

The Falls

OF PORTOFINO

A FIVE-STAR PORTOFINO LIFESTYLE COMMUNITY



PRIMEHOMEBUILDERS
A PRIME GROUP of Companies



A Tradition of Craftsmanship

Dear Homebuyer,

Prime Homebuilders appreciates the opportunity to serve as your family's homebuilder. As a family-owned company with more than three generations of knowledge, experience and skill we know the high standard of quality and design necessary to win your trust and secure your recommendation. It is our record of trust that has earned Prime Homebuilders some of the most coveted awards in the industry.

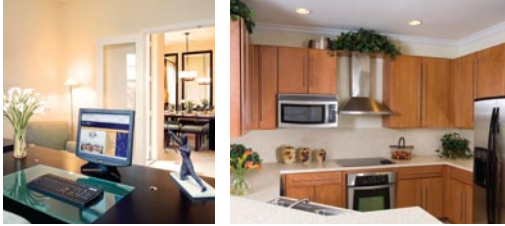
Throughout our history, Prime Homebuilders has consistently received numerous Florida 'BEST' Awards and TCBA 'Medallion' Awards as well as many industry awards for outstanding achievements in design, construction, architecture and land use.



 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Falls of Portofino

Luxurious 3 and 4 bedroom townhomes located on prestigious Vanderbilt Beach Road.



The Falls of Portofino offers gulf coast beauty and activities within steps of your front door. Conveniently located on prestigious Vanderbilt Beach Road, this private community with extensive natural preserves and two, large lakes offers the luxury and convenience that has made Naples an international destination.

Only minutes from downtown or the gulf, The Falls of Portofino is close to miles of scenic beachfront, extensive parks and recreation, shopping, dining and some of the most highly rated schools in Florida.

The Falls of Portofino's large 3 and 4 bedroom townhomes come generously equipped with upgraded appliance and design packages, ample living areas and large kitchens with your choice of cabinetry, countertop, tile and more. Large 1 or 2 car garages, a big lanai and exceptional master suite set in an airy, open floorplan makes The Falls of Portofino a retreat to enjoy for a lifetime.

Naples, Florida

- Natural beauty, entertainment, education and commerce make Florida's west coast one of the most sought-after destinations in the world.
- Year-round climate for golfing, boating, biking, swimming and beaches
- Minutes to the beaches and barrier islands
- Extensive parks offer plenty of outdoor recreation and entertainment
- Top rated schools, world-class shopping and exquisite dining

Prime Homebuilders was also named "Builder of the Year" by both the Builders Association of South Florida and the LBA Builders Association. Perhaps the most prestigious recognition Prime Homebuilders receives is the continued support, repeat business and referrals from our satisfied customers.

At Prime Homebuilders we know we are building more than a house; we are building the place where your children will grow, friends will visit and where you will retire from a long day of work.

For all these reasons and more, we pledge to make your home as beautiful, convenient and enjoyable as possible.

Thank you for choosing Prime Homebuilders.

Sincerely,

Fred Abbo

President, Prime Homebuilders



Natural Preserve




Site Plan

Custom crafted homes set on large lakes and scenic, natural preserves

Secluded just off famous Vanderbilt Beach Road and beautiful, palm-lined Pristine Drive is the award-winning community of The Falls of Portofino.

SITE PLAN KEY

- 01** UNIT NUMBER
-  BUILDER'S LOT NUMBER
- 1** BUILDING NUMBER
- UNITS A ANGELICO
B BOTICELLI
C DA VINCI
D DONATELLO

Standard Features

Community Features

- A Private, Gated Community Located in Naples
- Elegant Community Entrance with Lush Tropical Landscaping
- Underground Utilities
- Municipal Water and Sewer Services
- Professionally Designed Landscaping on Each Home
- Complete Community Upgraded Street Lighting
- Award Winning Gated Main Entry with Guardhouse
- 5,700 sq. ft. Clubhouse and 2,000 sq. ft. Resort-Style Pool
Kitchen and Multi-Function Room for Gatherings and Events
Covered Lanai Overlooking Pool
Professional Grade Fitness Center and Activities Room

