



# THE RANCH

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## AT TWENTY MILE

### CLASSIC COLLECTION INCLUDED FEATURES





#### SITE CHARACTERISTICS

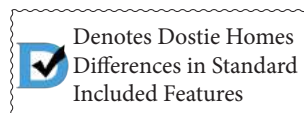
- Highly Acclaimed St. Johns County School System
- Access to all Nocatee & Twenty Mile Amenities
- Community Lighting, Sidewalks and Electric Vehicle Paths
- Homesites situated among Natural Preserve and Lakes
- Landscaped Common Areas
- Public Utilities Include Underground Electric, Water, Sewer & Natural Gas
- Professional Landscape Package with Fully Sodded Yard
- Zoned Irrigation System with Automatic Timer
- Paver Driveway and Walkway to Homes

#### EXTERIOR DETAILS

- Full Hardilap Cementitious Siding with Stone or Brick Accents (Per Plan, Elevation and Design)
- Lifetime Algae Resistant Architectural Shingles
-  8' Designer Entry Door (Per Elevation)
- Satin Nickel Entry Handle Set
- Dead Bolt on Exterior Doors
- Maintenance Free Vinyl Porch Ceilings
- James Hardie Fascia w/Vinyl Soffits
- Textured Floor Coating at Entry and Lanai
- 3 Weatherproof GFI Outlets at Exterior
- 3 Hose Bibs
- 2 Exterior Flood Lights at Rear of Home and 4 Carriage Lights at Garages
-  Water Softener Loop
- Concrete Upgraded to 3000 PSI on Stem Wall Foundation
-  Rain Gutter on Front of Home – (Per Plan, Elevation)
-  Innovative ZIPSystem™ with Built In Protective Overlay
-  High Efficiency Radiant Barrier Roof Sheathing
- Address Plaque
- 3 – Car Split Garages (Per Plan) with Openers and 2 Remotes
- Insulated Garage Doors with Decorative Hardware
- Finished Garages

#### KITCHENS/BATHS

-  Full Overlay Wood Cabinetry with 42" Uppers and Crown Moulding in Kitchen
-  Soft Close Cabinet Drawers in Kitchen & Master
- Island Unit in Kitchen
- Tight Mesh Vinyl Shelving in Pantry
- Under mount Stainless Steel Double Basin Sink with MOEN® Arbor Spot Resistant Stainless Valve at Kitchen
- MOEN® Brantford or Eva Brushed Nickel 4" Centerset Faucets at all Secondary Baths
- MOEN® Brantford or Eva Brushed Nickel Widespread Faucets at Master Bath & Powder Room (Per Plan)
-  Choice of Granite or Quartz Countertops in Kitchen (Multiple Color Options)
- Gourmet Kitchen Package including GE Profile Dishwasher, Gas Range, Vented Hood, Separate Oven and Microwave Tower
- ½ HP Garbage Disposal
- LED Recessed Can Lighting in Kitchen
- Ice-Maker Connection
- 18" x 18" Ceramic Tile Flooring in All Bathrooms, Kitchen & Nook
- Fully Tiled Master Shower Surrounds
- Level One Solid Surface Countertops in Secondary Baths
-  Choice of Granite or Quartz Countertops in Master Bath - (Multiple Color Options)
- Raised Vanity in All Baths
- Framed Mirror Detail at Master Bath Vanity
- Full Width Mirrors at Secondary Bath Vanities
- 5' Soaking Tub with Tiled Deck at Master Bath
- Frameless Glass Shower Enclosure in Master Bath
- Tub/Shower Combo with Tile Surrounds at Secondary Baths
- Private Water Closet in Master Bath
- Beveled Mirror Medicine Cabinets in All Baths (Per Plan)
- Elongated Toilets in All Baths






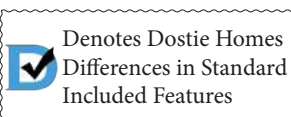
# THE RANCH

## AT TWENTY MILE




### CLASSIC COLLECTION 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
- Coffered and Tiered Ceilings (Per Plan)
-  10' Ceilings on First Floor, 9' Ceilings on Second Floor (Per Plan)
- Crown Moulding at Perimeter in Dining, Master Bedroom, Foyer, Formal Living/Study, and Flex Space (Per Plan)
- Custom Wood Window Sills Throughout
- 5 1/4" Baseboard and 3 1/4" Door Casing Throughout
- Double Knock Down Texture Finish on Ceilings
- 18" x 18" Ceramic Tile in Foyer & Laundry (Per Plan)
- Pull-Down Attic Access Stairs over the Garage (Per Plan)
- Ceiling Fans at Gathering Room and Master Bedroom
- Ceiling Fan Pre-Wire in Secondary Bedrooms, Bonus Loft, and Lanai (Per Plan)
- Luxurious Carpet with 6 lb pad and 10 yr. 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
- Fluorescent Lighting in Laundry Room
- Smooth Finish on all Walls



#### ENERGY SAVING FEATURES

-  High Efficiency Radiant Barrier Roof Sheathing
- 3rd Party HERS Energy Efficiency Rating
-  R-38 Ceiling, R-21 2x6 Wall Insulation - Main Floor, R-13 2x4 Wall Insulation - Second Floor
- Double Glazed Vinyl Insulated Low-E Windows with Screens
- Carrier High Efficiency 14 SEER Heat Pump System
- High Efficiency Tankless Natural Gas Water Heater
- Energy Efficient Off Ridge Roof Venting
-  Gas Package with 4 Connections: Cooktop, Grill, Dryer & Water Heater
- Interior Air Handler(s) (Per Plan)

#### WARRANTY

- 2-10 Home Buyers Warranty
- Borate Termite Treatment With Repair & Replacement Warranty and 1 Yr.- \$1,000,000 Repair Bond

#### TECHNOLOGICAL ADVANTAGES

- Wireless Security System with 2 Digital Touchscreen Keypads
- Contacts at all 1st Floor Windows & Doors
- Doorbell and Chime
- Structured Wiring Package: (6) CAT-5 Phone/Data and (6) Cable RG-6 Connections
- Surround Sound Prewire at Gathering Room
- Stereo Speaker Prewire at Master & Lanai

#### 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
- Pre-Closing Orientation



CBC #1258744

Prices and features subject to change without notice. Please see New Home Consultant for details.

