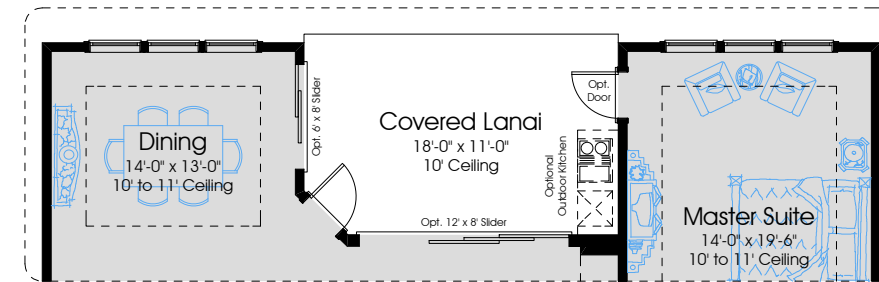
# 2503 Pre-Planned Options



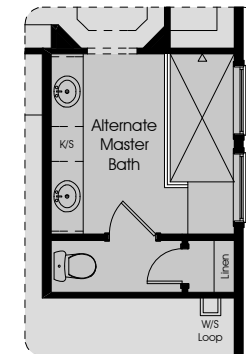
Heritage Collection



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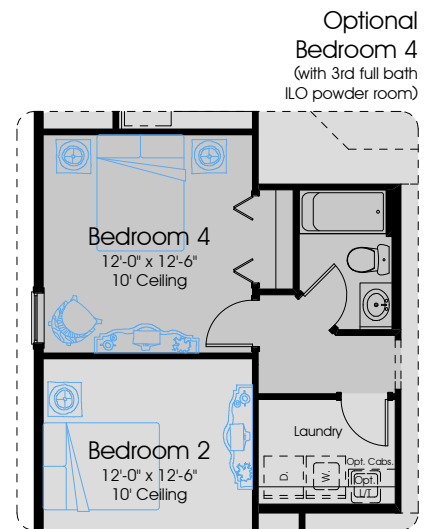


(Other Options Shown: Opt. French Door at Master Suite, Opt. 12' x 8' Slider at Gathering Room, Opt. 6' x 8' Slider at Dining)

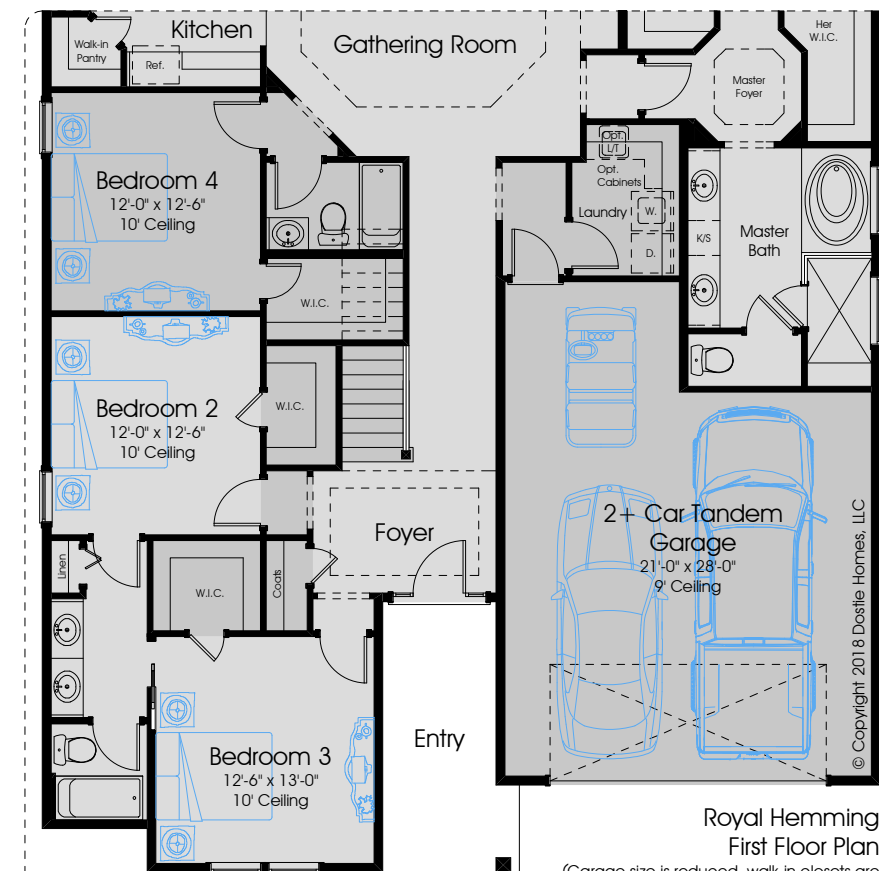


Optional  
Master Bath

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Optional  
Bedroom 4  
(with 3rd full bath  
& powder room)



Royal Hemming  
First Floor Plan

(Garage size is reduced, walk-in closets are added to all 3 secondary bedrooms, laundry room and hall bath locations are relocated)

1st FLOOR A/C:	2579
2nd FLOOR A/C:	453
TOTAL A/C: .....	3032
COVERED PORCHES: .....	300
GARAGES: .....	552
TOTAL COVERED: .....	3884

**Bonus Room**  
15'-4" x 20'-6"  
Vaulted Ceiling

## Bonus Room Option

1st FLOOR A/C:	2503
2nd FLOOR A/C:	N/A
TOTAL A/C: .....	2503
COVERED PORCHES: .....	300
GARAGES: .....	629
TOTAL COVERED: .....	3432

## HIGHLIGHTS:

HEMMING (Hemming Park - Jacksonville, FL)  
Jacksonville's first and most historic public park located in the heart of downtown and is adjacent to city hall.



2616 Porches



Heritage Collection



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ANASTASIA 2616



HERITAGE TRACE  
AT CROSSWATER

  
3

  
2.5

  
2+



Americana



Traditional



**DOSTIE  
HOMES**



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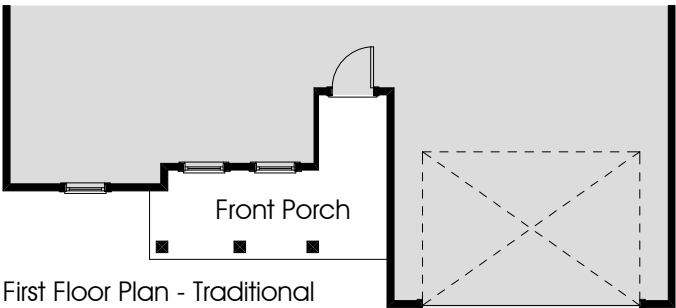


Folk Victorian

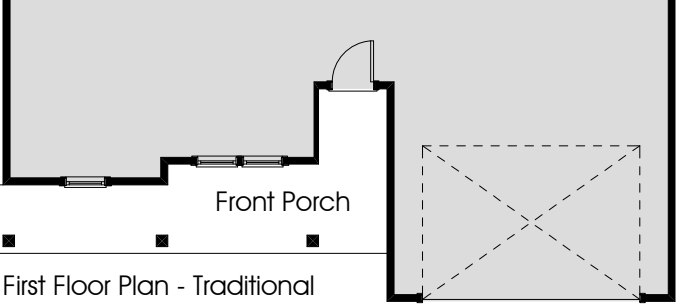


Farmhouse

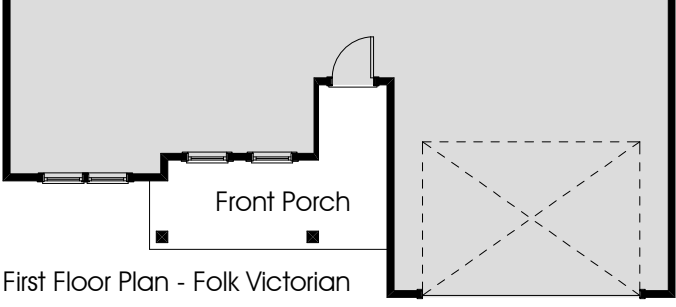
The Anastasia is a 1-story home with 2,616 sq. ft., 3 bedrooms & 2.5 baths. A gracious entry welcomes visitors into the foyer and flex room. The gathering room and dining room are both adjacent to the kitchen with views to the outside covered lanai. A large master suite with an elegant ensuite bath boasts a huge walk-in closet. Two secondary bedrooms share a hall bath in a private wing of the home. A comfort zone can be an additional bedroom or home office if needed.



