

WOW!

Buy the only Huntsville home
that comes with everything
including luxury beach privileges!

R

THE RESIDENCES
• ON VANDERBILT •

256.541.3272 | TheResidencesOnVanderbilt.com



WOW! Welcome to Your New Luxury



Imagine that you own and live in a new exclusive Huntsville residence that includes a furnished **Phoenix West II** luxury beachfront condo as an annual vacation amenity. Every year at **The Residences On Vanderbilt** you will experience a spectacular luxury beach vacation and create amazing new memories with family and friends.

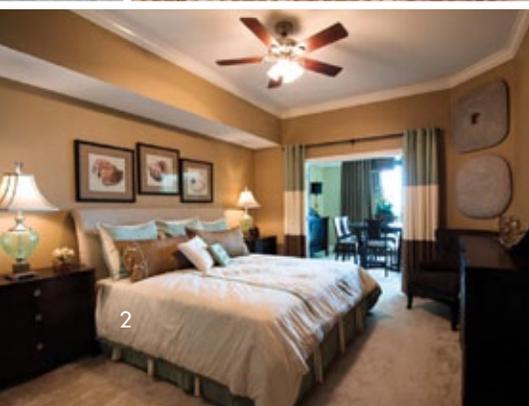
Enjoy living with extraordinary privileges.

3 Bedroom / 4 Bath
1958 sf Living Area
249 sf Outdoor Living Area
with sweeping ocean front views!

Visit Phoenix West II at
phoenixwestii.com

23450 Perdido Beach Boulevard • Orange Beach, AL 36561

As built may vary. Need not be built.

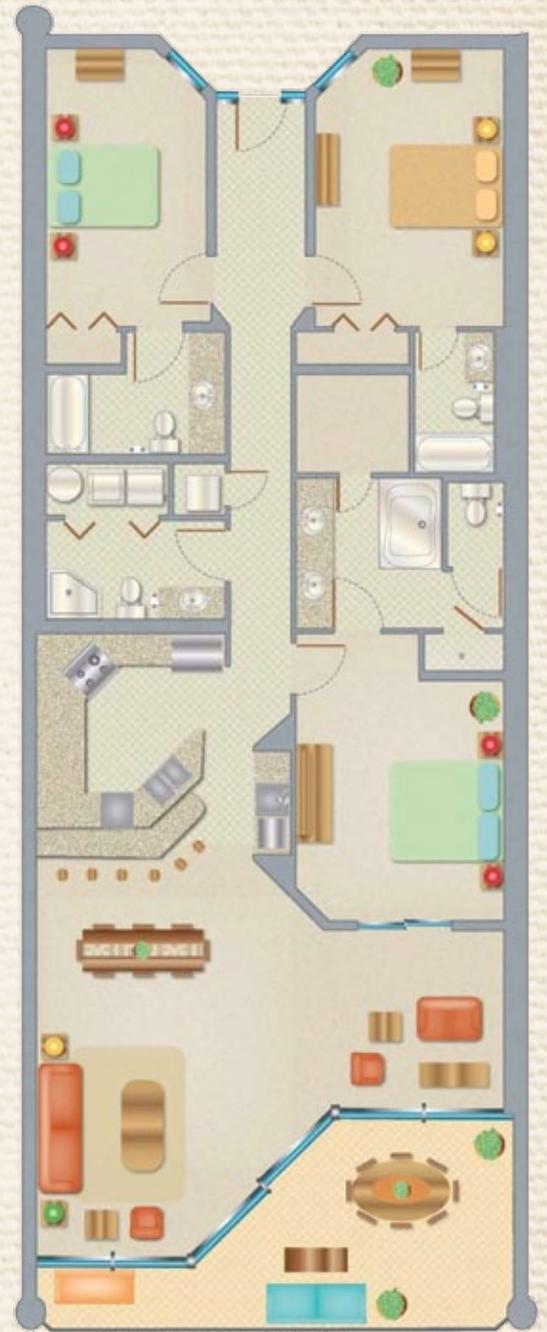


Beachfront Condominium!



- Gulf-front Lazy River Water
- Glassed-in Parking
- Dramatic Multi-level Lobbies
- Heated Outdoor Pool and Children's Pool
- Heated Indoor Pool
- Tennis Courts
- Hot tubs and Sauna
- Multi-level Fitness Center
- Wireless Internet Access Throughout
- Large Meeting Rooms
- Located on the Gulf of Mexico

NEW! COMING SPRING 2013



This is YOUR Beach Condo Floor Plan!

This plan is designed with three spacious bedrooms and four full baths. At the center of each residence is a kitchen built for entertaining with sweeping views and a separate wet bar. Note the oversized balcony and second seating area in the great room. The master suite adjoins this living area and features an oversized whirlpool tub and separate shower.

As built may vary. Need not be built.



WOW! Welcome to Your New Luxury



Huntsville Residence!

R
 THE RESIDENCES
 • ON VANDERBILT •



- ▼ Medical District – 0.9 miles
- ▼ Downtown Huntsville – 1.9 miles
- ▼ Publix Coming Soon – 0.9 miles
- ▲ Huntsville High School – 0.4 miles
- ▶ Parkway Place Mall – 1.4 miles
- ▼ Memorial Parkway – 0.3 miles
- ▶ Whole Foods Coming Soon – 0.2 miles
- ▼ Huntsville International Airport – 15 miles
- ▶ Phoenix West II – 377 miles

Imagine a lifestyle that includes owning a new state-of-the-art residence in the epicenter of Huntsville loaded with features, amenities, beach privileges and conveniences with every click and turn. Customize your pre-construction residence and live where everyone wishes they could, with amenities no one else offers. Become one of the few elite.