Interior Features

- Luxurious Wall-to-Wall Stain Resistant Carpeting in Your Choice of Designer Colors
- Dramatic Vaulted and Volume Tray Ceilings (per plan)
- Knockdown Textured Ceilings
- Marble Window Sills
- Decora Light Switches
- Colonial-Style Interior Doors, Bi-Fold Closet Doors
- Roomy Closets with Ventilated Vinyl-Clad Shelving
- Smoke Detectors with Battery Backup
- High Efficiency Central Air and Heat
- High Efficiency Hot Water Heater
- Electric Door Chime
- Screened Aluminum Windows and Sliding Glass Door Frames
- Dramatic 8' High Sliding Glass Doors
- Pre-Wiring for Cable TV in all Bedrooms and Family Room (per plan)
- Pre-Wiring for Fan Outlets in Master Bedroom and Family Room
- Pre-Wiring for Telephone in all Bedrooms and Kitchen (per plan)
- A/C Drops in All Bathrooms
- Six Paneled Interior Doors with Designer Lever Handles

Kitchen & Laundry

- 16"x16" Ceramic Tile Flooring in Kitchen, Breakfast Area, Foyer and Laundry Room
- European-Style Cabinetry in Your Choice of Melamine Doors
- Mica Countertops and Backsplashes in Your Choice of Decorator Colors
- Stainless Steel Double Compartment Sink with Single Lever Faucet
- Built-in Pantry for Additional Storage (per plan)
- Upgraded White-on-White Appliance Package:
 - 18 cu. ft. Refrigerator with Ice Maker
 - Range w/Self-Cleaning Oven
 - Space-Saver Microwave
 - Standard Washer and Dryer
 - Dishwasher
 - Garbage Disposal

Luxury Baths

- Cultured Marble Vanities (Master Bath on Selected Models)
- 8"x8" Ceramic Tile Floors and 6"x6" Ceramic Tile Showers (per plan)
- Mirrored Medicine Cabinets (all Full Baths)
- Elongated Toilets
- Single Lever Faucets on Sinks, Tubs and Showers
- Decorative Lighting Fixtures
- Roman Tub in Master Bath
- Custom Mica European Cabinets
- Glass Shower Enclosure in Master Bath
- Pedestal Lavatory in Powder Rooms (per plan)

Exterior Features

- Concrete Driveways, Walkways and Entryways
- Concrete Block Construction
- Covered Entries
- 10-Year Structural Homeowner's Warranty
- Distinguished Architectural Defining Features
- S-Tile Mediterranean Style Roofs
- Raised Panel Decorative Style Garage Doors
- Arched and Oval Decorative Windows (per plan)
- Individual Designer-Coordinated Color Selection for Each Home
- Decorative Stucco Banding
- Fully Sodded Homes with Sprinkler Systems and Professional Landscape Package
- Vapor Proof, Termite Protected Steel Reinforced, Monolithic Concrete Foundation

- Front and Rear Hose Bibs
- Exterior GFI Outlets
- Florida Building Code Approved Raised Panel Garage Doors
- Stucco Soffits
- Dead Bolts on All Exterior Doors
- New Florida Building Code Approved Hurricane Shutters

Energy Efficient

- R-19 Ceiling Fiberglass Insulation
- Exterior Masonry Walls R-Value 4.1
- Insulated Decorative Raised Panel 8ft. High Entrance Door
- High Efficiency Central Air Conditioning System
- Energy Efficient Appliances