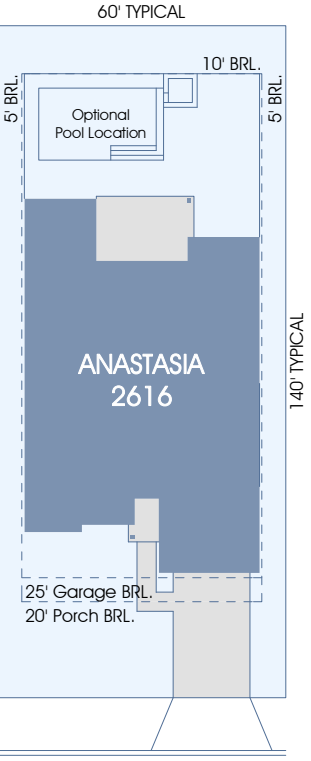
First Floor Plan - Traditional



First Floor Plan - Traditional



First Floor Plan - Folk Victorian

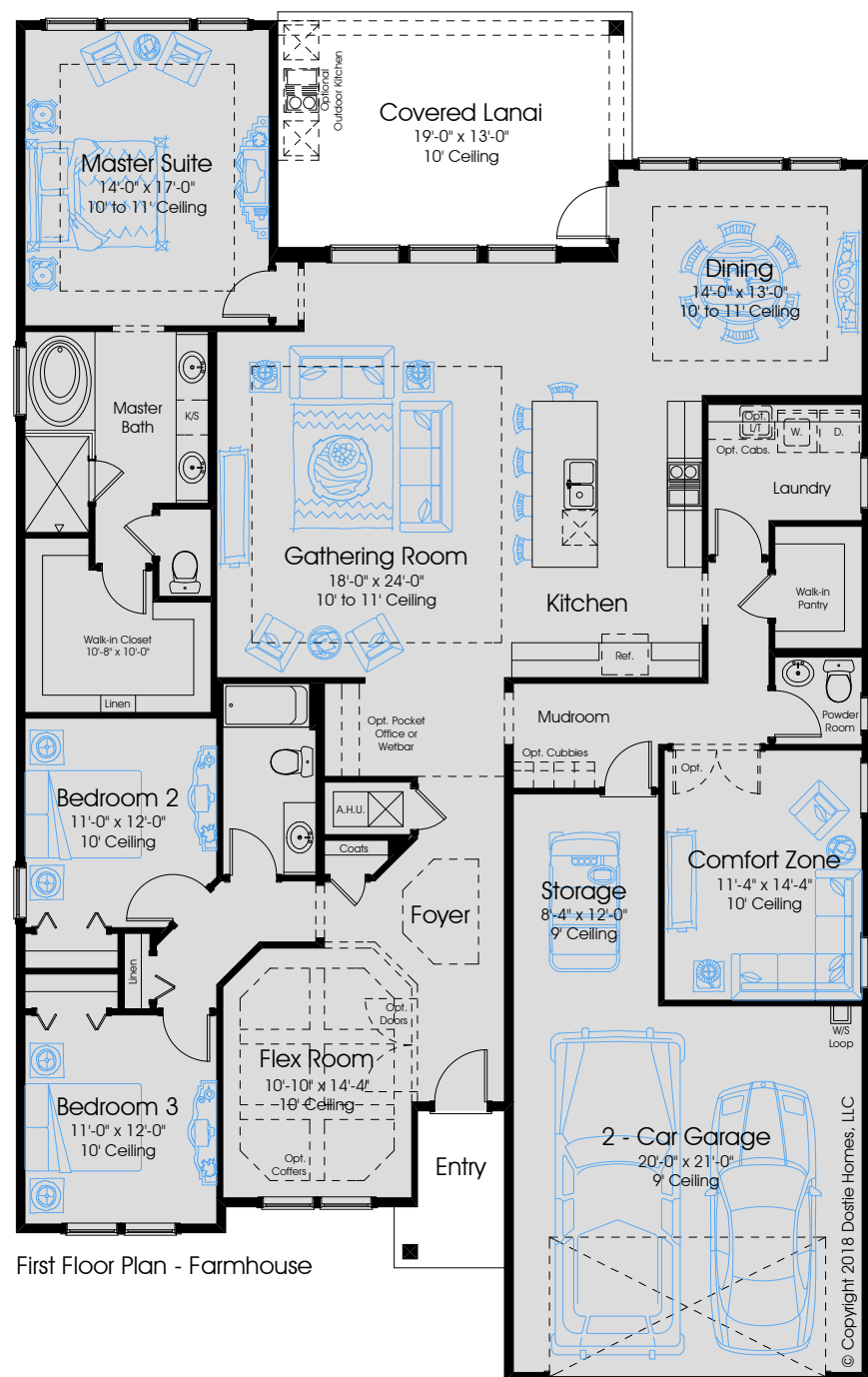


60' x 140' Typical Site Layout



# ANASTASIA 2616

# 2616 Pre-Planned Options

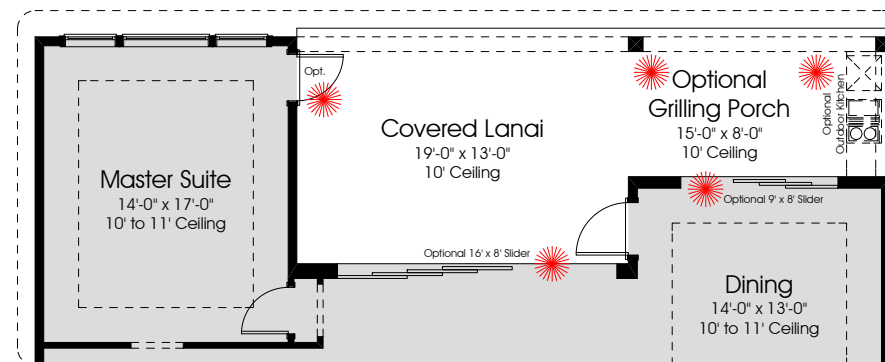


### First Floor Plan - Farmhouse

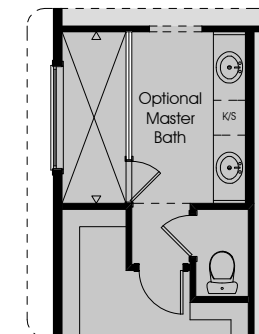
© Copyright 2018 Dostie Homes, LLC

49'-0"

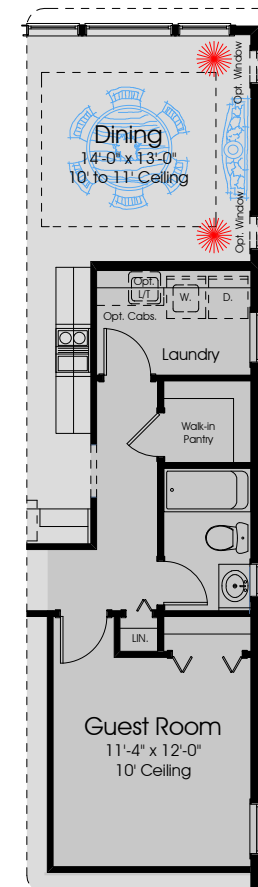
In the interest of continuous improvement, and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications and products without notice or obligation. Square footage shown is an estimate and may vary. Depictions of homes and features are artist and designer conceptions. Landscape, interior surfaces and finishes may be decorator suggestions that are not included in purchase price. This ad contains general information about the community and is not an offer for the purchase of a new home.



