



# SET SAIL, YOUR HOME AWAITS

All illustrations are artistic conceptual renderings and are subject to change without notice.

## DESIGN STATEMENT

Island Colonial styled architecture with enhanced open floor plans designed to welcome abundant amounts of natural lighting. Upon entrance, a sense of warmth is perceived and ultimately evokes the sense of arriving home.

Velero has been designed to be environmentally sustainable with a number of green approaches, such as LED recessed lighting packages, Green Logic based paint, environmentally friendly and sustainable flooring

material, energy efficiency LEED certified metal roofs, and more. To conserve water, low-flow water fixtures were installed throughout each home.

Each residence will feature covered terraces and private docks with access to the north fork of the New River accommodating the Sailboat enthusiasts, as there are no fixed bridges and deep water access, making it effortlessly possible to enjoy the outdoors year round.

# MEDITERRANEAN FLOOR PLAN

A/C: 2,372 SQ FT | TOTAL: 3,216 SQ FT

MAIN LEVEL



UPPER LEVEL



# DELAMARE FLOOR PLAN

A/C: 2,316 SQ FT | TOTAL: 3,156 SQ FT

MAIN LEVEL



UPPER LEVEL



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# ISLAND LIFE, REALIZED



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## EXTERIOR FEATURES

- Private deeded boat slips included in every unit
- Custom pools overlooking the New River
- Water access to ocean
- Covered balconies
- Impact resistant windows
- PPG's green logic paint 🌿
- Metal LEED certified roof 🌿

## INTERIOR FEATURES

- Open floor plan concept
- 4 large bedrooms
- 3.5 or 4.5 bathrooms
- 2 car garage per residence
- Ample master closets
- Frameless glass enclosures
- Power saving Hi-Hat LED lighting throughout 🌿

## BATHROOM

- Luxurious and modern European design cabinets
- Quartz countertops 🌿
- Modern chrome fixtures
- Glass shower doors
- Water sense certified plumbing

## KITCHEN

- Luxurious and modern European design cabinets
- Quartz countertops 🌿
- Luxury stainless steel appliances

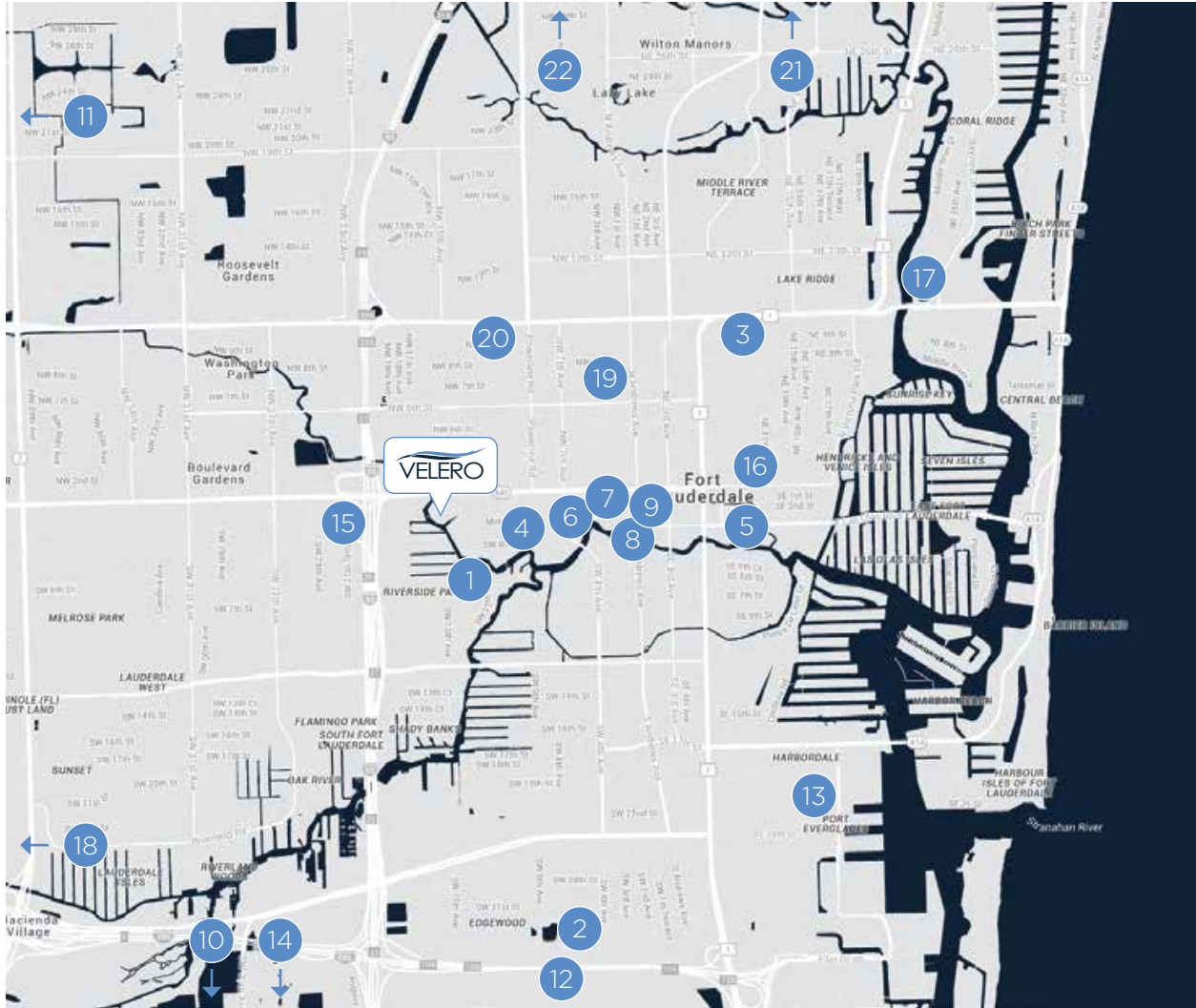
🌿 Features are part of the green initiative Stellar Homes is proud to offer.