LIVE PRIVILEGED.

32 Maximum Residences
 4 Buildings 9 Floor Plans
 8 Carports 33 Garages
 14 Parking Spaces

Fuqua & Partners Architect
 Beverly Farrington Interior Designer

Spring 2013 Occupancy
Now Accepting Reservations



LIVE In State-of-the-Art Architecture! Brought to you by Fuqua & Partners.



Unparalleled.
Unprecedented.
Unrivalled.

Fuqua and Partners, Huntsville's premier architect firm, is redressing one of Huntsville's most established, quality 1970's boutique buildings from top to bottom, inside to outside, from stud to stud into a brand new superior residential living community. Working with the perfect structure, and location, Fuqua selects Arts and Crafts Bungalow style to create a sophisticated, yet casual living environment, even extending to garages and carports.

Arts and Crafts architecture evolved in the 1800's as a reaction to ornate styles that ignored the quality of materials used. One of the design founders, Owen Jones, believed the "ornament" should be secondary to the thing decorated, thereby revealing the beauty of the underlying element. True to the style, Fuqua applied quality Arts and Crafts elements throughout.

The Residences On Vanderbilt include, as a standard, high quality wood doors, moulding and flooring, state-of-the-art technology, energy efficient products, dual room gas fireplaces, high definition TV's and surround sound, individual room controlled air conditioning and heating, insulated windows, remote controlled entry gates and more.

Energy efficiency and smaller are the new trend and Fuqua delivers both in a beautiful style. With only 16-32 residences to choose from, buyer's can customize their residence and select a two story townhome or one story suite with garage.

Live Privileged at The Residences On Vanderbilt.

FUQUA
& PARTNERS
ARCHITECTS

As built may vary. Need not be built.

LIVE In Style with Rich Interior Design! Brought to you by Accents of the South.

Select From Five Exceptional Custom Interior Design Themes

Beverly Farrington, of Accents of the South, is commissioned to raise the bar in Huntsville, bringing the "WOW" factor to The Residences. Beverly creates five custom interior design themes for buyers to select from which extend from the kitchen and bathroom, to the den and dining area. Her extraordinary touch is reflected in the cabinets, moulding, tile, granite, flooring, paint colors, window treatments, fixtures, fireplace and more. . .

THE MANHATTAN

- Black painted wood, recessed panel & glass doors & queen island
- Carrera marble counter tops with grey slate & colored glass backsplash
- Floor-to-ceiling ebony stroked grey slate surround gas fireplace.

THE SAVANNAH

- White painted wood, raised panel & glass doors & queen island
- Taupe & cream granite countertops with stone & glass backsplash
- Cut stone with white wood mantle surround gas fireplace.

THE MALIBU

- Birch stained, recessed wood panel & glass doors & black queen island
- Taupe & cream granite countertops with stone & glass backsplash
- Floor-to-ceiling cut stone surround gas fireplace.

THE TWICKENHAM

- Cherry stained, recessed wood panel & glass doors & black queen island
- Taupe & cream granite countertops with stone & glass backsplash
- Grey slate tile with white wood mantle surround gas fireplace.

THE SOUTH BEACH

- High gloss white laminated, flat panel & glass doors & queen island
- Black granite countertops with white brick backsplash
- Black beauty granite & white wood mantle surround gas fireplace.

Each residence includes wood flooring throughout (tile in bathroom), professional hood and gas stove, stainless appliances, 50" flat TV with surround sound, recessed lighting and much more. New buyers will enjoy meeting with Beverly for a private consultation to explore and select their new interior design theme and floor plan. Live privileged and become one of the elite 16-32 owners.

Why live anywhere else?

B
BEVERLY FARRINGTON

As built may vary. Need not be built.



TheResidencesOnVanderbilt.com

7

LIVE In A Smart Investment You Love Where You & Your Assets Are Protected.



Ten Smart Reasons To Buy Here And Buy Now!

1. **Own Two Assets In One:** Every year owners can enjoy their annual beachfront vacation for as long as they own their residence. The Phoenix West II luxury beachfront condo amenity contributes to the real and intrinsic value of each owner's investment. As the economy continues to improve in the long term, The Residences on Vanderbilt, the Phoenix West II condos and vacation rentals will increase in values, all contributing to owner valuations.
2. **Pent Up Demand:** Home owners are less likely to sell their residence in order to keep their beachfront amenity. If owners are less likely to sell, The Residences will experience pent up demand, creating an environment for higher values.
3. **Income Opportunity:** Owners can elect to rent their beach vacation week and keep the income.
4. **Lifestyle:** Live every day like a millionaire with extraordinary privileges, features and amenities, to last a lifetime, and for a fraction of the cost.
5. **Location, Location, Location:** The Residences on Vanderbilt offers owner's a prime location in the best school zone, safe neighborhood, convenient to major arteries, close access to the Huntsville Hospital, Parkway Place Mall, downtown restaurants and entertainment, the new Whole Foods and Publix markets and located in a prestigious zip code with higher than average income and values.
6. **Enjoy Community Amenities:** Wake up and go to the convenient community gym with lifecycles and weights, then after cooking out on the grill hang out in an Adirondack chair around a sand fire pit. The next day enjoy the putting green after work or relax in the outdoor spa. And don't forget the designated pet playground! And who are you inviting to the beach this year?
7. **Technology Built:** From your den to your kitchen, bedroom and bathroom, enjoy a home built for music, HDTV, internet and energy efficiency.
8. **Lower Monthly Expenses & Warranties:** Efficient state-of-the-art heating & air, gas stove and hot water heater, insulated windows, and smaller and efficiently designed residences leads to lower monthly bills. Also, everything is new with warranties, plus a 5 year warranty on selected appliances.
9. **The Association:** The Condo Association budget and reserve fund is structured more than adequately to fund the ground maintenance, general replacement costs and amenities. As a beachfront leased amenity, there are NO beach condo assessments, NO beach condo property taxes and NO beach condo ongoing maintenance costs.
10. **Secured Property:** Owners and their assets can feel safe with three gated entrances, perimeter fencing, electric garage doors with extra key, automatic exterior security lighting and in home security system.

