

*Building Dreams,
Envisioning Homes*



VISIONS SOUTH

**1016 SW 8th Avenue
Gainesville, FL 32601**

**Brought to you by
GORE-RABELL REAL ESTATE, INC.**

Visions South is a 14-unit condo development 1½ blocks east of the University of Florida campus and ½ block from Norman Hall. There are seven 1-bedroom/1-bathroom apartments on the first floor. The second and third floors consist of seven 2-bedroom/2½-bathroom townhouses. All units include a media center, washer and dryer, ceramic tile floors, electric range, above-range microwave oven, garbage disposal, dishwasher, and refrigerator. Ample parking will surround two sides of the building. Construction started in December, 2006 and the condos will be ready by August, 2007.

Prices are as follows:

- Units 101 and 102 are 1BR/1BA, 598 sq.ft. with enclosed porch, for \$176,000
- Units 103-107 are 1BR/1BA, 598 sq.ft. without enclosed porch, for \$174,000
- Units 201 and 202 are 2BR/2½BA townhouses, 1196 sq.ft. with 2 screened-in porches, for \$289,000
- Units 203-207 are 2BR/2½BA townhouses, 1196 sq.ft. without screened-in porches, for \$287,000

**Call (352) 378-1387 or
visit www.gore-rabell.com/visions**

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Gainesville, FL 32601

**Ivo S Rabell
Sales Manager**

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Sales Associate**

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These are some of the **amenities and special features** planned for the VISIONS project:

Quality construction and energy savings

- Built to meet or exceed the requirements of the 2004 Florida Building Code
- R-30 insulation in the roof and 6" bat insulation for sound-proofing between floors
- Nine-inch thick walls at tenant separation
- Double hung, double pane, double glazed aluminum windows
- Solid core insulated exterior doors
- Screened porches
- Handicap accessibility
- Gainesville Regional Utilities water and wastewater
- Fire alarm and sprinkler system
- Fire extinguisher in each unit
- Monolithic slabs
- Termidor treatment on sub-soils

Interior finishes

- Quality refrigerator, electric range, above-range microwave oven, washer and dryer, dishwasher, and disposal
- Energy-efficient A/C and heating
- Ceramic tile on bathroom floors and walls
- Washable painted walls and trim
- Fiberglass surrounds in the tub/showers
- Wardrobe shelving and rod in closets
- Pass-through openings from kitchen to living room
- Peepholes at entry doors
- Laminate counter tops
- Raised panel interior doors
- GFCI circuitry

Exterior finishes

- Stucco finish on lower level
- Hardi-plank siding on upper levels
- Site lighting
- Parking for each unit
- On-site dumpster for trash removal
- Well landscaped courtyard and grounds
- Covered breezeways

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Area amenities

- Walking distance to University of Florida
- Walking distance to Shands/AGH
- Walking distance to P.K Yonge School
- Centrally located for easy access to the downtown Gainesville area

Warranties and customer service

- One year builder's warranty

**Built by:
JETH CORPORATION**

Builder profile

JETH Corporation, owned by James J.W. Walker, has been a leader in the construction of multi-family residences for over 20 years. From the beginning, the driving force behind JETH has been to provide high quality construction and the best customer service for Gainesville and the surrounding area. J.W. is a licensed general contractor and, along with his staff, has over 90 years of building experience. An example of JETH work can be seen just around the corner from the VISIONS project at Stratford Court Apartments.

That award-winning project serves as a beacon for the type of construction owners and developers are committed to providing for their clients.