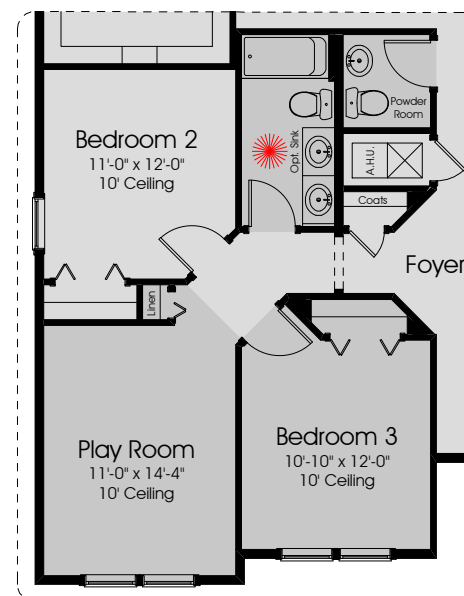
**Optional Grilling Porch**  
(Other Options Shown: Opt. French Door at Master Suite, Opt. 16' x 8' Slider at Gathering Room, and Opt. 9' x 8' Slider at Dining)



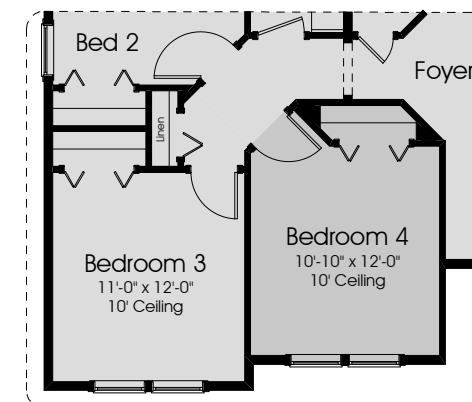
Optional Master Bath



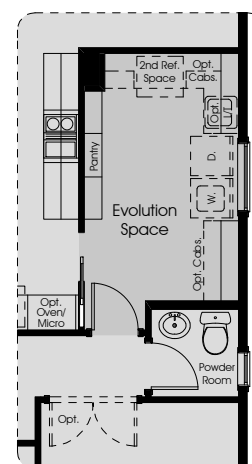
Optional Guest Room  
and full bath



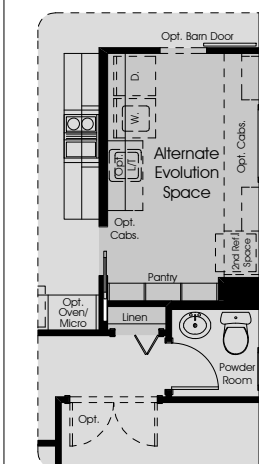
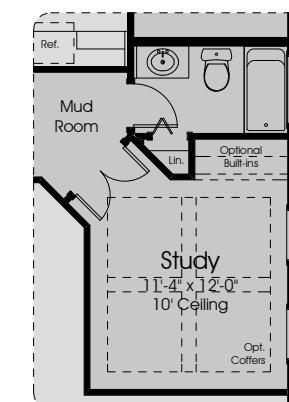
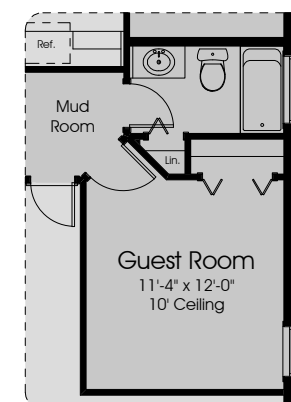
Optional Play Room   
(Also shown: Opt. 2nd sink at hall bath  
AND Opt. Powder Room)




### Optional Bedroom 4



Optional  
Evolution  
Space

Alternate Evolution Space Optional Study  
and full bath  
(with Alternate Evolution Space)

Optional Guest Room  
and full bath  
(with Alternate Evolution Space)

 (Indicates option is shown in Model Home)

## HIGHLIGHTS:

1st FLOOR A/C:	2616
2nd FLOOR A/C:	N/A
TOTAL A/C: .....	2616
COVERED PORCHES: .....	299
GARAGES: .....	550
TOTAL COVERED: .....	3465

ANASTASIA (Anastasia State Park - St. Augustine, FL)  
Includes 1,600 Acres of rich ecosystems and abundant wildlife and up to four miles of beaches.