WOW! Your Dream Home Features & Amenities.

SELECT FROM 5 HIGH END DECORATOR INTERIOR DESIGNS, KITCHEN & BATH STYLES.

- The Manhattan
- The Savannah
- The Malibu
- The Twickenham
- The South Beach

See page 7 for full descriptions.

CUSTOM INTERIOR FEATURES THROUGHOUT

- Anderson Built Energy Efficient, Insulated, Clad Windows & Patio Doors
- Decorator Choices of Hardwood & Tile Flooring
- Painted Solid Wood 2 Panel Doors
- Brushed Nickel Door Hardware, Lever Style
- Large Wood Slat Painted Window Blinds
- White Rocker Style Switches
- Painted 5 1/4" Baseboard in Gathering Room
- Painted 4 1/4" Baseboard in Bedrooms & Halls
- Painted 8 1/2" Crown in Den
- Painted 4 1/2" Window & Door Molding
- Painted 5" Entry Door Molding
- Interiors Painted with Benjamin Moore Paint
- Flat Painted Ceilings
- Oversized Balconies

TECHNOLOGY & EQUIPMENT

- Large 50" HDTV Above Den Fireplace
- Small HDTV in Kitchen & Bathroom
- Surround Sound Speakers In Den
- Speakers in Den, Bathroom, Kitchen, Master Bedroom & Master Bath
- Wired for Comcast Telephone & Cable
- Sound & Temperature Insulated
- Each Room with Temperature Remote Control and Timer
- Energy Star Fan Air Supply Strategically Located For Efficient Ventilation
- Cellular Controlled, Electronic Security Entry Gate

- Security System Wiring to all Exterior Openings - One Keypad & One Motion Detector
- Rapid Heat, Gas Tankless Hot Water Heater
- Individually Metered for Electric & Gas

GATHERING ROOM

- Gas Fireplace or See Through Gas Fireplace
- Decorator Selections for Custom Fireplace Wall
- Large HDTV with Cable Above Den Fireplace
- Surround Sound Wiring & Speakers In Den
- Multiple Decorative Spot Lights
- Built in Wall Cabinets

CUSTOM GOURMET KITCHEN

- Queen Island with Granite Top
- Decorator Mixed Color Base Cabinets
- Decorator Mixed Glass & Solid Upper Door
- Decorator Granite Counter Tops & Backsplash
- Stainless Steel Double Bowl Under Mount Sink
- Above Sink HDTV & Ceiling Speaker
- Single Control Faucet with Sprayer & Soap
- 1/2 Horsepower Disposal
- Gas 36" Stainless Steel Stove
- Combination Stainless Steel Oven & Microwave
- Stainless Steel Recirculation Cook Top Hood
- 36" Counter Depth Stainless Steel Refrigerator
- Stainless Steel Dishwasher
- Multiple Decorative Spot Lights
- Kitchen Lighting Under & Above Cabinets
- Decorative Lighting Fixture Above Table or Island

BATHROOMS

- Vanity with Matching Kitchen Color Doors
- Granite Top & Double Under Mount Sinks
- Under Cabinet Lighting
- 6' Drop Tub or Glass Walk-in Shower with Seat
- Brushed Nickel Faucets & Rain Shower Heads
- Large Wall Mirror with Decorative Lighting
- Ceiling Speaker in Master Bath & Den Bath
- In Wall HDTV with Cable in Master Bath

MASTER BEDROOM & CLOSET

- Optional See Through Fireplace
- Multiple Decorative Ceiling Spot Lights
- Each Room Remote Controlled A/C & Heat
- Ceiling Speaker
- Cable Wired
- Custom Walk-In Closets With Double Hanging
- Convenient Stackable Washer & Dryer

REAR BALCONY

- Large Storage Room
- Gas Hook Up For Grill
- Ceiling Fan & Speaker
- Recessed Spot Lighting

FRONT PATIO

- Recessed lighting
- Receptacle

COMMUNITY & AMENITIES

- Phoenix West II Beach Condo Vacation Privileges
- Assigned Garage & Carport Parking
- Controlled Access Gated Entrances
- Perimeter Enclosed Fence
- Landscape & Hardscape Features
- Community Controlled & Maintained Landscaping
- Automatic Irrigation System
- Outdoor Gathering Table with Lounge Chairs
- Outdoor Gas Grill & Heated Hot Tub
- Putting Green & Wood Swings
- Outdoor Sand & Fire Pit with Adirondack Chairs
- Gym with Treadmill & Weights