Angelico

3 Bedroom • 2 1/2 Baths

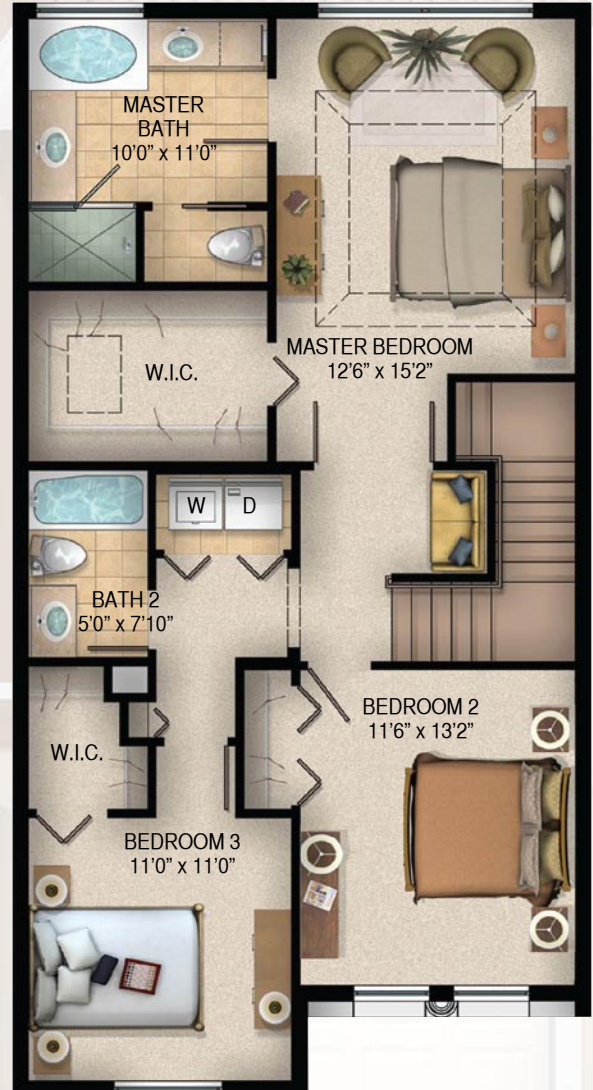
1 Car Garage

1,679 A/C Sq. Ft.

1,947 Total Sq. Ft.



Standard First Floor



Standard Second Floor



Angelico



OPTION 1
BEDROOM 2 AND BEDROOM 3
TO SECOND MASTER BEDROOM

SECOND
MASTER BEDROOM
22'10" x 11'0"

Optional Second Floor

Boticelli

4 Bedroom • 3 Baths

1 Car Garage

1,828 A/C Sq. Ft.

2,087 Total Sq. Ft.