# 2840 Porches



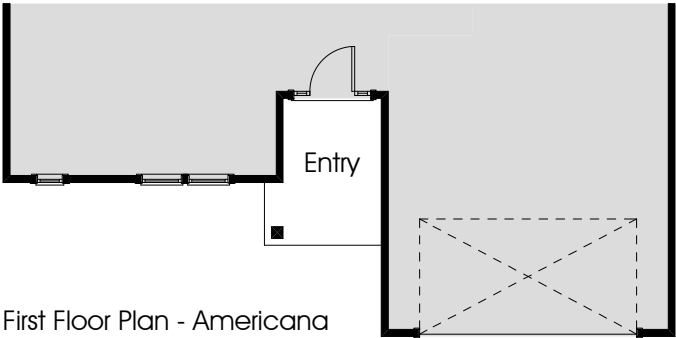
Heritage Collection



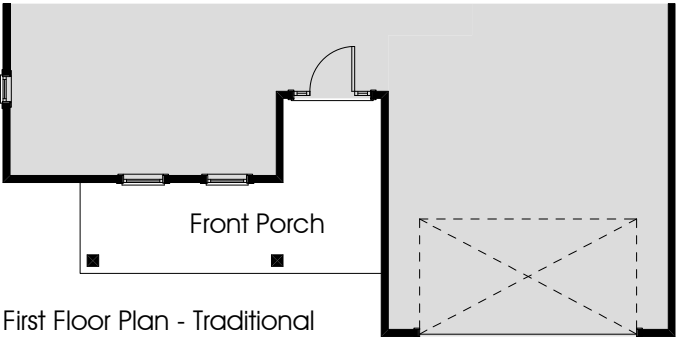
# GRANADA 2840



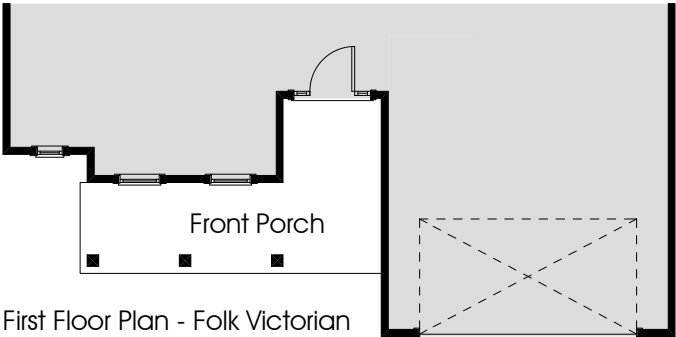
HERITAGE TRACE  
AT CROSSWATER



First Floor Plan - Americana

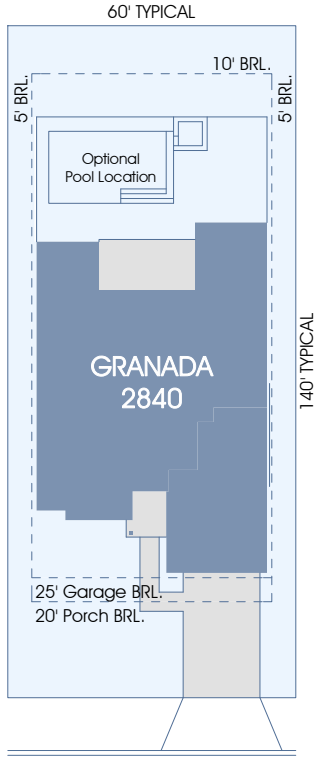


First Floor Plan - Traditional



First Floor Plan - Folk Victorian

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60' x 140' Typical Site Layout



Traditional



Folk Victorian

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Americana



Farmhouse

The Granada is a 2-story home with 2,840 sq. ft. of living area, 4 bedrooms & 3.5 baths. A gracious entry welcomes you into the foyer and flex room. The gathering room and dining room are adjacent to the kitchen and lanai. The master suite and bath boasts two walk-in closets and adjoins the laundry. A private guest suite and bath round out the first floor while two secondary bedrooms share a hall bath and a loft area upstairs. A 5th bedroom or bonus room can be added upstairs.







Heritage Collection



4



3.5



2+

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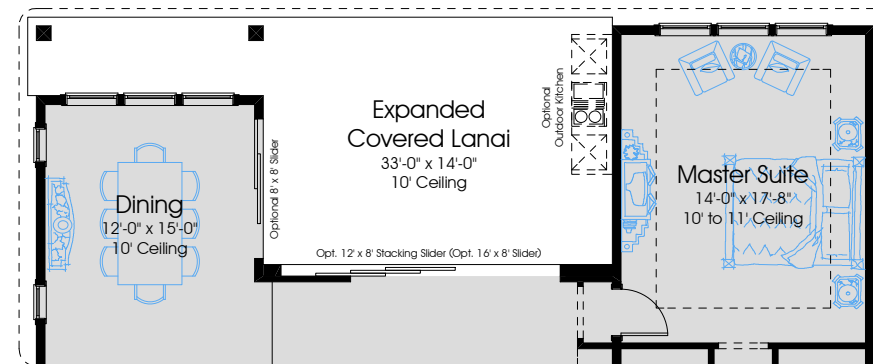
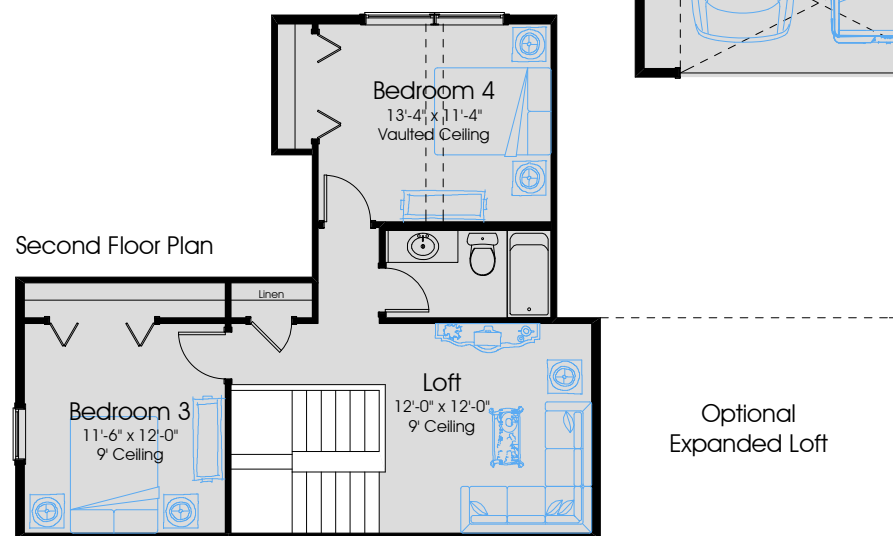
1st FLOOR A/C:	2187
2nd FLOOR A/C:	653
TOTAL A/C:	2840
COVERED PORCHES:	282
GARAGES:	628
TOTAL COVERED:	3750

# GRANADA 2840

## 2840 Pre-Planned Options

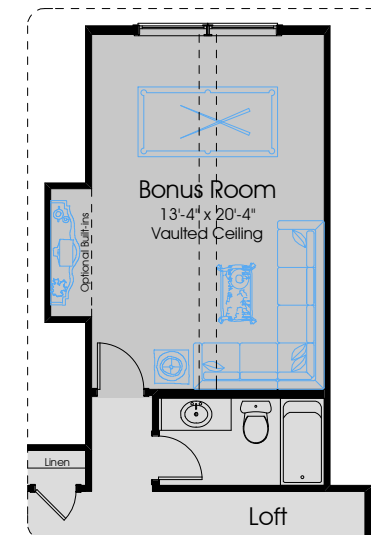
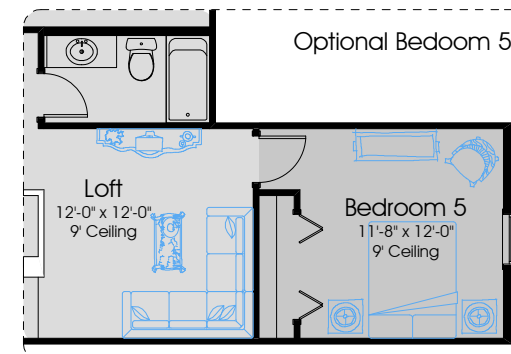


Heritage Collection

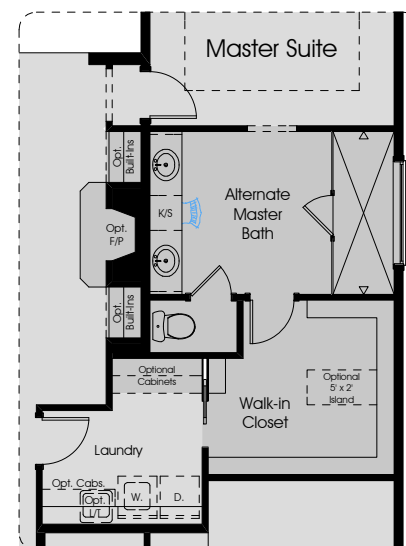


Optional Expanded Covered Lanai  
(Other Options Shown: Opt. French Door at Master Suite, Opt. 12' x 8' Slider at Gathering Room, Opt. 8' x 8' Slider at Comfort Zone, and (2) Opt. 6' x 8' Sliders at Dining)

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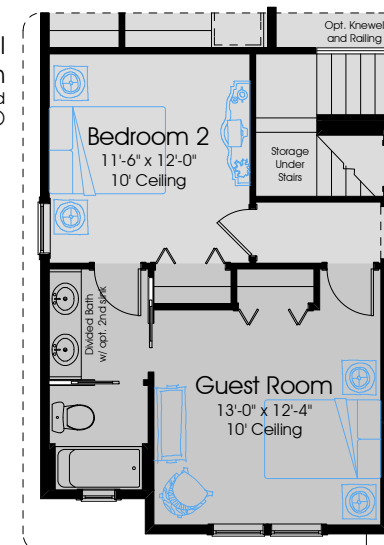


Optional Bonus Room  
ILO Bedroom 4



Optional Master Bath  
(Also shown: Optional Fireplace and Optional Built-ins)

Optional Guest Room  
(Shown with Divided Bath and opt. 2nd sink)



GRANADA (Granada Park - Jacksonville, FL)  
Named after a city in Spain, Granada Park is a lovely 4-acre park located in the San Marco area of Jacksonville.