04/26/2016



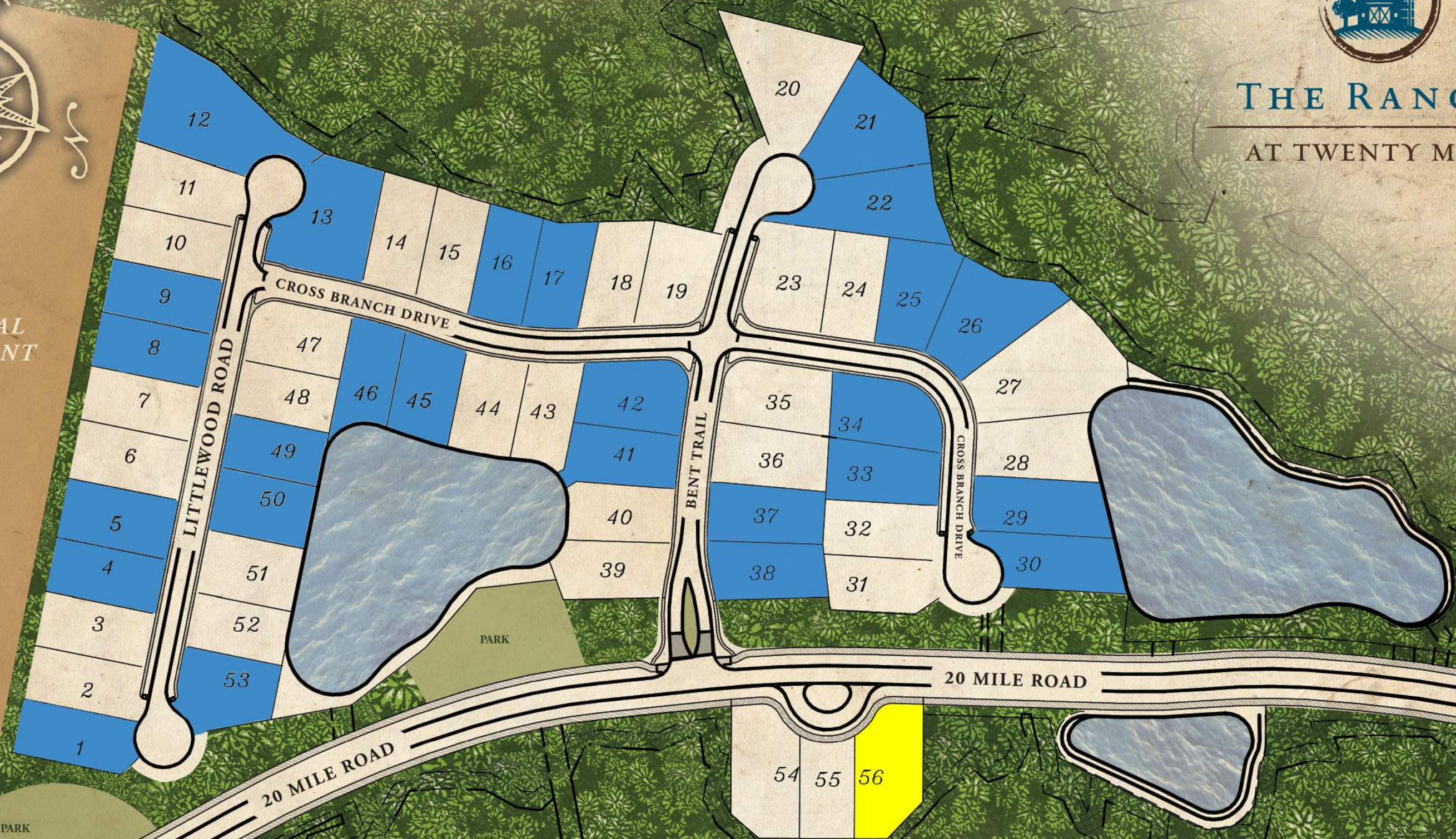


FUTURE  
COMMERCIAL  
DEVELOPMENT

PRESERVATION



THE RANCH  
AT TWENTY MILE



PRESERVATION

This map is a conceptual rendering of the intended development plan for The Ranch at Twenty Mile at Nocatee. This plan is subject to change in size, use and location without notice. Refer to the recorded plans for specific lot sizes and dimensions. Numbers shown are lot numbers, not street addresses.



DOSTIE HOMES MODEL



DOSTIE HOMESITES







# THE RANCH

## AT TWENTY MILE

LOT	ORIENTATION	PREMIUM	LOT	ORIENTATION	PREMIUM
1	Additional Landscape Buffer	\$9,000	29	Lake	<del>\$20,000</del>
4	Additional Landscape Buffer	\$6,000	30	Lake	<del>\$10,000</del>
5	Additional Landscape Buffer	\$6,000	33	Back-to-Back	<del>\$6,000</del>
8	Additional Landscape Buffer	\$6,000	34	Back-to-Back	\$10,000
9	Additional Landscape Buffer	\$6,000	37*	Back-to-Back	-
12	Additional Landscape Buffer	<del>\$6,000</del>	38	Back-to-Back	<del>\$10,000</del>
13	Oversized/Preserve	<del>\$18,000</del>	41	Partial Lake	<del>\$10,000</del>
16	Preserve	<del>\$22,000</del>	42	Corner	\$8,000
17	Preserve	\$22,000	45	Lake	\$24,000
21	Cul-de-sac/Preserve	<del>\$10,000</del>	46	Lake	\$19,000
22	Cul-de-sac/Preserve	<del>\$2,000</del>	49	Lake	\$22,000
25*	Preserve	-	50	Lake	\$22,000
26	Preserve	<del>\$5,000</del>	53	Lake	\$25,000

Prices and features subject to change without notice. Please see New Home Consultant for details.

\*Indicates Inventory Homes

# WILDER 3204



THE RANCH  
AT TWENTY MILE



4



4



3



Coastal



Farmhouse



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Craftsman



Vineyard

The Wilder is a 1-story home with 3,204 sq. ft. of living area, 4 bedrooms and 4 baths. Upon entering the home, a formal dining room and evolution space flank the foyer which opens into the spacious gathering room. The kitchen allows for open access to the informal dining nook and gathering room. A comfort zone with guest suite off the nook allows for additional versatility and can be utilized in a number of ways.

*Building on over* **55 YEARS** *of Dostie Family Tradition*



Classic Series

# 3204 WILDER



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TOTAL A/C: ..... 3204  
COVERED PORCHES: ..... 424  
GARAGES: ..... 753  
TOTAL COVERED: ..... 4381

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LAURA INGALLS WILDER (1867-1957)

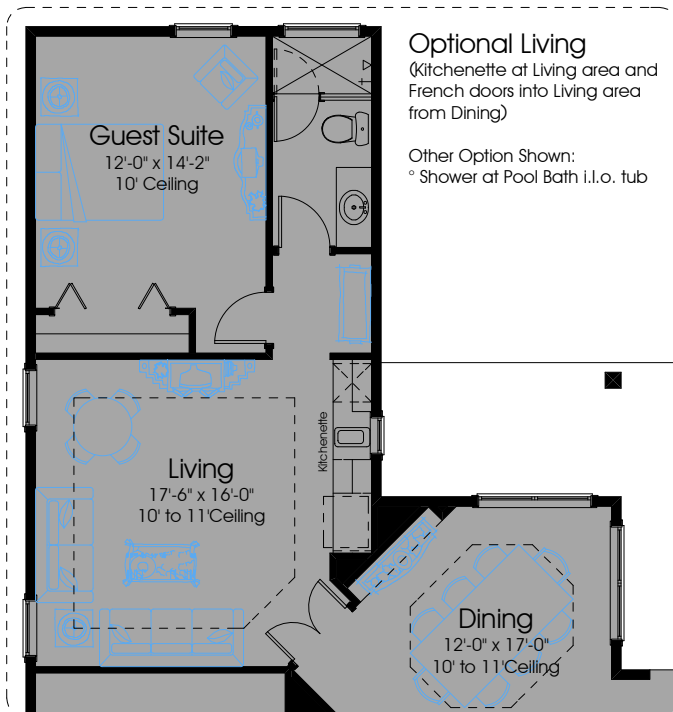
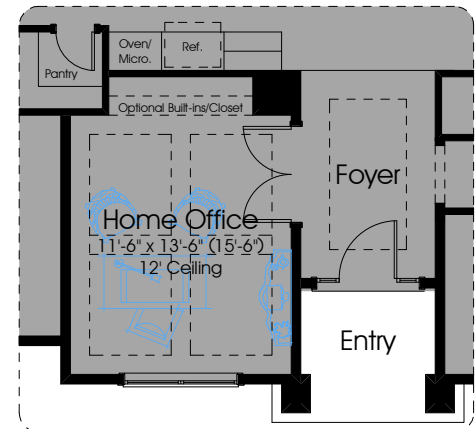
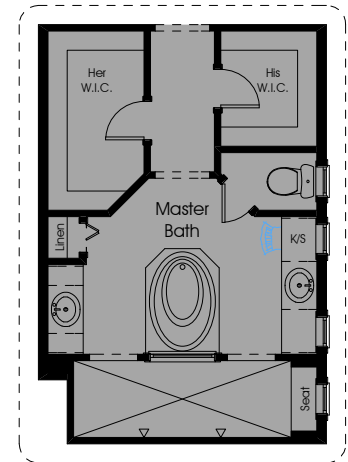
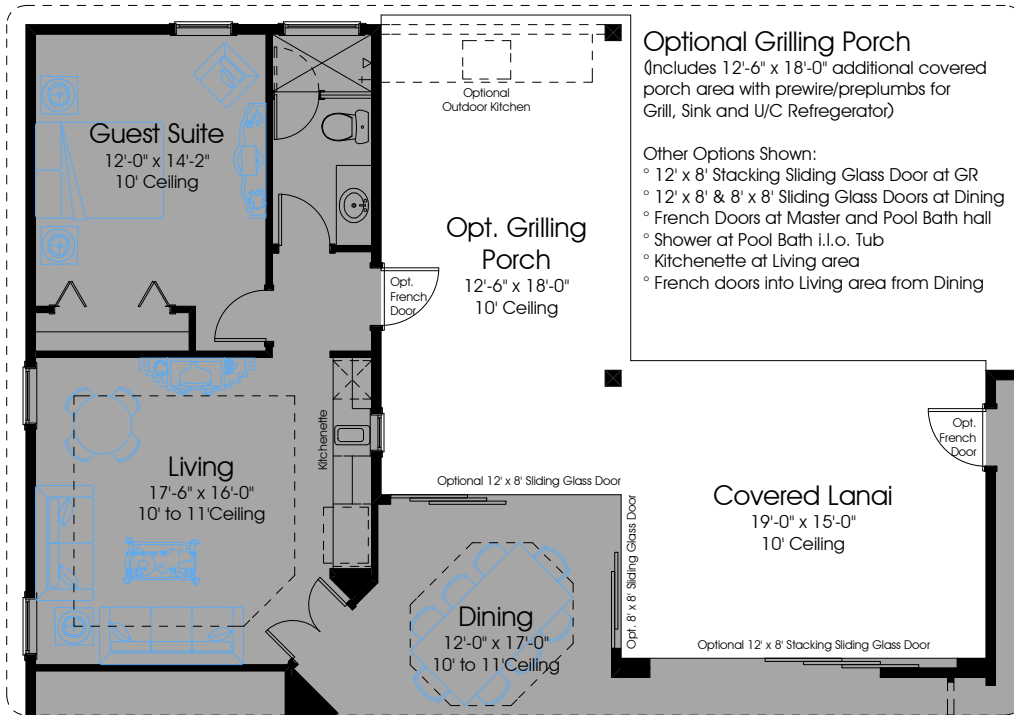
American author, teacher, journalist and family farmer; Laura Ingalls Wilder Medal (est. 1954)