Standard First Floor

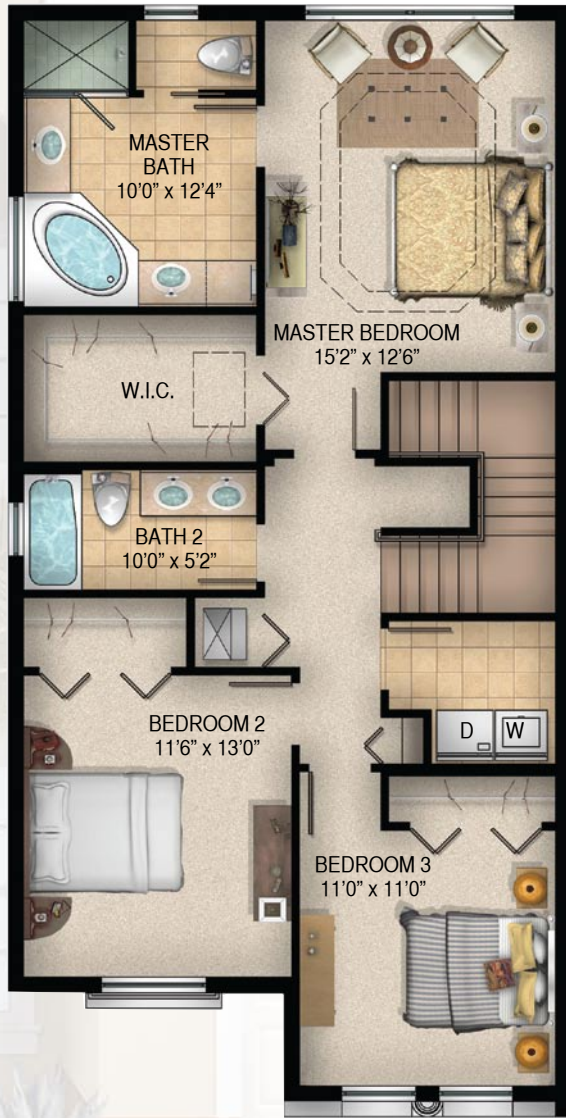


OPTION 1
BEDROOM 4
TO DEN/OFFICE

Optional First Floor



Boticelli



Standard Second Floor



Optional Second Floor

Da Vinci

4 Bedroom • 2 1/2 Baths

2 Car Garage

1,822 A/C Sq. Ft.

2,347 Total Sq. Ft.