## FT LAUDERDALE

Once known as in-town, Old Fort Lauderdale, Himmarshee Village and the New River Settlement, the unique and privileged area of Sailboat Bend is one of Fort Lauderdale's most thriving communities.

Situated alongside Florida's highly sought after beaches, the city of Fort Lauderdale has been coined the "Venice of America" as it's also composed of a myriad of inland waterways that weave in and out of the city, North Fork New River being one of the major rivers that flows entirely within Broward County.



# LOCATIONS

## PARKS

- 1 Riverside Park
- 2 Snyder Park
- 3 Holiday Park

## RECREATION

- 4 Sailboat Bend Preserve
- 5 Las Olas Boulevard
- 6 Broward Center for Performing Arts
- 7 Museum of Discovery and Science
- 8 Old Fort Lauderdale Village and Museum
- 9 Museum of Art
- 10 Sun Life Stadium
- 11 BB&T Center

## TRANSPORTATION

- 12 Fort Lauderdale Airport
- 13 Port Everglades
- 14 Miami International Airport
- 15 Fort Lauderdale Tri Rail Station

## SCHOOLS

- 16 Virginia Shuman Young Elementary
- 17 Bayview Elementary School
- 18 Broward Virtual School
- 19 South Florida Montessori Academy
- 20 Mt. Bethel Christian Academy
- 21 Westminster Academy
- 22 Pine Crest School

# DEVELOPER STORY

Stellar Homes Group is a leading South Florida-based real estate development company reshaping Miami-Dade, Broward and Palm Beach counties with stellar quality, modern designs, and environmentally friendly and healthy communities. Since 2009, and over 2,000 happy residents served, the company has been investing and developing in some of the most desired coastal, urban and suburban locations of South Florida

Developers Larry Baum and Stephen Petrucci, with over 40 years of combined real estate experience, bring a new level of value and vision to their developments. Determined to reshape the residential landscape with environmentally friendly projects, Stellar is leading a growing market shift to change what's possible in

real estate development. Whether it's the vision to handpick locations with tremendous potential, or an unwavering commitment to quality, design, and sustainability, the company is regarded as one of the smartest real estate developers of residential and mixed-use projects.

Stellar Homes Group carefully considers and analyzes each project's impact on an area with the goal of improving the lives of the residents and communities where it builds. The company is recognized for its ongoing passion and dedication to maintain a Florida Green Building Coalition standard throughout its communities. When planning each project, the design and construction teams take into consideration the efficiencies related to design, materials, construction, and operations.



**STELLAR**  
HOMES GROUP

## CONTACT

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Equal housing opportunity. Broker participation welcome. Oral representation cannot be relied upon as correctly stating the representation of the developer. For correct representation, make reference to the documents required by section 718.503 Florida statutes, to be furnished by the developer to a buyer or lessee. Not an offer where prohibited by state statutes. All illustrations are artistic conceptual renderings and are subject to change without notice.