# 3204 Pre-Planned Options



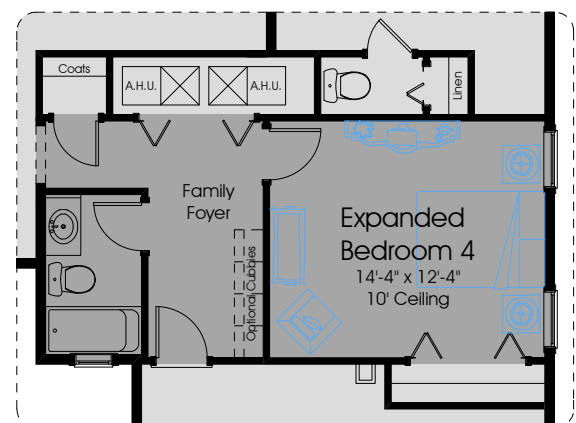
*Classic Series*



## Optional Expanded Bedroom 4

(Expands Bedroom 4 and relocates bathroom)

Optional cubbies available in Family Foyer



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## NOTED WORKS:

Little House on the Prairie series - Total of 8 Books (1932 - 1943); On the Way Home (1962, published posthumously)

# MELVILLE 3305



THE RANCH  
AT TWENTY MILE



4



3.5



3



Americana



Coastal



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Craftsman



Vineyard

The Melville is a 1-story home with 3,305 sq. ft. of living area, 4 bedrooms & 3.5 baths. Upon entering the home, the foyer & rotunda lead to a home office and gathering room. Views out towards the covered lanai can be enjoyed from the gathering room, open concept kitchen & dining area. A private family entry is an added advantage to this versatile plan.

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Classic Series

# 3305 MELVILLE



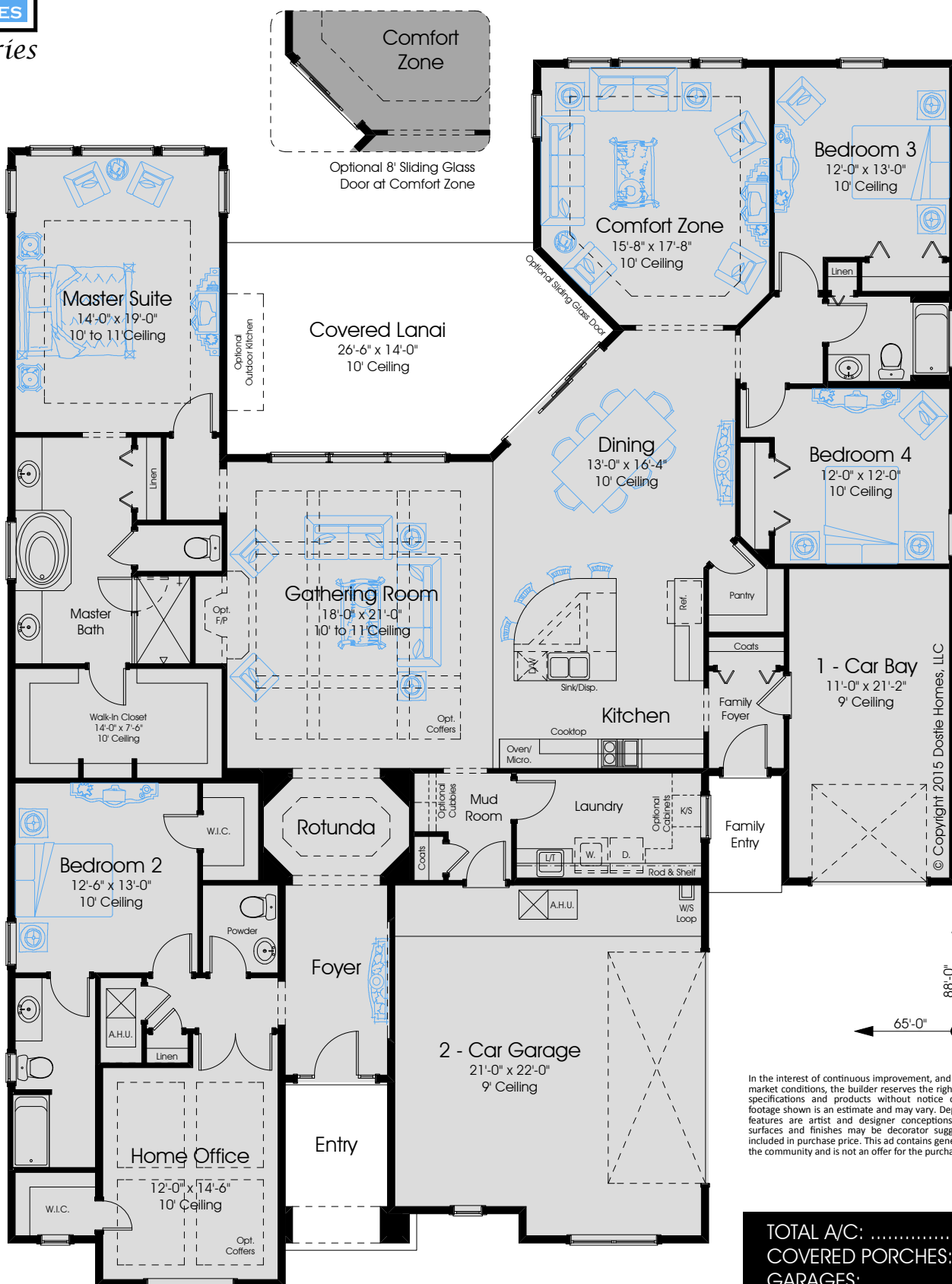
4



3.5



3



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TOTAL A/C: ..... 3305  
COVERED PORCHES: ..... 437  
GARAGES: ..... 767  
TOTAL COVERED: ..... 4425

HERMAN MELVILLE (1819-1891)

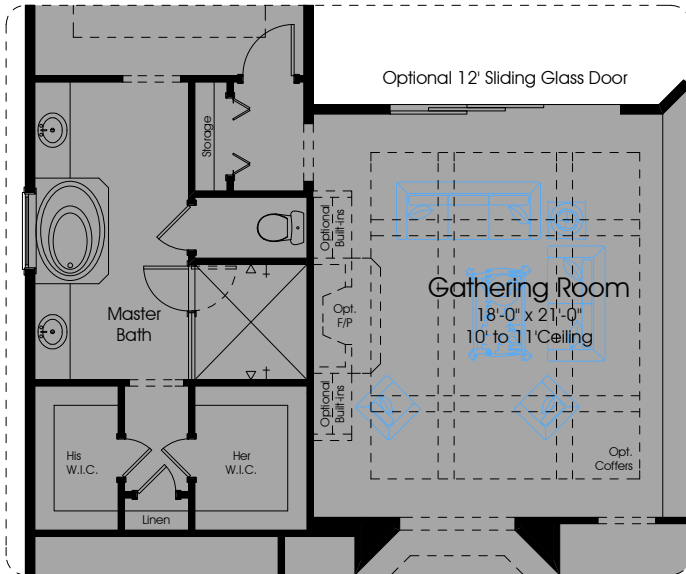
American novelist, short story writer, lecturer and poet - One of the authors from the American Renaissance period.