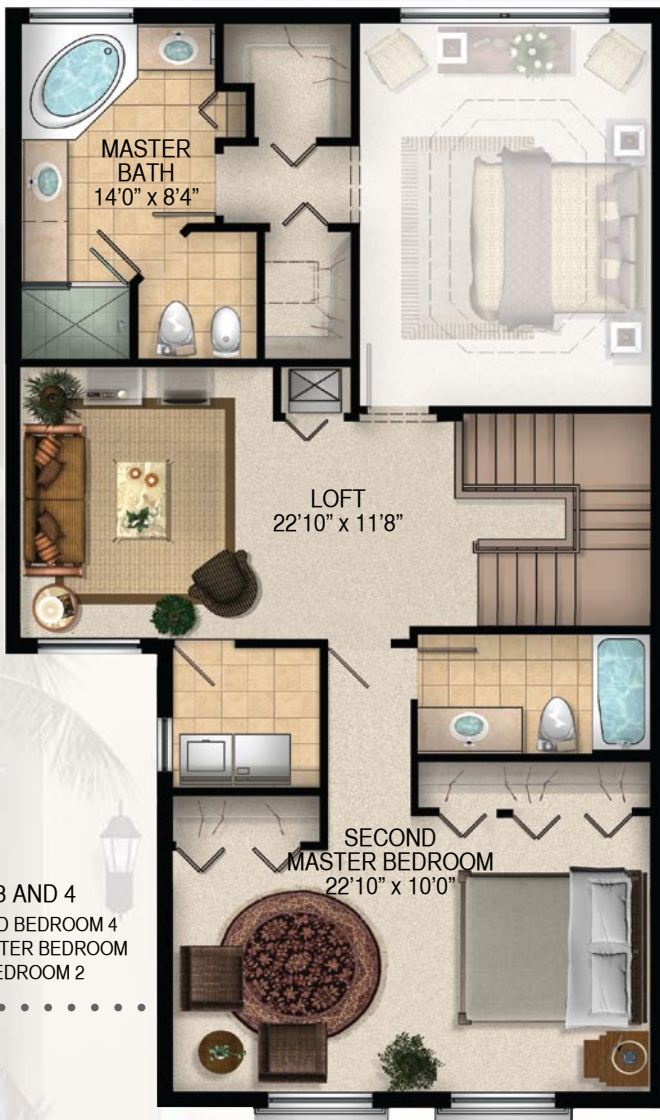
Standard First Floor



Standard Second Floor



DaVinci



OPTION 1
ADD BIDET

OPTION 2
BEDROOM 2
TO LOFT

OPTION 3 AND 4
BEDROOM 3 AND BEDROOM 4
TO SECOND MASTER BEDROOM
or LARGE BEDROOM 2



Optional Second Floor

Optional Second Floor

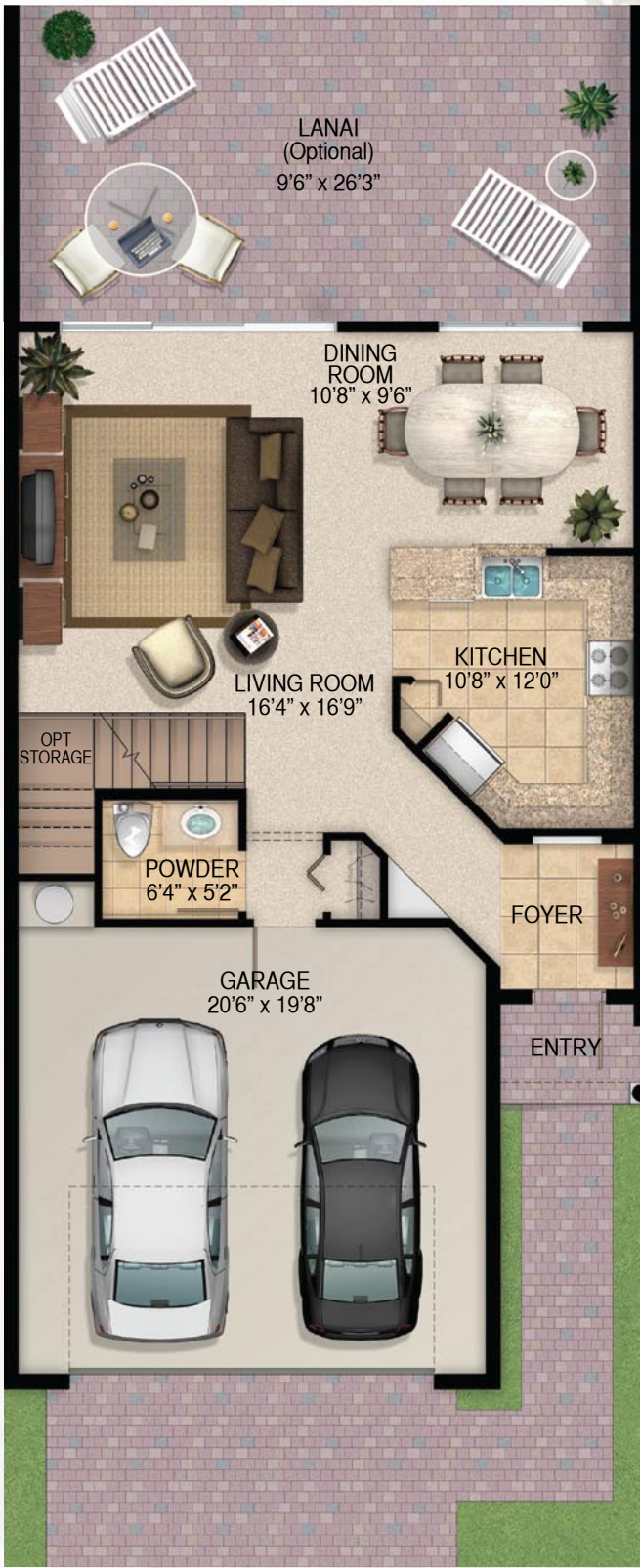
Donatello

4 Bedroom • 2 1/2 Baths

2 Car Garage

1,890 A/C Sq. Ft.

2,361 Total Sq. Ft.