BUILDING FEATURES

- Brick Concrete Construction
- Concrete Block Common Partition Walls
- Sound Board & Insulation Between Ceilings & Floors
- 8' Solid Mahogany Custom Corridor Entry Door
- Large Wood Tapered Entry Columns
- Stone on Entry Walls, Columns, Posts & Storage Room

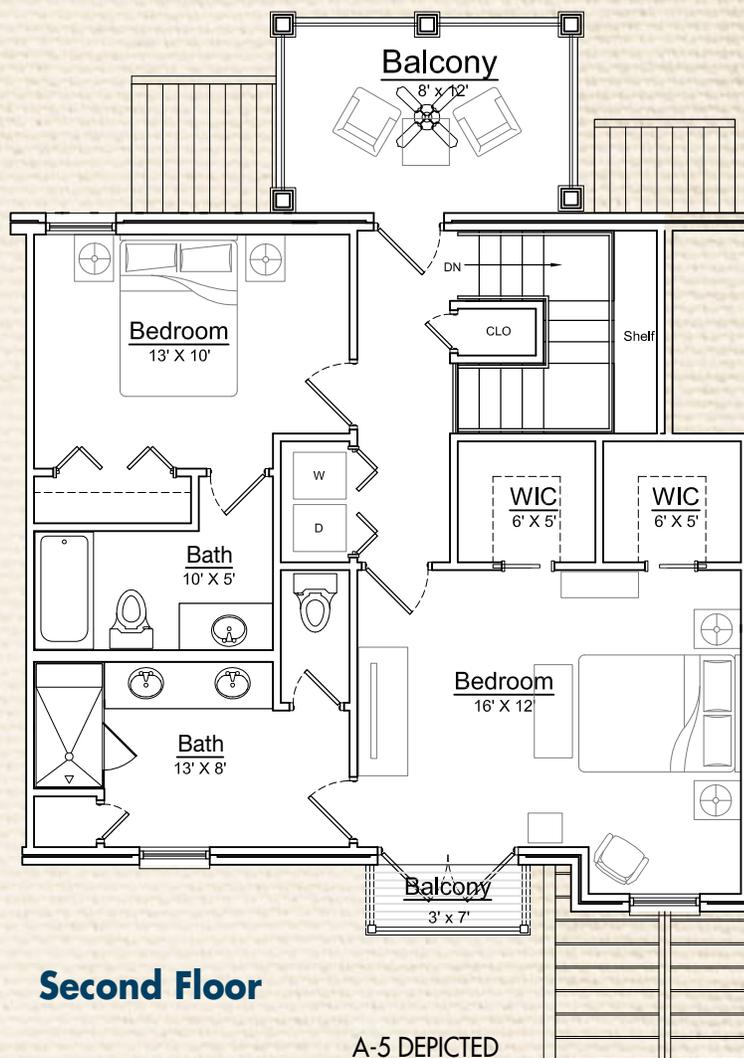
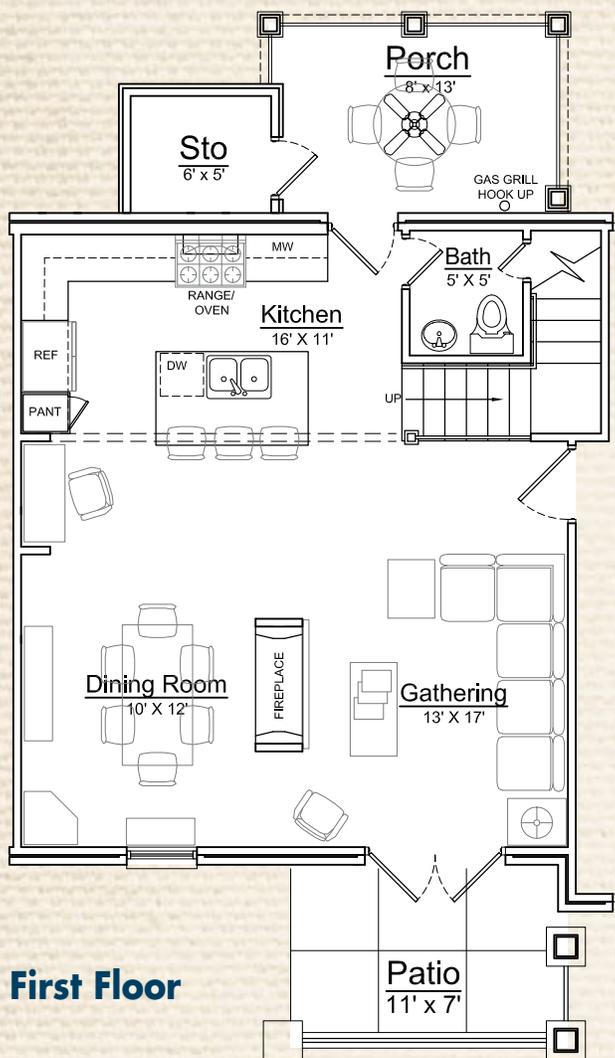
Get On The List And
Reserve Today!
256.541.3272

The Buyer acknowledges and agrees that specimen materials or samples of certain items that may be shown to Buyer by Seller, or certain items that may otherwise be included in the Residences, such as tile, grout, cabinets, cabinet hardware, wall and ceiling lighting and related fixtures, wall and ceiling textures, granite, marble and other stone, carpet, wood, and plumbing fixtures are subject to size, stain, dye and color variations, grain, veining, staining and quality variations and may vary in accordance with price, availability, and changes by the manufacturer or suppliers. Developer reserves the right to make changes.