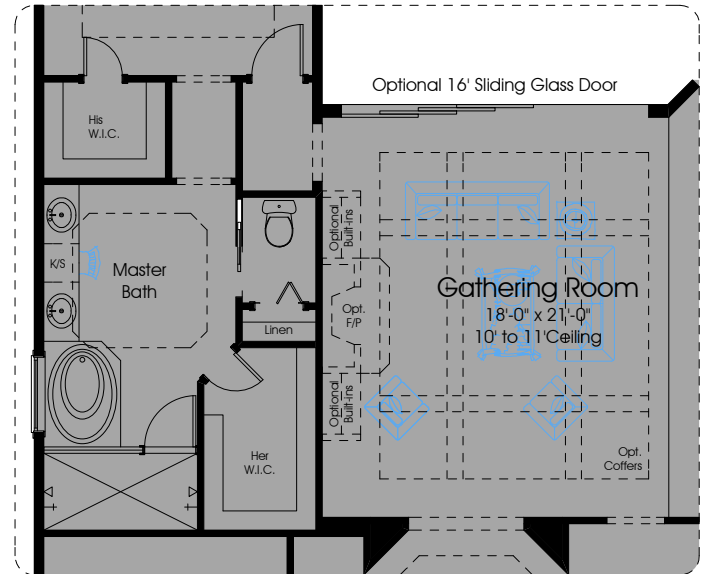
# 3305 Pre-Planned Options



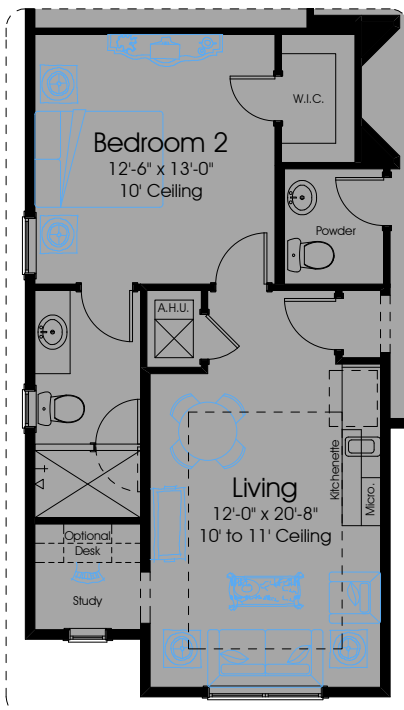
*Classic Series*



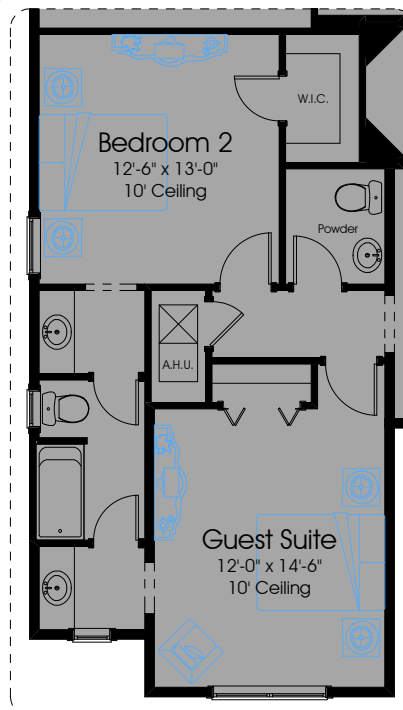
**Optional Master Bathroom 1**  
(Master Bath shown with His and Her Walk-in Closets, Expanded Shower and Optional Built-ins at Gathering Room)



**Optional Master Bathroom 2**  
(Master Bath shown with His and Her Walk-in Closets, Expanded Shower and Optional Built-ins at Gathering Room)



**In-Law Suite**  
(Includes Kitchenette, Walk-in Storage Closet and Shower i.l.o. tub at Bath)



**Optional Guest Suite**  
(Includes Single door, standard closet and additional vanity)



**Optional Bedroom 5**  
(Includes Single door, walk-in closet, Bathroom 4 and Full Bath i.l.o. Powder Room)

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## NOTED WORKS:

Typee (1846); Omoo (1847); Moby-Dick (1851); Clarel: A Poem and Pilgrimage in the Holy Land (1876)



# BRADBURY 3451



THE RANCH  
AT TWENTY MILE



4



3.5



3



Americana



Craftsman



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Farmhouse



Vineyard

The Bradbury is a 1-story home with 3,451 sq. ft. of living area, 4 bedrooms and 3.5 baths. A formal dining room and a home office flank the foyer which opens into a large gathering room and provides a direct view onto the covered lanai. An expansive master suite offers a private retreat while secondary bedrooms are on the opposite side of the home.

*Building on over* **55 YEARS** *of Dostie Family Tradition*



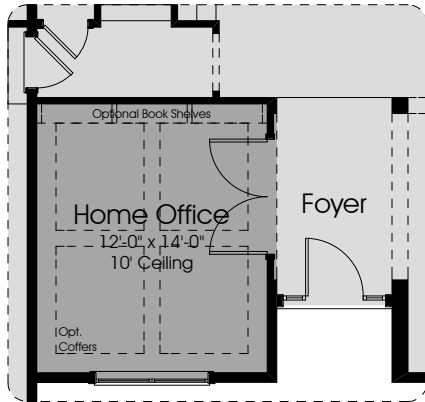




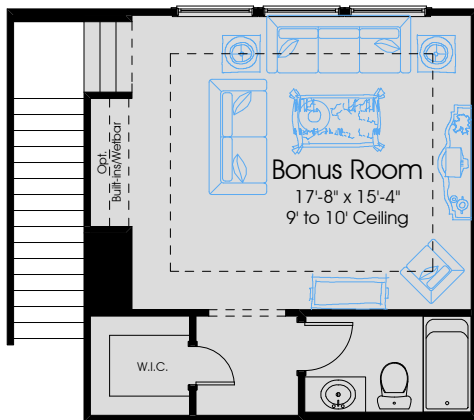
# 3451 Pre-Planned Options



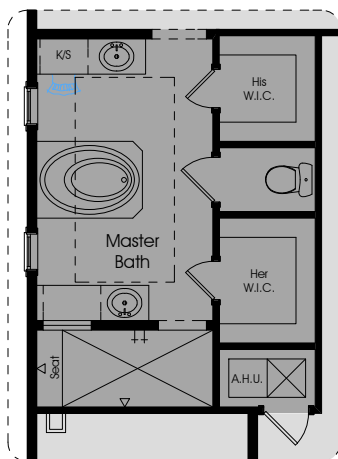
*Classic Series*



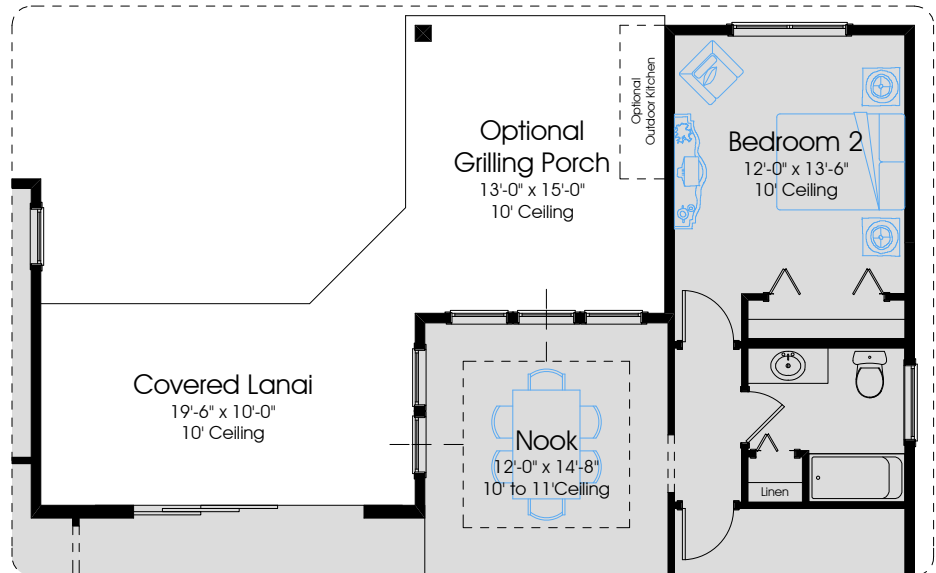
**Optional Home Office Entry**  
(Relocates French doors to Home Office to Foyer)



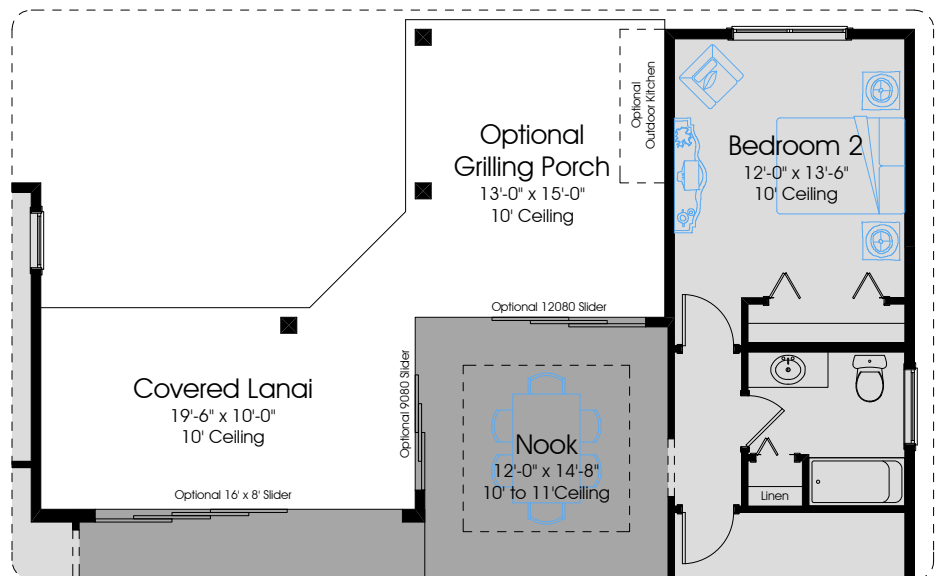
**Second Floor Plan**



**Optional Master Bath**



**Optional Grilling Porch**  
(Adds 195 Sq. Ft. of additional Covered Lanai area and moves Optional Outdoor Kitchen location)



**Optional Grilling Porch - Shown with Optional Sliding Glass Doors**  
(Shown with 2 optional sliders at Nook - This Requires the addition of 3 columns at Lanai area.  
Also shown, optional 16' Slider at Gathering Room i.l.o. 12' Slider)

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## NOTED WORKS:

The Martian Chronicles (1951); Fahrenheit 451 (1953); Something Wicked This Way Comes (1962)



# THOREAU 3536



THE RANCH  
AT TWENTY MILE



4



3.5



3



Americana



Classic



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Coastal



Vineyard

The Thoreau is a 1-story home with 3,536 sq. ft., 4 bedrooms & 3.5 baths. A formal dining room & home office flank the foyer which opens into a large gathering room, providing direct views onto the covered lanai. A large master suite w/ensuite bath offers a private retreat while secondary bedrooms are on the opposite side of the home. A comfort zone off the nook allows for additional versatility & can be utilized in a number of ways.