HIGHLIGHTS:  
A rectangular park that lies in the middle of Granada Boulevard with an open lawn and a well-kept playground.



2914 Porches



Heritage Collection

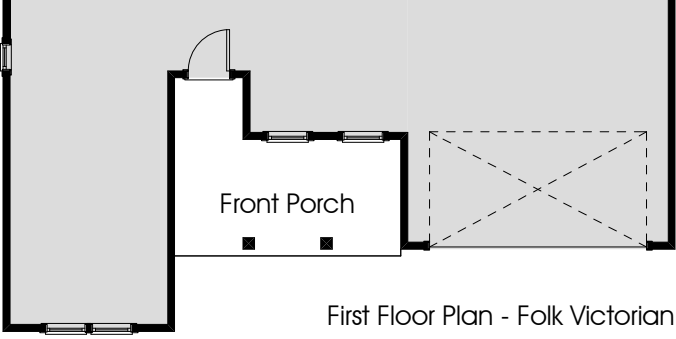


SUWANNEE

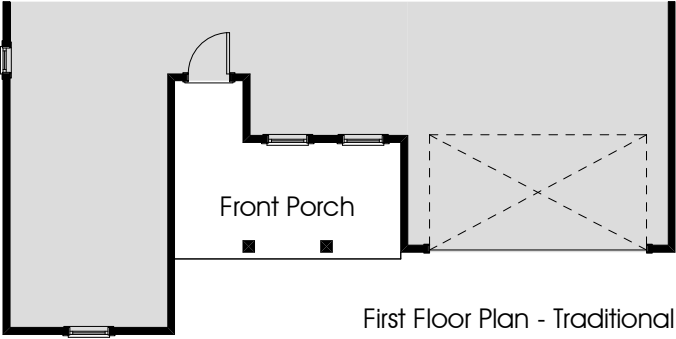
2914



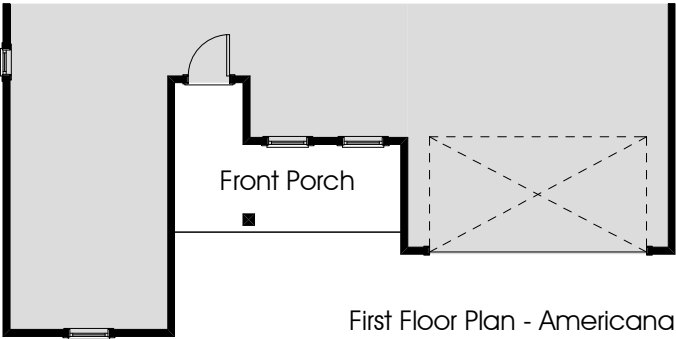
HERITAGE TRACE  
AT CROSSWATER



First Floor Plan - Folk Victorian

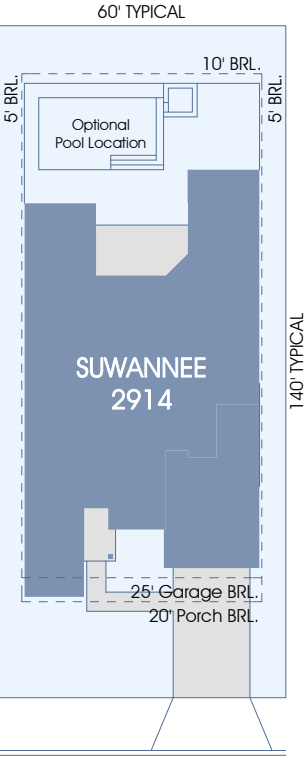


First Floor Plan - Traditional



First Floor Plan - Americana

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60' x 140' Typical Site Layout



Folk Victorian

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Traditional



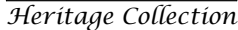
Americana



Farmhouse

The Suwannee is a 1-story home with 2,914 sq. ft. of living area, 4 bedrooms & 3 baths. A gracious entry welcomes visitors to the foyer and flex room. The gathering room and dining room are adjacent to the kitchen, comfort zone and covered lanai. The master suite and large bath boasts two walk-in closets. A separate guest suite and bath are in a private wing of the house while two secondary bedrooms share a hall bath. The family foyer and laundry room are located near the tandem garage .