As built may vary. Need not be built.

OWN! The Townhome Collection

Typical 2 Bedroom 2½ Bath



A-5 DEPICTED

TYPICAL LUXURY TOWNHOME

Location: Astor Building A-5

Living	1340 sf
Balconies	327 sf
Garages	528 sf
Total Area	2195 sf

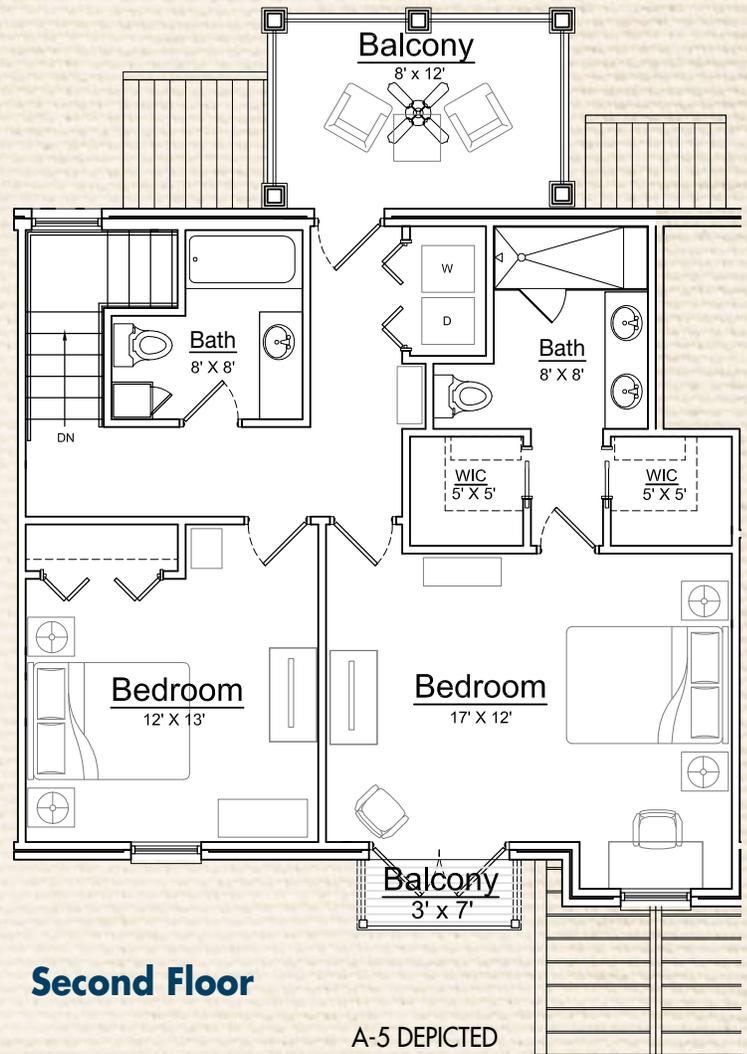
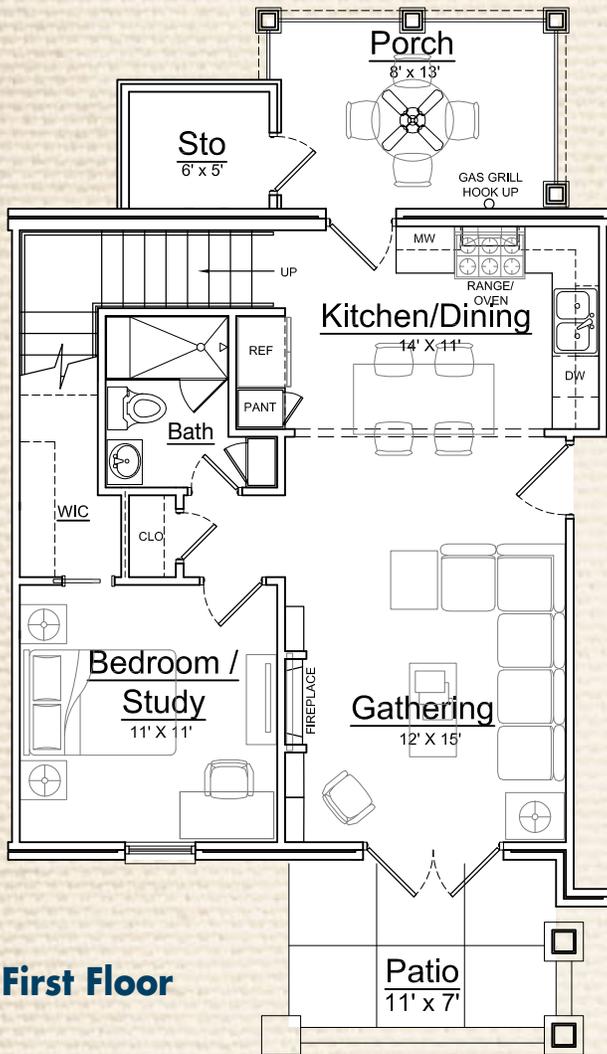
Customize into a 2 Bedroom/2½ Bath or 3 Bedroom/3 Bath Residence.

