

# WALTERS CONSTRUCTION & NSB HOMES

*Presents*

## *Callalisa Creek Preserve*



**Prices Starting  
Mid 400's**

*Cypress* 1850 Sq. Ft

*Magnolia* 1850 Sq. Ft

*Magnolia 2* 1850 Sq. Ft

### **NEW HOMES FEATURES**

New Beachside homes within walking distance to shopping, restaurants, and beach access.

Large Overized Homesites with direct deeded access for preserve walkway, room for a pool.

Large Motor Court Brick Paver Driveway with sidewalk access to all major shopping.

All homes include luxury features including quartz counter tops, tile throughout (except 2nd floor bonus room), crown moulding and upgraded trim, stainless steel appliance package, hurricane impact window and much more.

Open floor plans with private rear yard.



# Cypress





[www.NSBHomes.com](http://www.NSBHomes.com)



# Magnolia 2





[www.NSBHomes.com](http://www.NSBHomes.com)







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# Callalisa Creek Vistas

## Standard Features

### **EXTERIOR**

- Custom Exteriors including stucco and Hardi Board Fascia & Soffit
- Hurricane rated garage door with operator and two remotes
- Standing seam galvalume or architectural shingle roofing
- Quality brick paver drives
- Brick paver or TREX porches per plans
- KwikSet door hardware
- Exterior outlets & hose bibs
- Generous car turn-a-round
- Impact rated, Vinyl, insulated windows
- Block exterior walls
- Home Designed to meet 140 mph wind code

### **KITCHEN**

- Cabinets with soft-close doors and dovetail drawers.
- Quartz Tops
- Stainless steel Samsung appliances
- LED recessed lights
- Kohler kitchen fixture
- Garbage disposal

### **BATHROOMS**

- Cabinets with soft-close doors and dovetail drawers
- Quartz tops
- Kohler fixtures
- Large tiled walk-in showers
- LED recessed lighting

### **INTERIOR**

- Crown molding throughout
- Window and door casing throughout
- Large walk in closets (per plans)
- KwikSet door hardware
- Light fixture allowance
- Flooring allowance
- Knockdown drywall ceilings with orange peel walls
- LED recessed Lights

### **ENERGY SAVINGS**

- Vinyl insulated windows hurricane impact rated
- Foam insulation in all block walls
- R-30 standard insulation at roof deck
- Low - E insulated patio doors
- Energy savings heat pump carrier
- AC Unit
- Aluminum roof vents

# - Map -



**LOT 25** Building 3,000 Sq Ft

**LOT 24** Building 3,000 Sq Ft

**LOT 23** Building 3,000 Sq Ft

**LOT 22** Building 3,000 Sq Ft

**LOT 21** Building 3,000 Sq Ft

**LOT 20** Building 3,000 Sq Ft

**LOT 19** Building 3,000 Sq Ft

**LOT 18** Building 3,000 Sq Ft

**LOT 17** Building 3,000 Sq Ft

# - Phase 1 -



LOT 16 Magnolia II with pool

**SOLD**

LOT 11 Building

**SALE PENDING**

LOT 15 Magnolia II

LOT 10 Building

**SOLD**

LOT 14 Cypress

**SOLD**

LOT 9 Building

**SOLD**

LOT 13 Magnolia I

LOT 8 Building

**SOLD**

LOT 12 Building

**SOLD**

# - Cypress -



## Callalisa Creek Vistas

*(Trim)*

Sherwin Williams  
SW 7004  
Snowbound

*(Shakers)*

Sherwin Williams  
SW 6519  
Hinting Blue

*(Walls)*

Sherwin Williams  
SW 6520  
Honest Blue

Paint Scheme #1

Front Elevation (East)



## Cypress Floor Plan

### AREAS AS DRAWN

1st Floor Living	1,850.8 Sq Ft
Garage	576.2 Sq Ft
Entry Porch	117.0 Sq Ft
Rear Porch	126.0 Sq Ft

### TOTAL OF

Living	1,850.8 Sq Ft
Slab	2,670.0 Sq Ft
Under Roof	2,670.0 Sq Ft
Perimeter	210.0 Sq Ft

# - Magnolia 1 -



## Callalisa Creek Vistas

*(Trim)*

Sherwin Williams  
SW 7002  
Downy

*(Shakers)*

Sherwin Williams  
SW 6385  
Dover White

*(Walls)*

Sherwin Williams  
SW 6178  
Clary Sage

Paint Scheme #1

Front Elevation (East)



## Magnolia 1 Floor Plan

### AREAS AS DRAWN

1st Floor Living	2,124.1 Sq Ft
Garage	468.0 Sq Ft
Entry Porch	232.0 Sq Ft
Rear Porch	257.2 Sq Ft

### TOTAL OF

Living	2,124.1 Sq Ft
Slab	3,081.3 Sq Ft
Under Roof	3,081.3 Sq Ft
Perimeter	252.7 Sq Ft