Standard First Floor



Standard Second Floor

* Similar to the DaVinci elevation but only available in a 6 or 8 unit buildings



Donatello*



OPTION 1
ADD BIDET

OPTION 2
BEDROOM 2
TO LOFT

OPTION 3 AND 4
BEDROOM 3 AND
BEDROOM 4 TO
SECOND MASTER
BEDROOM or
LARGE BEDROOM 2

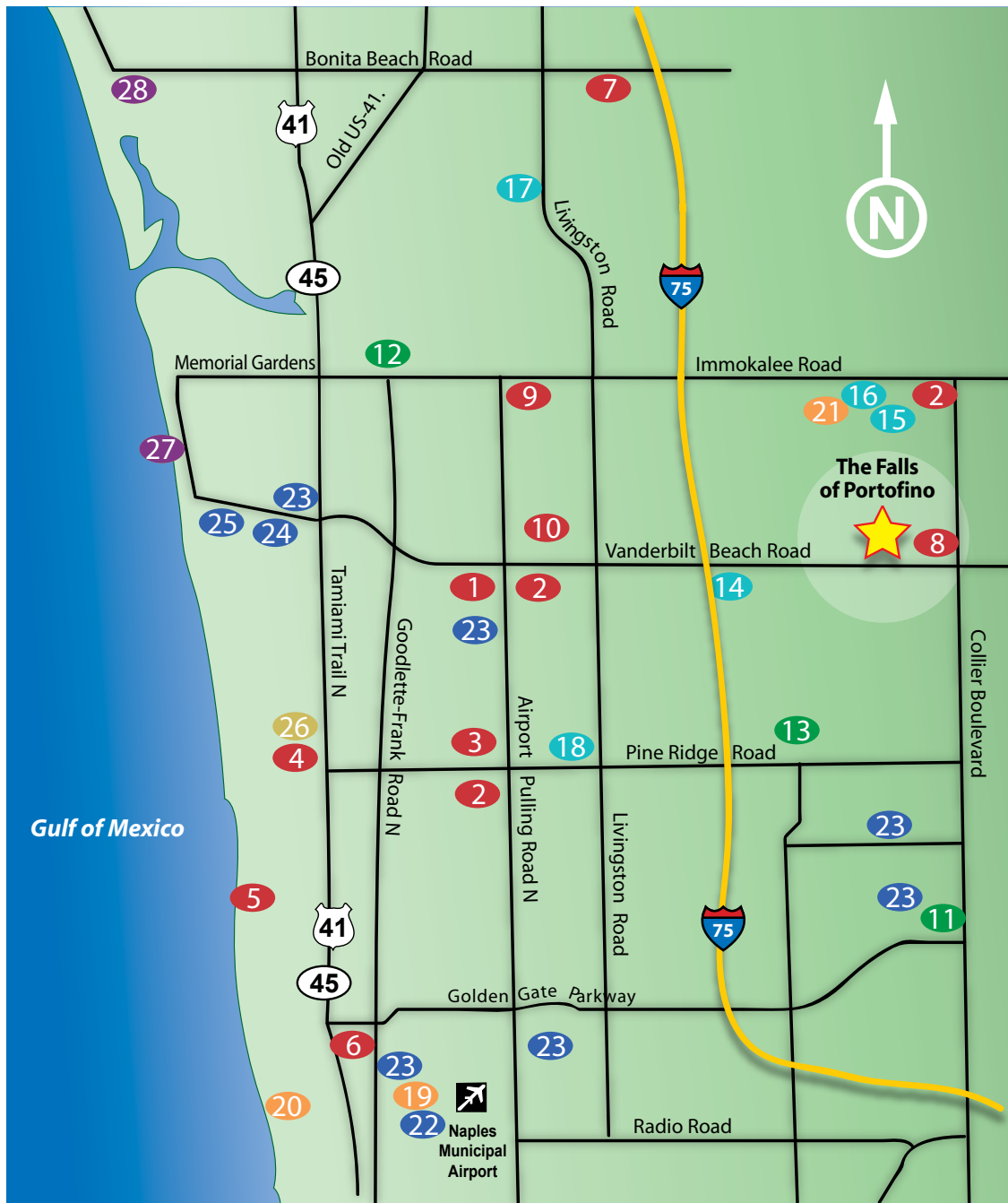


LARGE BEDROOM 2
22'10" x 10'0"

Optional Second Floor

Optional Second Floor

* Similar to the DaVinci elevation but only available in a 6 or 8 unit buildings



A great home is easy to find!

Minutes from your front door are some of the world's best education, recreation, shopping, dining and entertainment experiences.

Having all the conveniences and necessities for a good life within minutes of home is one of the reasons The Falls of Portofino is a favorite of today's homebuyers.

Located off Vanderbilt Beach Road and Pristine Drive, just west of Collier Boulevard with convenient access to beaches, golfing, schools, the airport and I-75.