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3536



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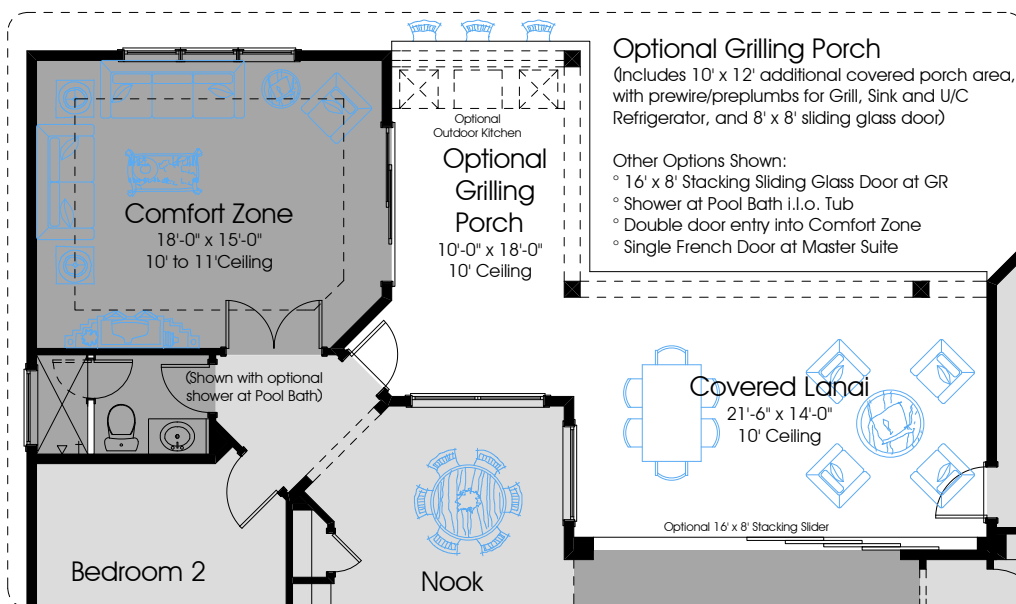
TOTAL A/C: ..... 3536  
COVERED PORCHES: ..... 514  
GARAGES: ..... 804  
TOTAL COVERED: ..... 4854



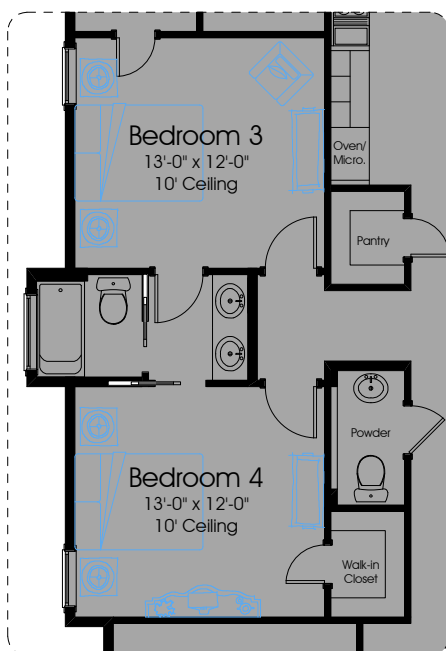
# 3536 Pre-Planned Options



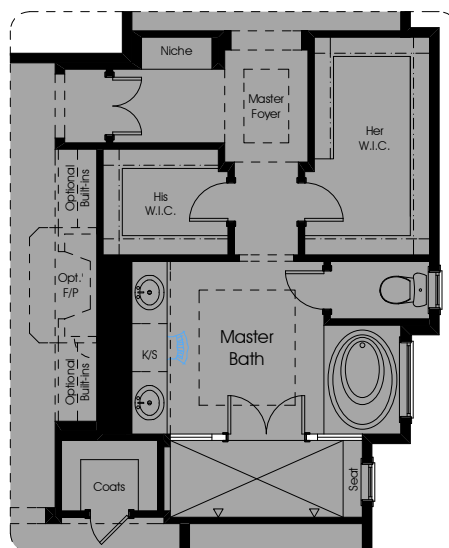
Classic Collection



DRAFT



Optional Jack and Jill Bath



Optional Master Bath

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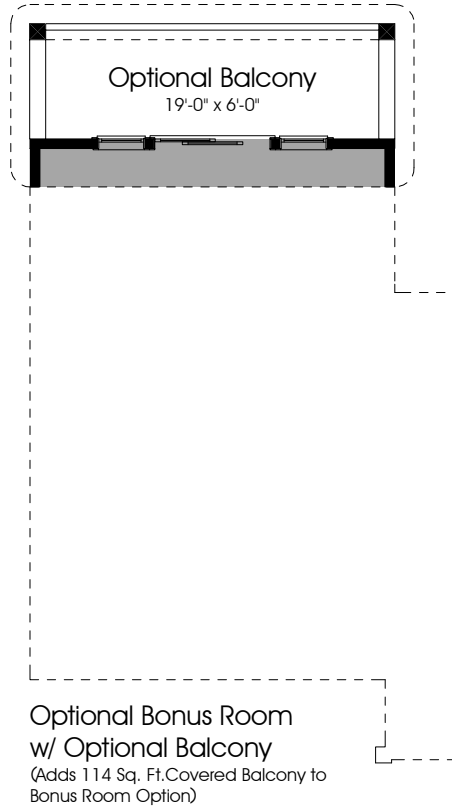
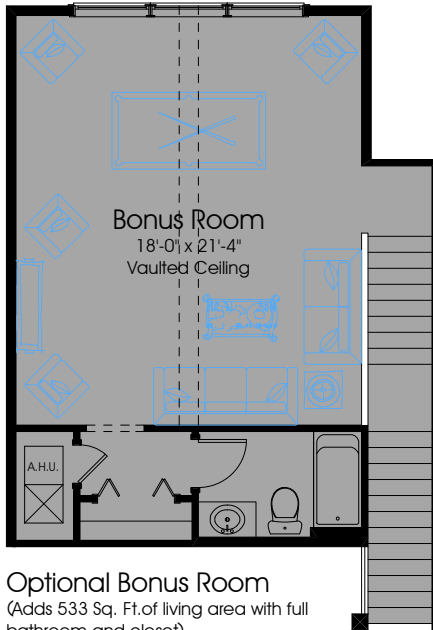
## NOTED WORKS:

A Week on the Concord and Merrimack Rivers (1849); Walden; or Life in the Woods (1854)

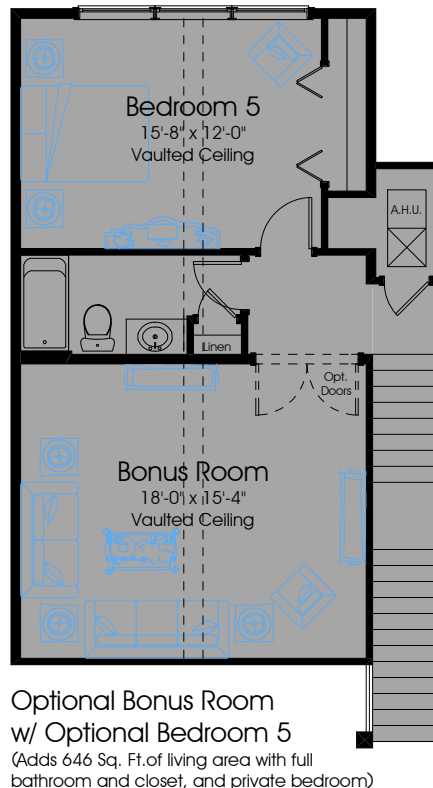
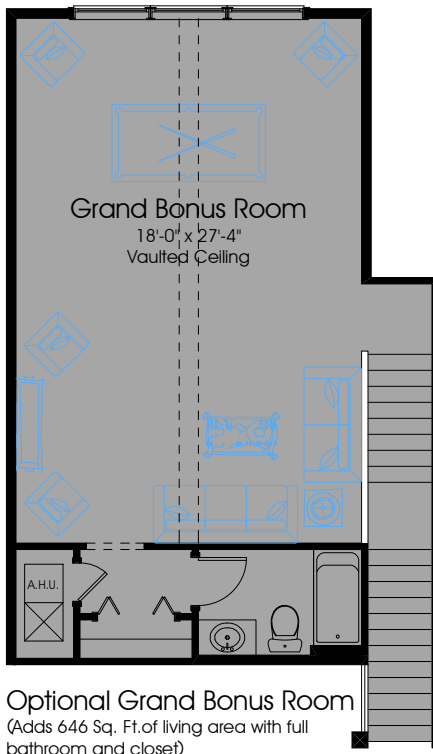
# 3536 Bonus Room Options