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# - Magnolia 2 -



## Callalisa Creek Vistas

*(Trim)*

Sherwin Williams  
SW 7005  
Pure White

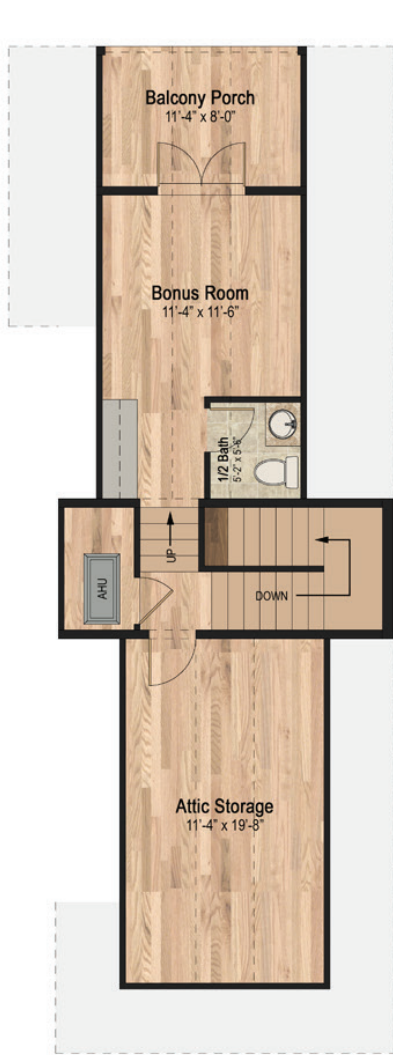
Paint Scheme #2

*(Walls)*

Sherwin Williams  
SW 6004  
Mink

Front Elevation (East)





Floor Plan - 2nd Floor



Floor Plan - 1st Floor

## Magnolia 2 Floor Plan

### AREAS AS DRAWN

1st Floor Living	2,139.1 Sq Ft
Garage	453.0 Sq Ft
Portch Entry	232.0 Sq Ft
Rear Entry	257.2 Sq Ft
Bonus Room (Optional)	310.0 Sq Ft
Attic Storage (Optional)	240.0 Sq Ft
Balcony Porch (Optional)	96.9 Sq Ft

### TOTAL OF

Living (w/Bonus Room)	2,449.1 Sq Ft
Slab (w/Patio)	3,081.3 Sq Ft
Under Roof (w/Bonus Room)	3,727.3 Sq Ft
Perimeter	275.7 Sq Ft

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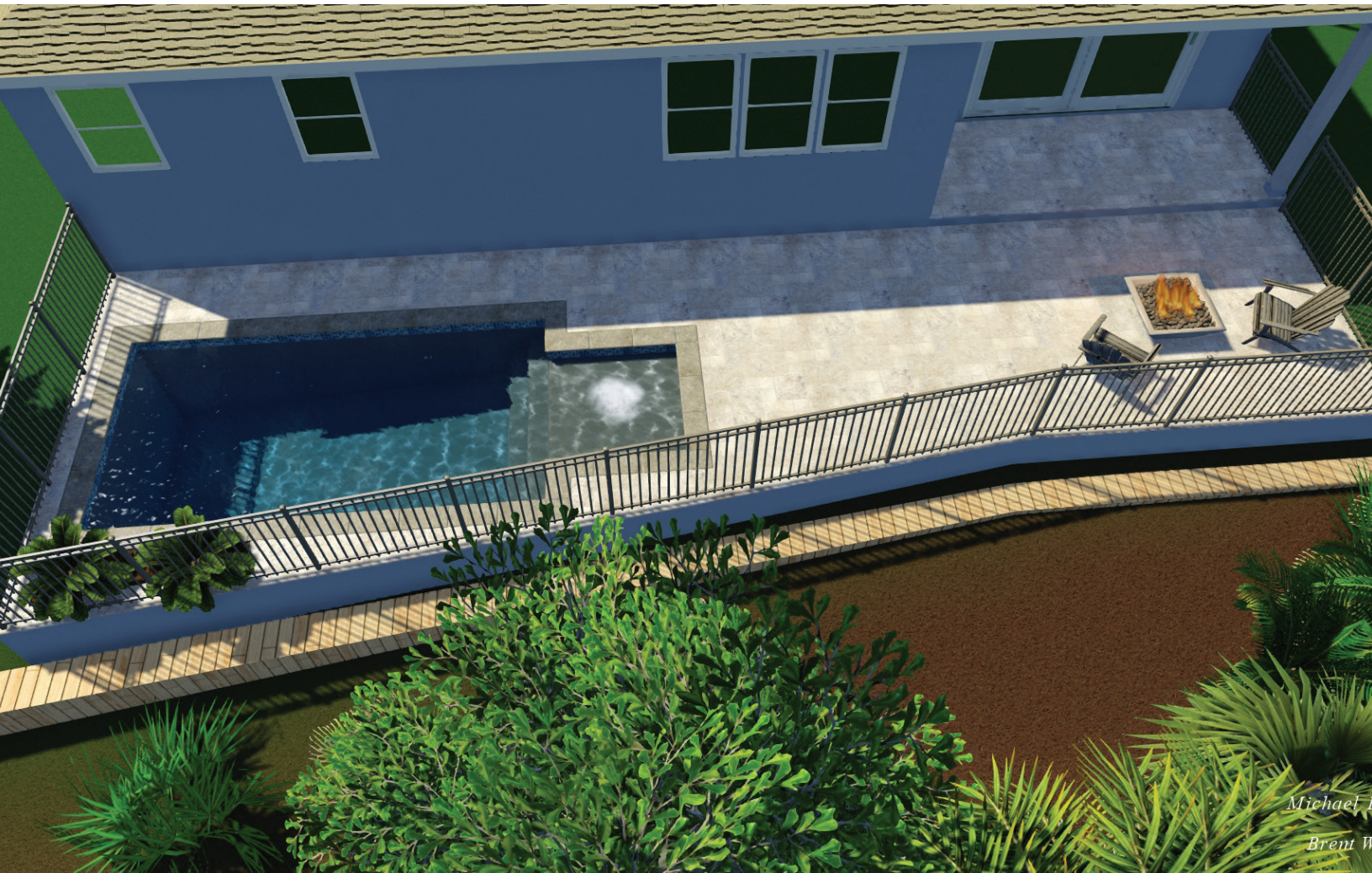
# - Pool Optional -



Michael Kiebler  
Brent Walters

## View 1

*- Pool Optional -*



Michael  
Brent W

*View 2*

*www.NSBHomes.com*