See back cover for driving directions.

Points of Interest

SHOPPING & ENTERTAINMENT

- 1 Regal Hollywood 20
- 2 Publix Super Markets
- 3 Lowe's, Costco, Bed, Bath and Beyond & Home Depot
- 4 Waterside Shops at Pelican Bay
- 5 The Village on Venetian Bay
- 6 Coastland Center Mall
- 7 Home Depot
- 8 Sweetbay Supermarket
- 9 Sams Club
- 10 Naples Zoo

HOSPITALS

- 11 North Collier Hospital
- 12 NCH Health and Wellness Center
- 13 Cleveland Clinic Florida Hospital, Naples

SCHOOLS

- 14 Vineyards Elementary School
- 15 Oakridge Middle School
- 16 Gulf Coast High School
- 17 Royal Palm Academy
- 18 Community School of Naples

RECREATION

- 19 Ritz-Carlton Golf Resort, Naples
- 20 The Naples Beach Hotel & Golf Club
- 21 Arrowhead Golf Course

AMENITIES

- 22 Naples Municipal Airport
- 23 United States Postal Service
- 24 Collier County Public Library
- 25 The Ritz-Carlton, Naples

ARTS

- 26 Philharmonic Center for the Arts

PARKS & BEACHES

- 27 Vanderbilt Beach
- 28 Barefoot Beach Preserve County Park

Community Clubhouse & Amenities

World-class facilities for active social, entertaining and fitness needs.



There are times to retreat into the comfort of your private, new townhome...and then there are times to meet, greet and enjoy good company in fine, amenity-rich surroundings.

Make The Falls of Portofino community clubhouse a favored destination and surround yourself in a world custom tailored to enhance, delight and deliver the perfect setting for active social and entertaining needs.



Grand Salon

Designed and furnished to provide a spectacular environment for the most diverse social functions, intimate gathering or seasonal social event, the Grand Salon delivers with exceptional style and function.

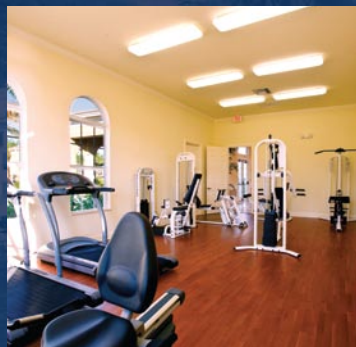
Handcrafted Bar

Service is easy and enjoyable around this handcrafted service bar. Skillfully carved hardwoods and mirror make the perfect backdrop to complement a daily social or planned event.



Service Kitchen

Enhance the flavor of friendships and acquaintances in this function-formatted kitchen and service staging area. Make preparation and service appear effortless with the help of The Falls of Portofino Community Clubhouse!



Stay Fit

On-Site Fitness Center

State-of-the Art Fitness! The newest in weight training, running, aerobic and fitness equipment dedicated to training strong bodies.

Lakefront, Resort-Style Pool, Lanai and Sundeck

Freestyle, laps or a leisure soak; there's plenty of room in this huge, 2,000 square foot, resort-styled swimming pool surrounded by an expansive lakefront sundeck and huge, covered lanai.



Driving Directions

- Traveling NORTH on I-75 take exit #107/Pine Ridge Road east to Collier Blvd.
- Go left/north on Collier Blvd to Vanderbilt Beach Road.
- Go left/west on Vanderbilt Beach Road for less than 1/2 mile to Pristine Drive.
- Go right/north on Pristine Drive. The Falls of Portofino will be on your left.
- Traveling SOUTH on I-75 take exit #111/Immokalee Road east to Collier Blvd.
- Go right/south on Collier Blvd. to Vanderbilt Beach Road.
- Go right/west on Vanderbilt Beach Road for less than 1/2 mile to Pristine Drive.
- Go right/north on Pristine Drive. The Falls of Portofino will be on your left.



7043 Ambrosia Lane • Naples, Florida 34119 • 239.455.6081 • Fax 239.455.6360

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