# 2914 Pre-Planned Options



4



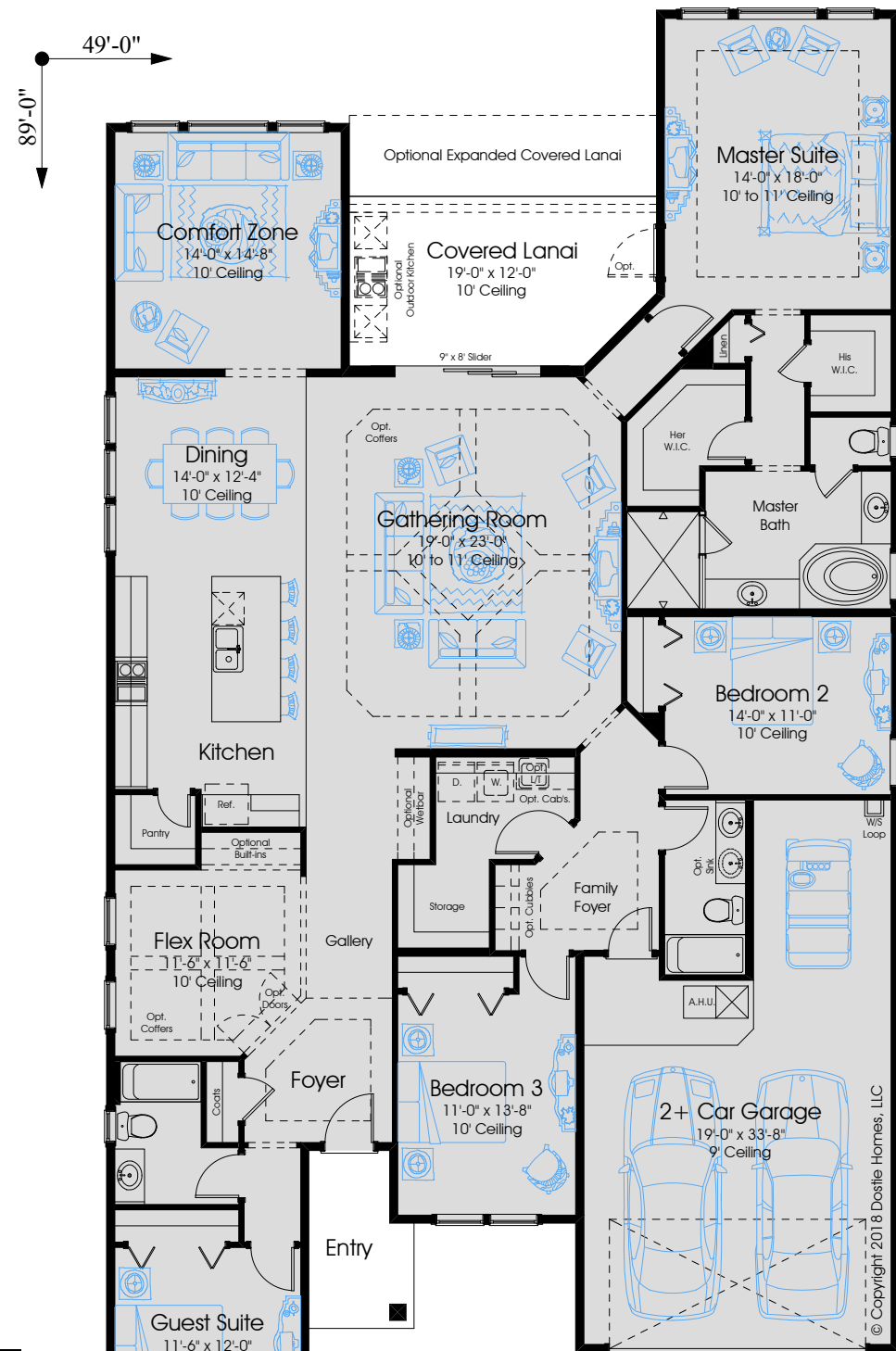
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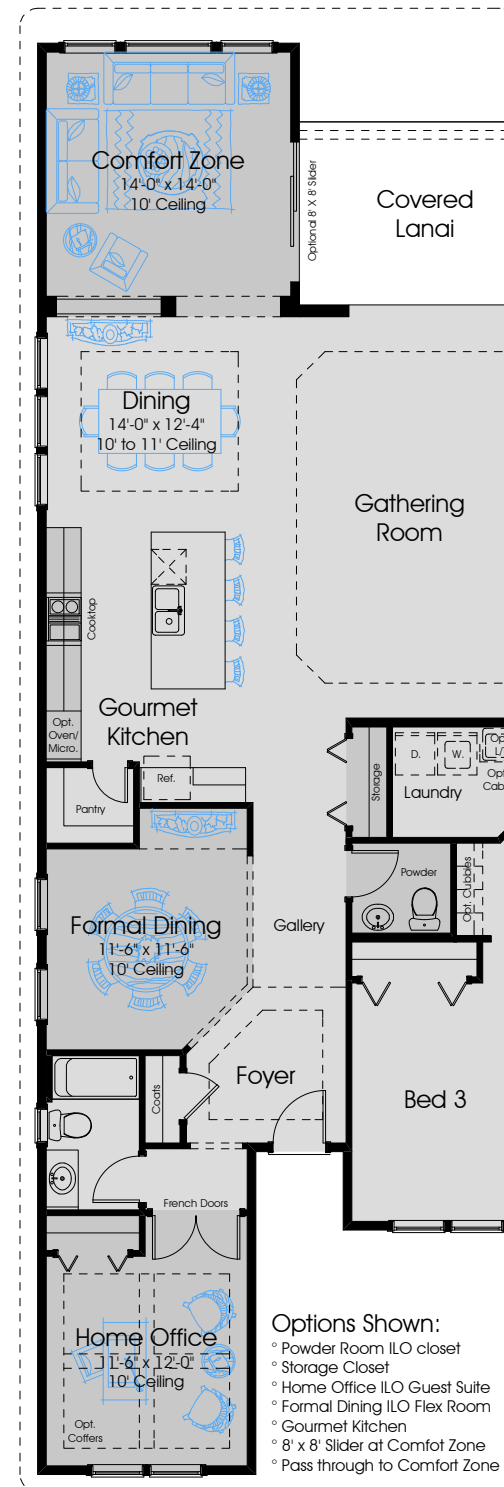
2+

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1st FLOOR A/C: 2914  
2nd FLOOR A/C: N/A  
TOTAL A/C: ..... 2914  
COVERED PORCHES: ..... 238  
GARAGES: ..... 560  
TOTAL COVERED: ..... 3712



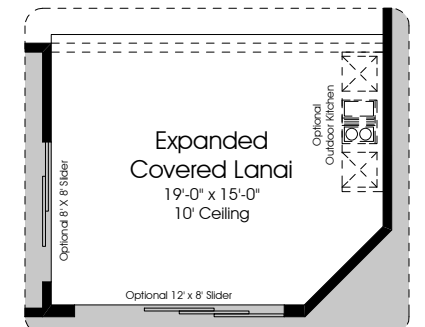
### First Floor Plan - Farmhouse



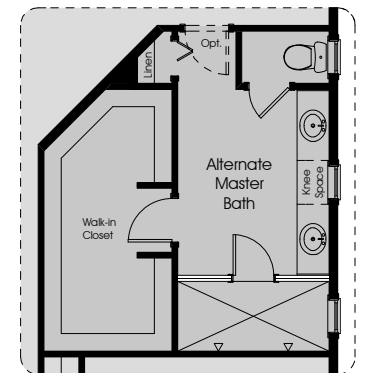
Options Shown:

- ° Powder Room ILO closet
- ° Storage Closet
- ° Home Office ILO Guest Suite
- ° Formal Dining ILO Flex Room
- ° Gourmet Kitchen
- ° 8' x 8' Slider at Comfort Zone
- ° Pass through to Comfort Zone

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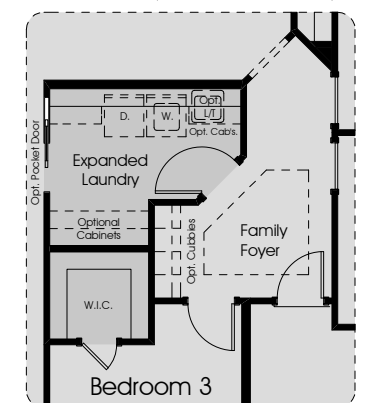


Optional Expanded Covered Lanai  
(Other Options Shown: Opt. 12' x 8' Slider at Gathering  
Room, Opt. 8' x 8' Slider at Comfort Zone)



Optional Master Bath

Expanded Laundry  
(Includes W.I.C. at Bed 3)



SUWANNEE (Suwannee River State Park - Live Oak, FL)  
A high bluff overlooks the spot where the Withlacoochee River joins the Suwannee River on its way to the Gulf.