*Classic Series*



**First Floor Plan with Stairs to Bonus Room**  
(Eliminates coat closet and expands Her walk-in closet under stairs - Optional fireplace available as shown)



# ROYAL THOREAU



# ANGELOU 3730



THE RANCH  
AT TWENTY MILE



4



4



3



Farmhouse



Vineyard



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Coastal



Americana

The Angelou is a 2-story home with 3,730 sq. ft. of living area, 4 bedrooms and 4 baths. A formal dining room and a home office flank the foyer which opens into a large gathering room and provides direct views onto the covered lanai. A master suite and guest suite offer private retreats on the first floor; the bonus room and secondary bedrooms are located upstairs.

*Building on over* **55 YEARS** *of Dostie Family Tradition*



Classic Series

# 3730 ANGELOU



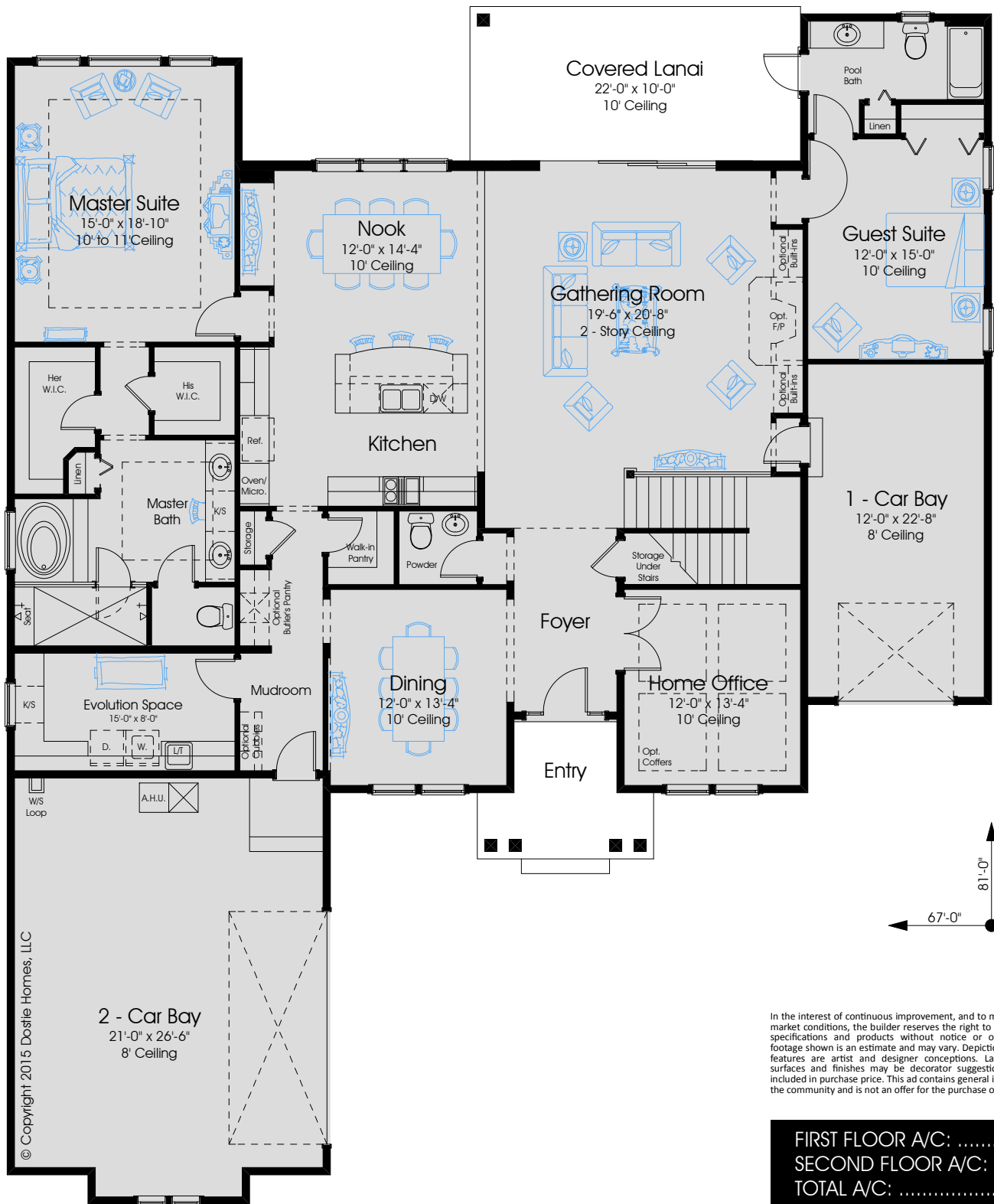
4



4



3



First Floor Plan

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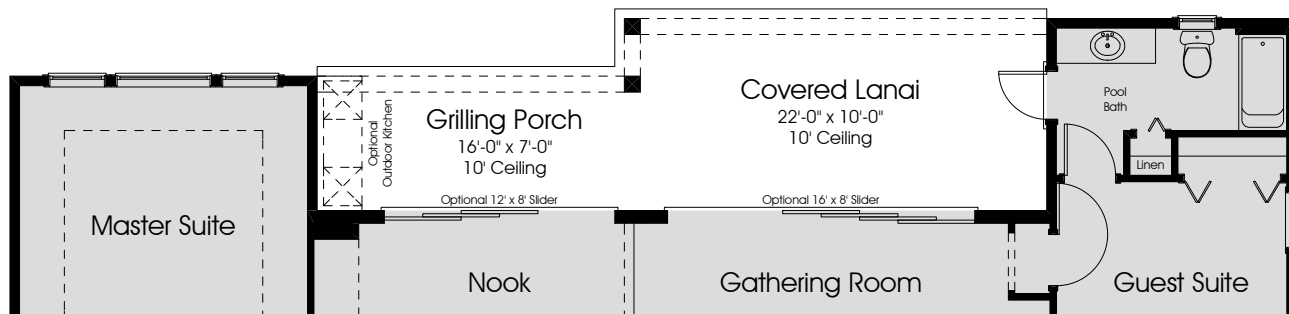
FIRST FLOOR A/C:	2701
SECOND FLOOR A/C:	1029
TOTAL A/C:	3730
COVERED PORCHES:	299
GARAGES:	905
TOTAL COVERED:	4934



# 3730 Pre-Planned Options



*Classic Series*



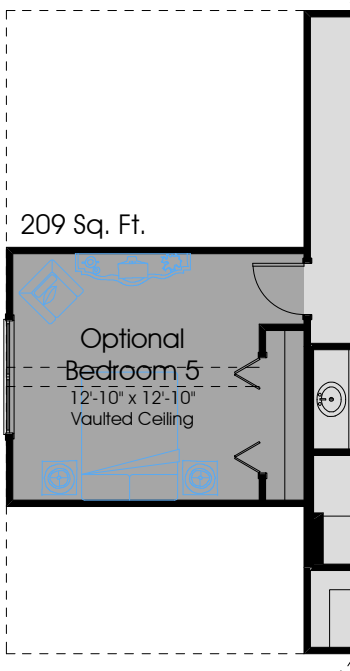
## Optional Grilling Porch

(Adds 16' x 7' covered porch area with wiring and plumbing for Optional Outdoor Kitchen - additional 112 Sq. Ft.)