THE TOWNHOME COLLECTION

Building	Townhome	Bed/Bath	Living	Balcony	Garage	Total
ASTOR	1	3 or 4 bdm	1859	455	528	2842
	3	3 or 4 bdm	1792	350	528	2670
	5	2 or 3 bdm	1340	327	528	2195
	7	2 or 3 bdm	1205	327	528	2060
	9	2 or 3 bdm	1188	327	528	2043
	11	3 or 4 bdm	1608	327	528	2463
BILTMORE	21	3 or 4 bdm	1923	375	528	2826
	23	2 or 3 bdm	1186	343	528	2057
	25	2 or 3 bdm	1205	343	528	2076
	27	2 or 3 bdm	1340	343	528	2211

OWN! The Townhome Collection

Typical 3 Bedroom 3 Bathroom



A-5 DEPICTED

THE TOWNHOME COLLECTION

Building	Townhome	Bed/Bath	Living	Balcony	Garage	Total
CARNEGIE	31	2 or 3 bdm	1324	415	528	2267
	33	2 or 3 bdm	1205	415	528	2148
	35	2 or 3 bdm	1205	415	528	2148
	37	3 or 4 bdm	2399	292	528	3219
DUPONT	51	2 or 3 bdm	1347	359	528	2234
	53	3 or 4 bdm	1860	359	528	2747



TOWNHOME STANDARD FEATURES

- 2 Car garage
- 2 Weeks of beach privileges
- Five interior design options
- Wood flooring & decorator bathroom tile
- Gourmet kitchen & granite countertops
- Wood, stone or granite gas fireplace
- 50" HDTV over optional see-through fireplace
- Large patios & balconies
- See page 7 for complete listing of features

OWN! The Suite Collection

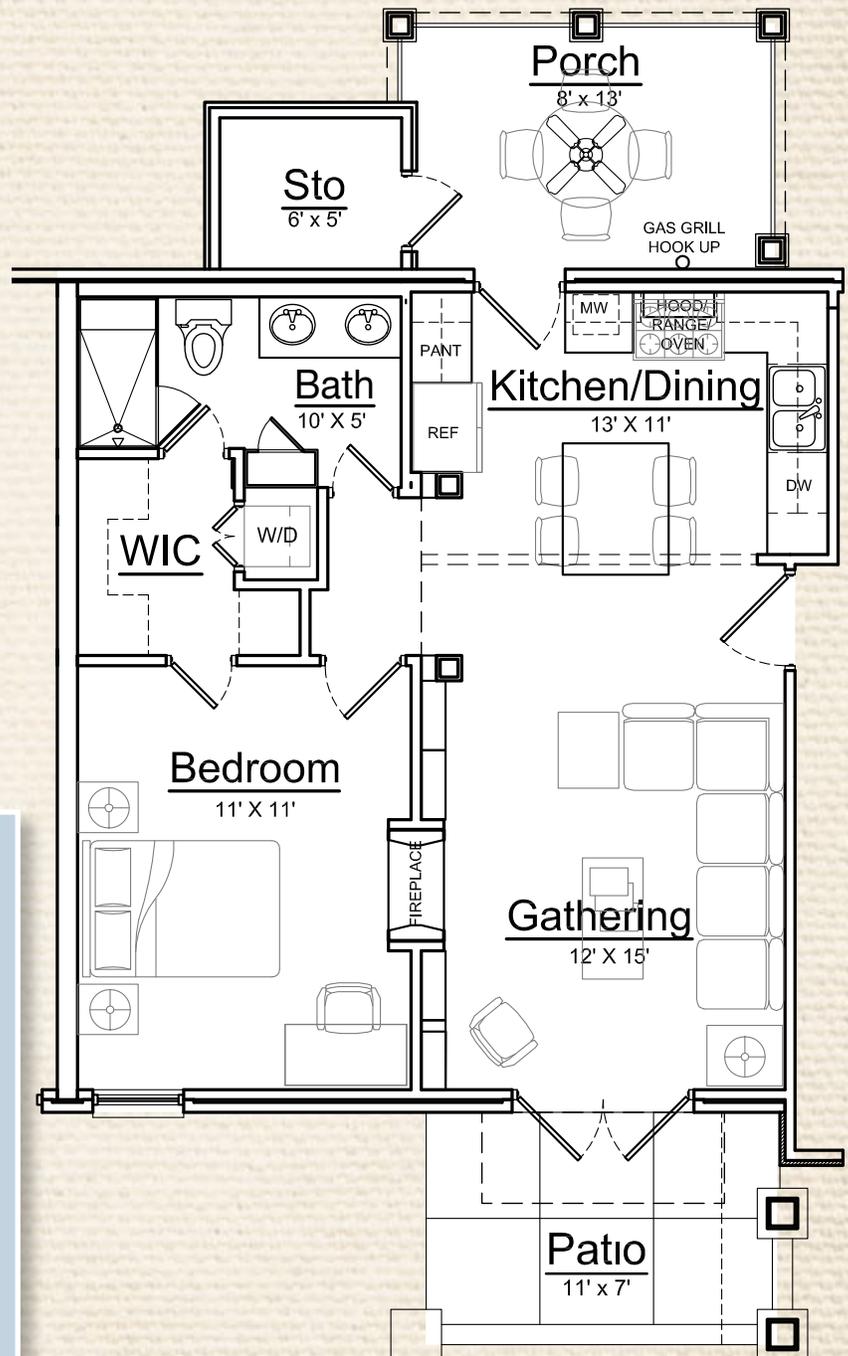
Typical 1 Bedroom 1 Bathroom

R

1 & 2 BEDROOM SUITE FEATURES

- 1 Car garage
- 1 Week of beach privileges
- Five interior design options
- Gourmet kitchen & granite countertops
- 50" HDTV over see-through fireplace
- See page 7 for complete features