# 3045 Porches



Heritage Collection



# BISCAYNE 3045



HERITAGE TRACE  
AT CROSSWATER

  
4

  
2.5

  
2+



Farmhouse



Folk Victorian

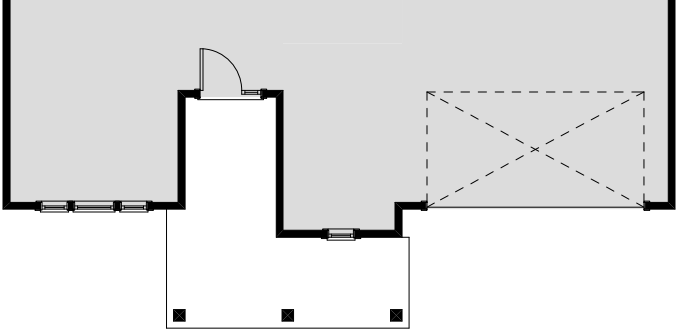


Traditional

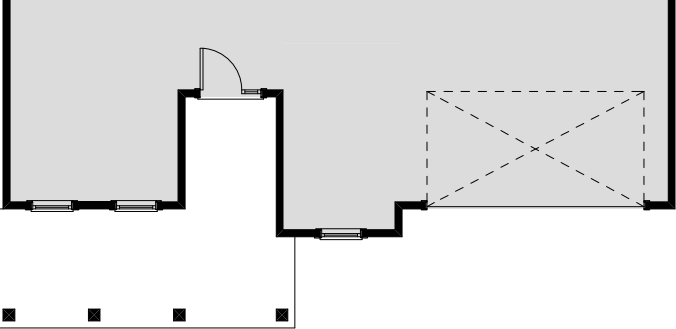


Americana

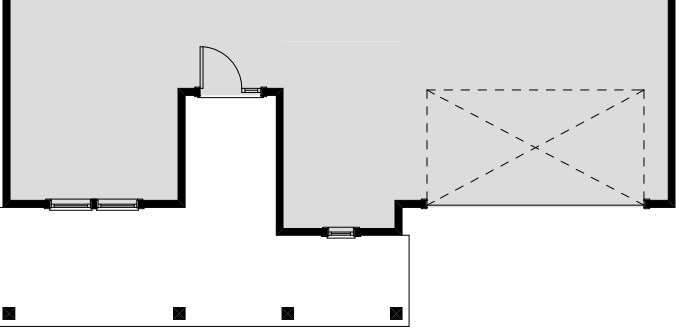
The Biscayne is a 2-story home with 3,045 sq. ft. of living area, 4 bedrooms & 2.5 baths. The entry porch welcomes visitors to the large foyer and flex room. The huge gathering room and dining room are adjacent to the kitchen, and covered lanai. The master suite and large bath boasts two walk-in closets. A private guest suite and bath can be added downstairs, while upstairs three secondary bedrooms share a hall bath and bonus room. The unique shaped garage is ideal for a golf cart.



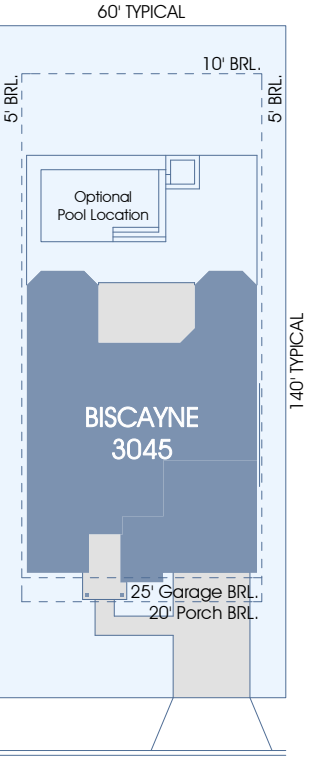
First Floor Plan - Americana



First Floor Plan - Folk Victorian



First Floor Plan - Americana



60' x 140' Typical Site Layout

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Heritage Collection



4



2.5



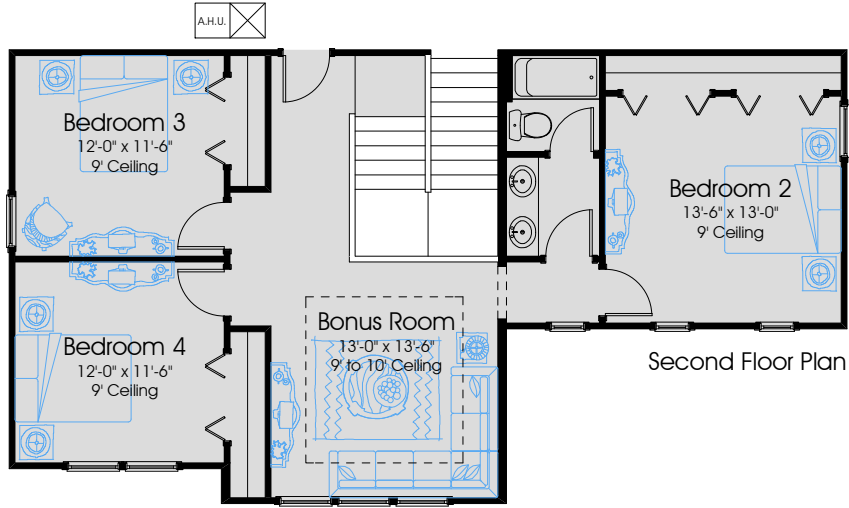
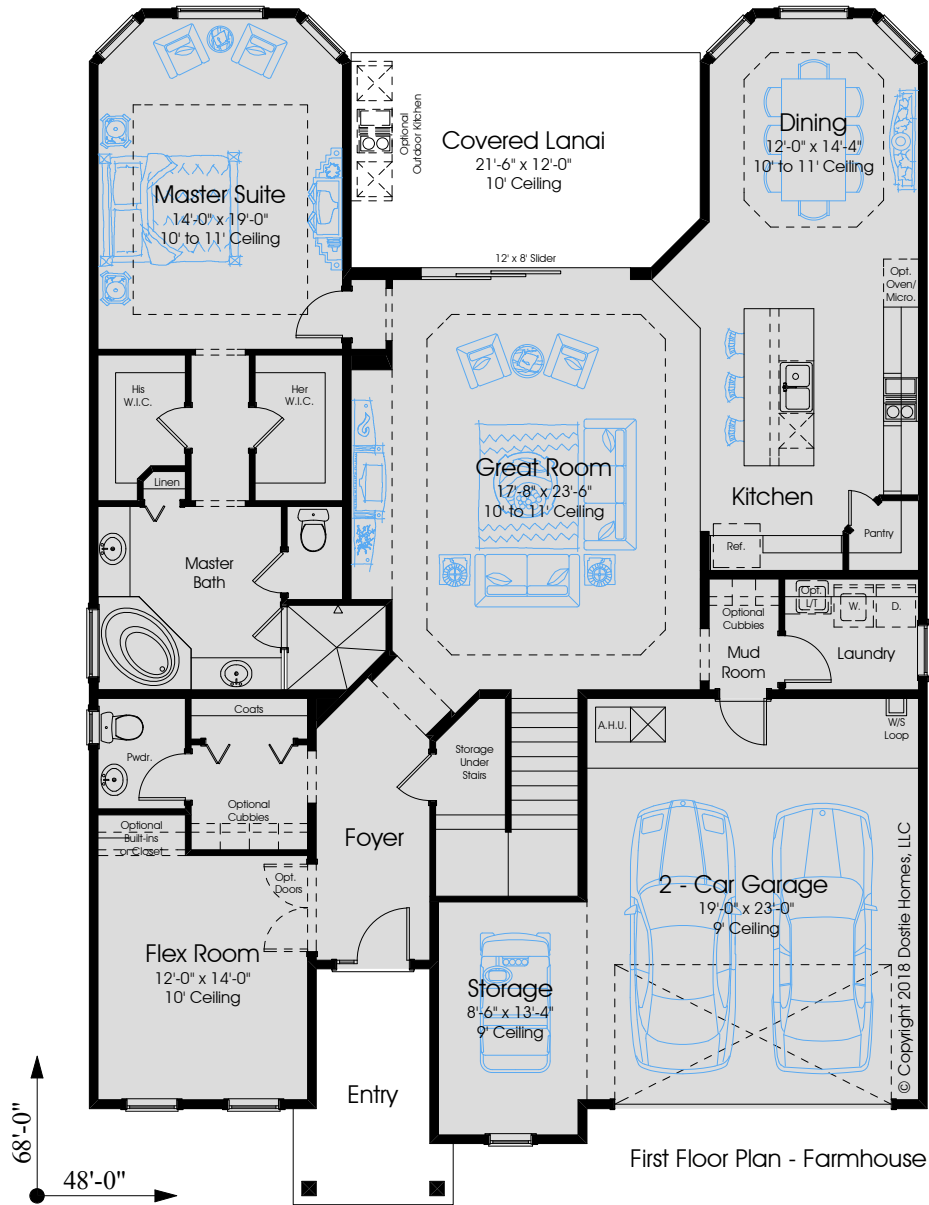
2+