Other Options Shown:

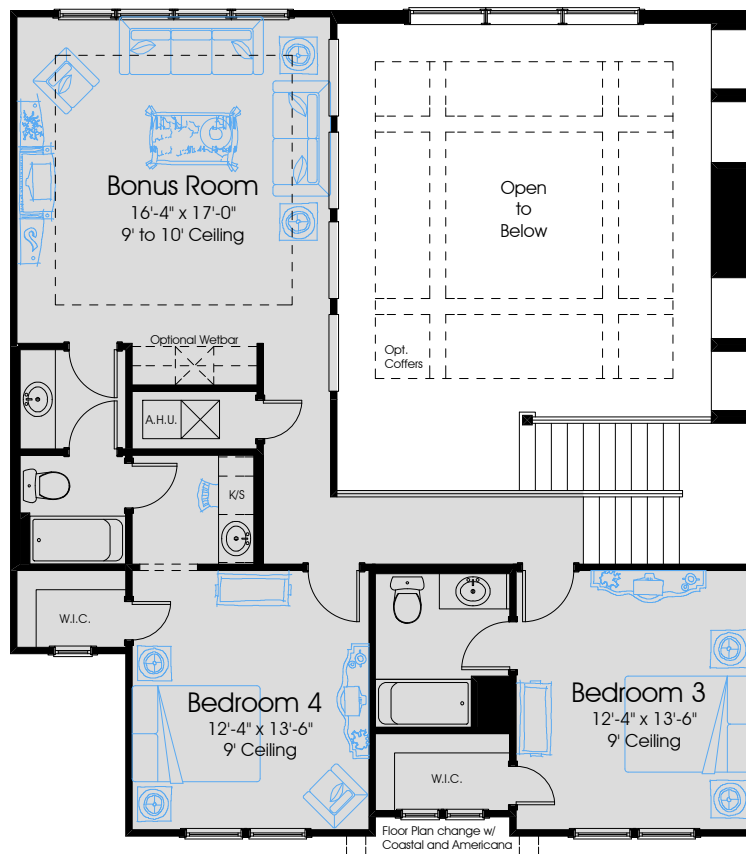
Optional 12' x 8' Slider at Nook i.l.o. Windows; Optional 16' x 8' Slider i.l.o. 12' x 8' Slider at Gathering Room

209 Sq. Ft.

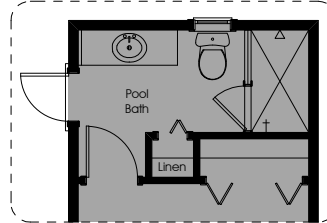


## Optional Bedroom 5

(Includes Single door, and 2- standard closets - 209 Sq. Ft.)

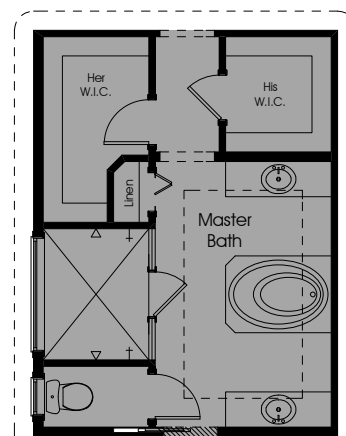


## Second Floor Plan



## Shower at Pool Bath

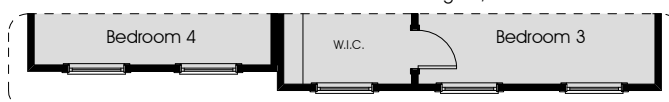
(Includes frameless glass shower and door i.l.o. tub)



## Optional Master Bathroom

(Includes 2 separate vanities and a peninsula shaped tub)

Floor Plan change w/ Farmhouse Elevation



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.

## NOTED WORKS:

I Know Why the Caged Bird Sings (1969); On the Pulse of Morning (1993); A Song Flung Up to Heaven (2002)

# SALINGER 4092



THE RANCH  
AT TWENTY MILE



4



3.5



3



Americana



Farmhouse



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Coastal



Vineyard

The Salinger is a 2-story home with 4,092 sq. ft. of living area, 4 bedrooms & 3.5 baths. A large formal dining room & home office flank the foyer which leads to the gathering room. An open concept kitchen includes an informal dining nook & opens to a large covered lanai. The master suite & guest suite offer private retreats on the first floor while secondary bedrooms, a study space and expansive bonus room are located upstairs.