Select from
4 Luxury
Floor Plans



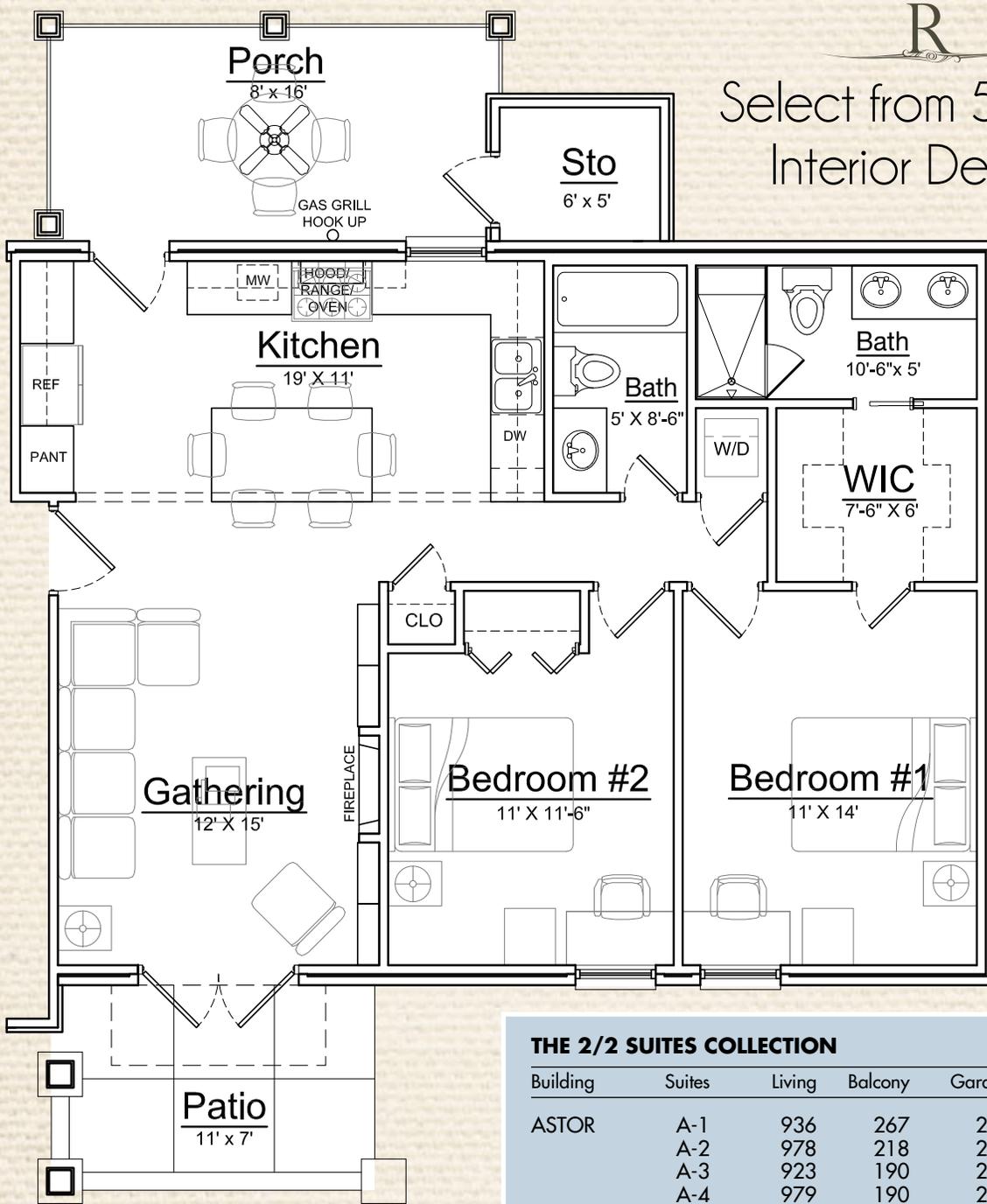
B-23 DEPICTED

THE 1/1 SUITES COLLECTION

Building	Suites	Living	Balcony	Garage	Total
ASTOR	A-5	643	203	264	1110
	A-6	732	154	264	1150
	A-7	643	203	264	1110
	A-8	659	154	264	1077
	A-9	643	203	264	1110
	A-10	642	154	264	1060
	A-11	643	203	264	1110
BILTMORE	B-23	647	211	264	1122
	B-24	643	162	264	1069
	B-25	647	211	264	1122
	B-26	665	162	264	1091
	B-27	642	211	264	1117
	B-28	734	162	264	1160
CARNEGIE	C-31	643	247	264	1154
	C-32	733	198	264	1195
	C-33	647	247	264	1158
	C-34	665	198	264	1127
	C-35	647	247	264	1158
	C-36	665	198	264	1127
DUPONT	D-51	701	231	264	1196
	D-52	701	182	264	1147