# BISCAYNE 3045

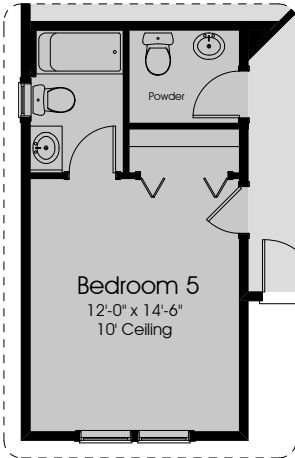
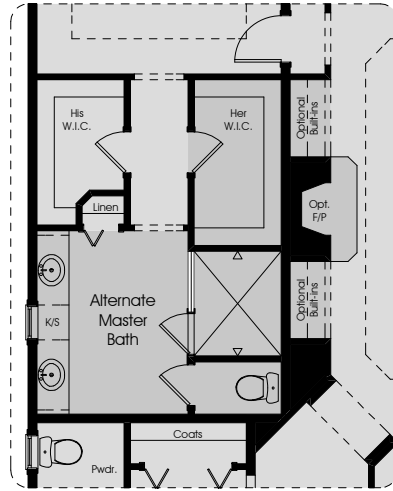
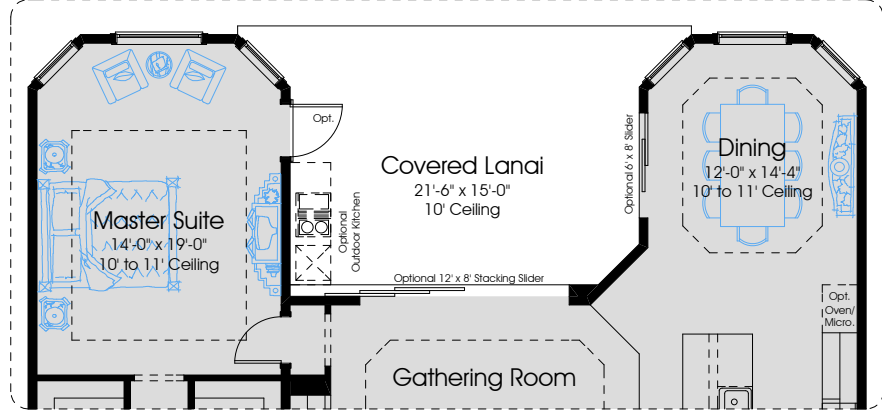
# 3045 Pre-Planned Options



Heritage Collection



Optional Expanded Covered Lanai  
(Other Options Shown: Opt. 12' x 8' Stacking Slider at Gathering Room, Opt. 6' x 8' Slider at Dining Room and Optional French Door at Master Suite)



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1st FLOOR A/C:	2099
2nd FLOOR A/C:	946
TOTAL A/C:	3045
COVERED PORCHES:	324
GARAGES:	581
TOTAL COVERED:	3950

BISCAYNE (Biscayne National Park - Homestead, FL)  
Biscayne protects a rare combination of aquamarine waters, emerald islands, and fish bejeweled coral reefs.

HIGHLIGHTS:  
From stories of pirates and shipwrecks, outdoor enthusiasts enjoy boating, fishing, snorkeling, lobstering and more.



3160 Porches



Heritage Collection



YOSEMITE 3160

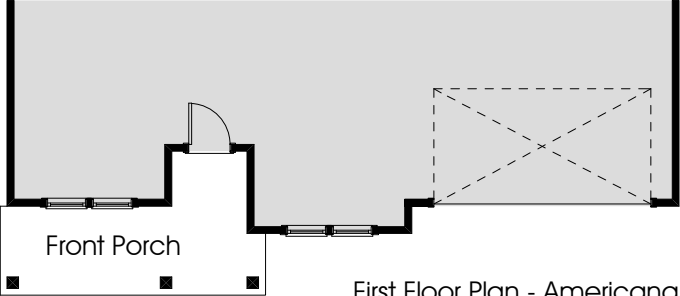


HERITAGE TRACE  
AT CROSSWATER

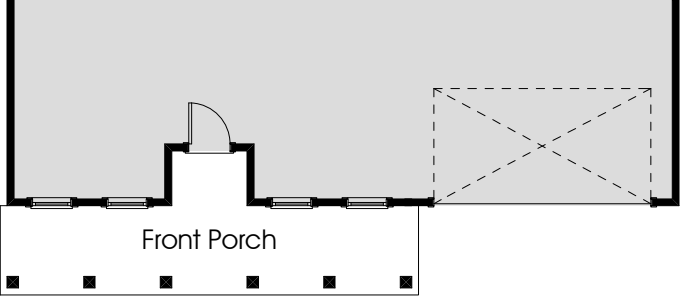
  
5

  
3

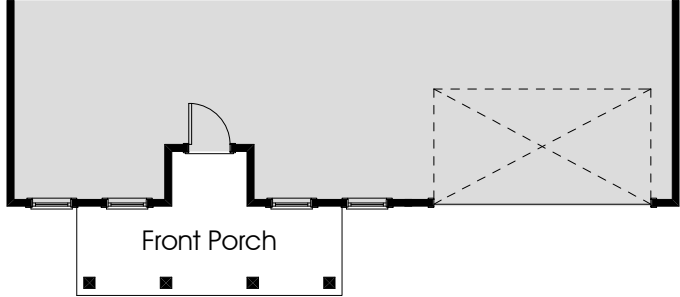
  
3



First Floor Plan - Americana

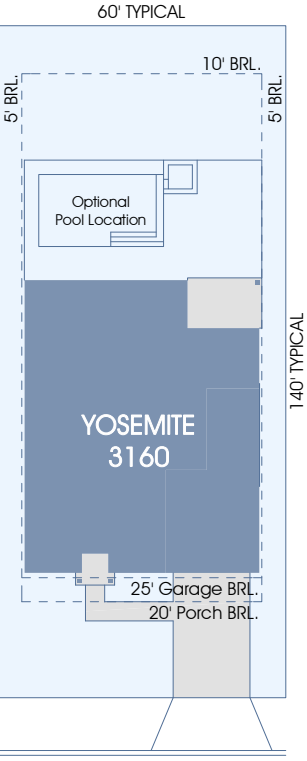


First Floor Plan - Folk Victorian



First Floor Plan - Farmhouse

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60' x 140' Typical Site Layout



Folk Victorian

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Traditional



Americana



Farmhouse

The Yosemite is a 2-story home with 3,160 sq. ft. of living area, 5 bedrooms & 3 baths. A gracious entry welcomes visitors to the large foyer and home office. The vaulted gathering room and dining room are adjacent to the kitchen and covered lanai. The master suite and ensuite bath boast two walk-in closets. A private guest suite and bath are in a separate wing of the house while upstairs three secondary bedrooms share a hall bath and bonus room. The 3 car tandem garage is ideal for a golf cart.