*Building on over* **55 YEARS** *of Dostie Family Tradition*





Classic Series

# 4092 SALINGER



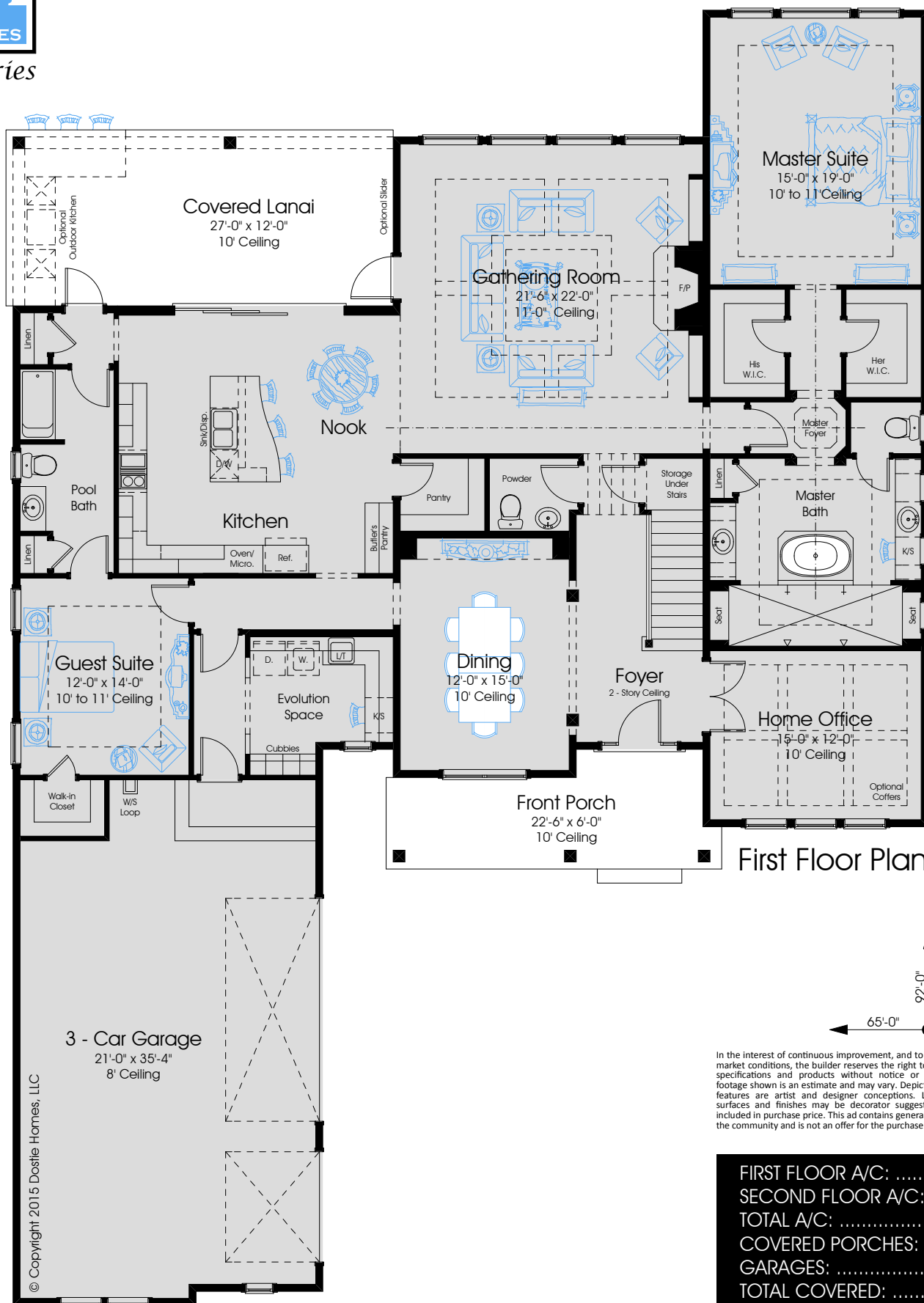
4



3.5



3



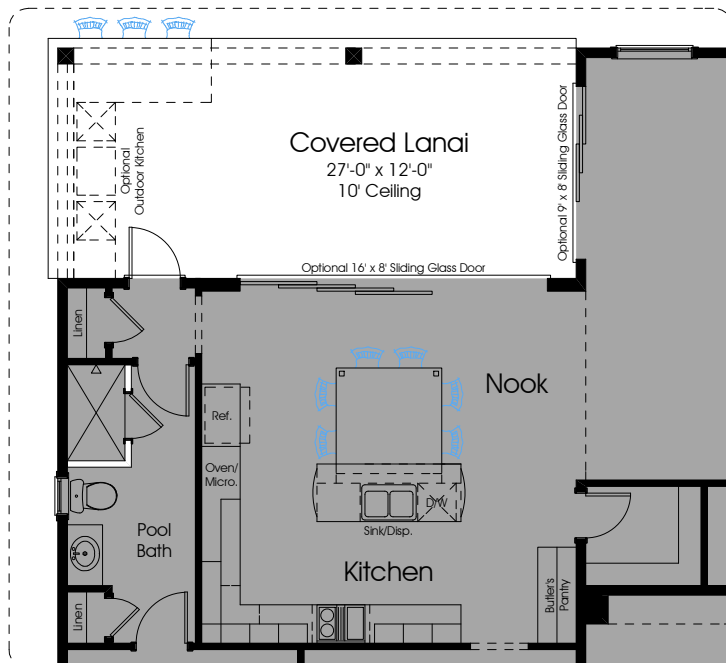
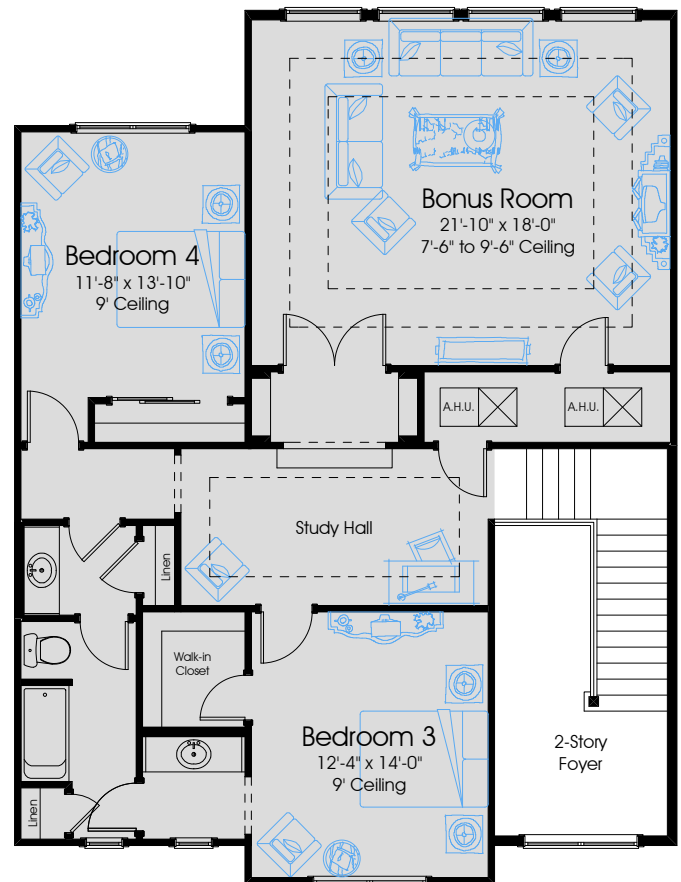
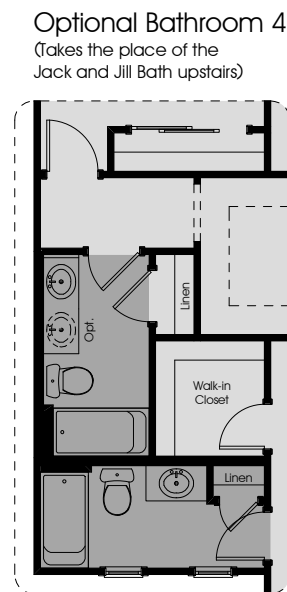
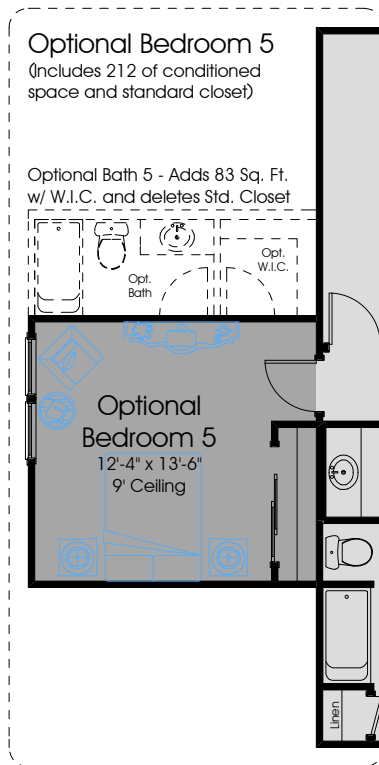
In the interest of continuous improvement, and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications and products without notice or obligation. Square footage shown is an estimate and may vary. Depictions of homes and features are artist and designer 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.

FIRST FLOOR A/C: ..... 2837  
SECOND FLOOR A/C: .... 1255  
TOTAL A/C: ..... 4092  
COVERED PORCHES: ..... 475  
GARAGES: ..... 783  
TOTAL COVERED: ..... 5350

# 4092 Pre-Planned Options



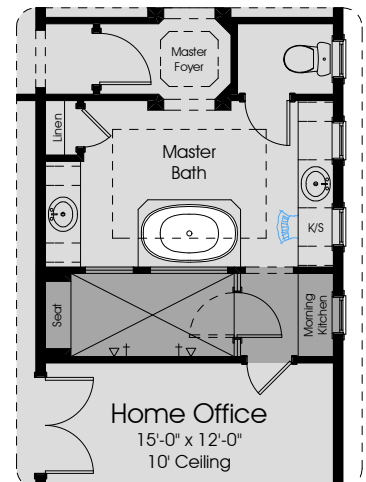
*Classic Series*



Floor Plan change w/ Farmhouse Elevation



**Optional Master Shower**  
(Includes frameless glass door and access to Home Office - Optional Morning Kitchen is available with this option)



**Optional Kitchen**  
(Includes 60" Sq. Built-in Nook Table Shown with Optional 16' x 8' sliding glass door at Nook, Optional 9' x 8' sliding glass door at Gathering Room, and Shower i.l.o. Tub at Pool Bath)

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.

## NOTED WORKS:

The Catcher in the Rye (1951); Nine Stories (1953); Franny and Zooey (1961), Raise High the Roof Beam (1963)





**THE RANCH**  
AT TWENTY MILE

**HOA & CDD FEES 80' LOTS**

The Ranch at Twenty Mile Homeowners Association Fee: **\$800 Annual Assessment**

Capital Contribution of \$133 paid at closing

Tolomato Community Development District (CDD) "A" Bond is collected by St. Johns County as part of your property tax bill. **\$1702 per year**

Operations and Maintenance charges are part of the CDD and collected by St. Johns County as part of your property tax bill. **\$709 per year**

Total CDD **\$1702** (debt portion) + Total O+M **\$709** = Total per year **\$2411**/Total per mo. **\$201**  
Total HOA **\$800** per year

<b><u>UTILITY AND COMMUNITY SERVICES FOR NOCATEE</u></b>	
<b>Natural Gas</b>	<b>Electric, Water &amp; Sewer</b>
Teco Peoples Gas PO Box 2562, Tampa, FL 33601 877.832.6747 www.peoplesgas.com	JEA PO Box 45047, Jacksonville, FL 32202 (800) 683-5542 www.jea.com
<b>Phone/Cable/Internet</b>	<b>St. Johns County Schools</b>
AT&T 800.288.2020 www.att.com Dish 877.648.0241 www.dish.com DirecTV 855.895.0943 www.directv.com	St. Johns Co. School District 904.547.7500 www.stjohns.k12.fl.us
<b>Elementary School</b>	<b>Middle School</b>
Ocean Palms Elementary 355 Landrum Lane Ponte Vedra Beach, FL 32082 904.547.3760 www-ope.stjohns.k12.fl.us/	Alice B Landrum Middle 230 Landrum Lane Ponte Vedra Beach, FL 32082 904.547.8410 www-lms.stjohns.k12.fl.us/
<b>Homeowners Association Management</b>	<b>High School</b>
BCM Services Contact Denise Wallace 904.242.0666 info@bcmsservices.net	Nease High School 10550 Ray Road Ponte Vedra Beach, FL 32081 904.547.8300 www-nhs.stjohns.k12.fl.us/
<b>Recycling</b>	<b>Trash</b>
St. Johns Co. Recycling/Republic Services 904.827.6980 / 800.331.2909 www.co.st-johns.fl.us/solidwaste/recycle.aspx	St. Johns Co. Solid Waste Dept 904.827.6980 www.co.st-johns.fl.us
<b>Tax Collection</b>	<b>Newspaper</b>
St. Johns Co. Tax Collector 904.209.2250 www.stctax.us	St. Augustine Record 904.829.6562 www.staugustine.com
<b>Postal Service</b>	<b>Driver's License/Tags/Registration</b>
USPS 800.275.8777 www.usps.com	FL DMV Online 866.467.3639 www.dmvflorida.org
<b>Hospital</b>	<b>HOA Website</b>
Baptist Medical Center South 14550 Old St. Augustine Road., Jacksonville, FL 32258 www.baptistjax.com/locations/baptist-medical-center-south 904.271.6000	<a href="http://twentymilecentralhoa.info/">http://twentymilecentralhoa.info/</a>