OWN! The Suite Collection

Typical 2 Bedroom 2 Bathroom



R
Select from 5 Luxury
Interior Designs

D-53 DEPICTED

THE 2/2 SUITES COLLECTION

Building	Suites	Living	Balcony	Garage	Total
ASTOR	A-1	936	267	264	1467
	A-2	978	218	264	1460
	A-3	923	190	264	1377
	A-4	979	190	264	1433
	A-12	1033	154	264	1451
BILTMORE	B-21	936	227	264	1427
	B-22	1042	178	264	1484
CARNEGIE	C-38	1040	138	264	1442
DUPONT	D-53	954	231	264	1451
	D-54	1016	182	264	1464

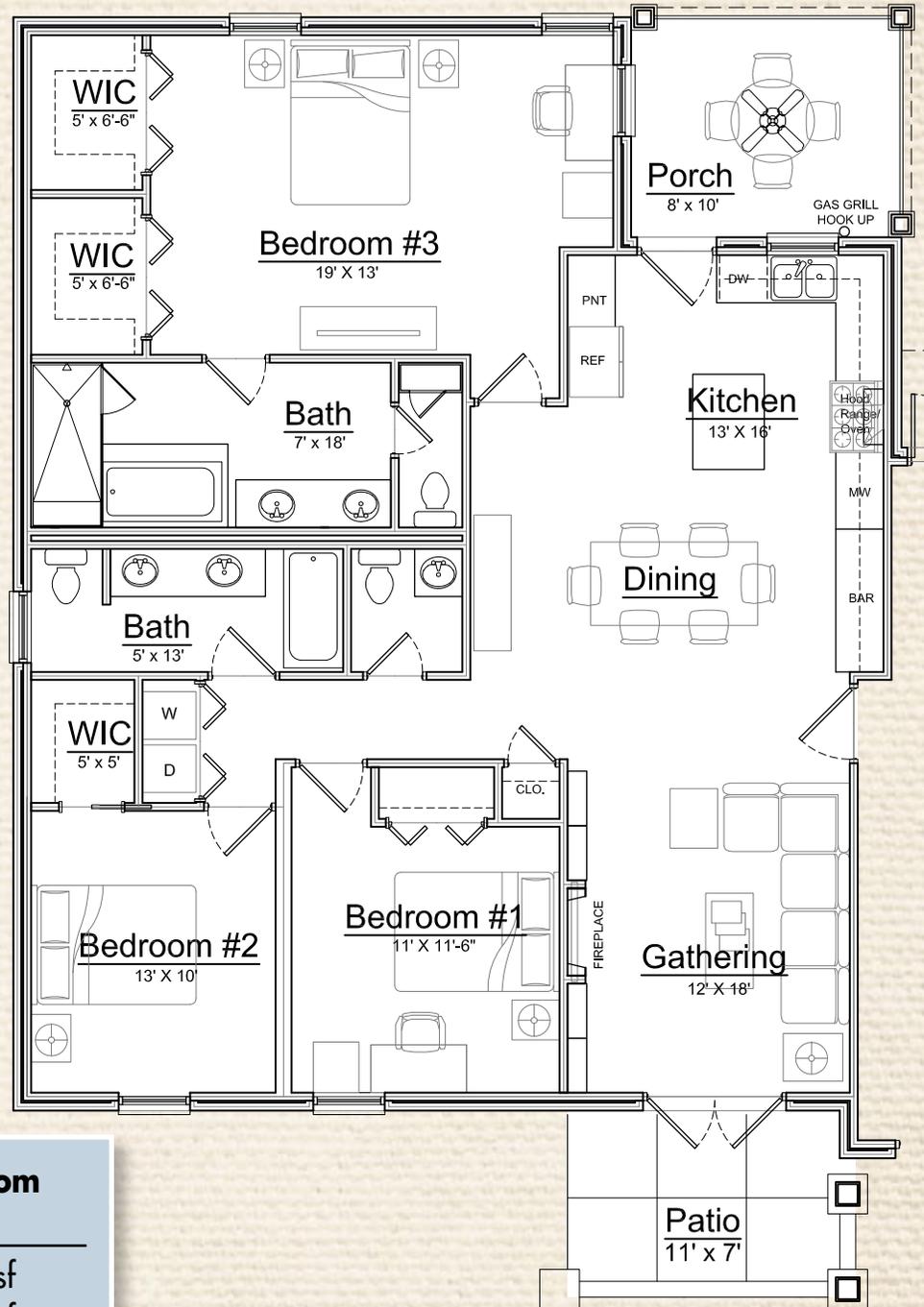
OWN! The Suite Collection

3 Bedroom 3 Bathroom

R

3 BEDROOM SUITE FEATURES

- 2 Car garage
- 2 Weeks of beach privileges
- Five interior design options
- Wood flooring throughout & decorator bathroom tile
- Gourmet kitchen & granite countertops
- Wood, stone or granite gas fireplace
- 50" HDTV
- Optional see-through fireplace
- Large patios & balconies
- See page 7 for complete listing of features



3 Bedroom 2½ Bathroom LUXURY SUITE

Living	1484 sf
Balconies	187 sf
Garages	528 sf
Total Area	2199 sf

This floor plan can be modified to your specifications.

C-37 DEPICTED
CARNegie BUILDING

INVEST In Your New Residence, Lifestyle & Annual Beach Vacation.

NOW ACCEPTING PRIORITY RESERVATIONS
FOR CONSULTATION | First **16** Qualified Reservations Receive **BONUS BEACH Week** at Closing!
256.541.3272



LIVE PRIVILEGED!



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