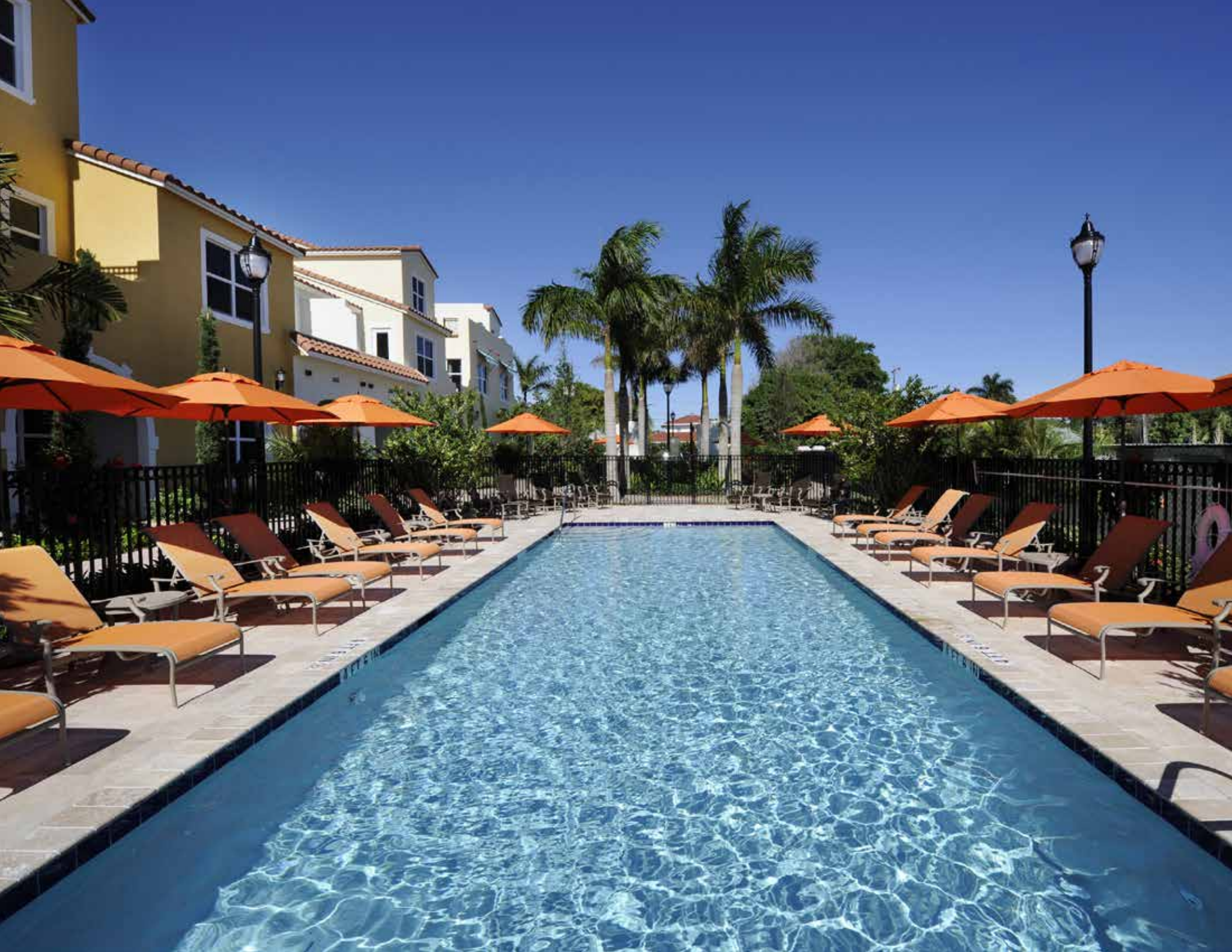




centra falls  
IN THE CENTER OF EVERYTHING







**Centra Falls**, LABEL & CO.'s newest boutique townhome community in the heart of vibrant Pembroke Pines offers an intimate collection of 89 distinctive two and three story townhomes, loaded with standard luxuries and incredibly priced!

Centra Falls is where timeless elevations, cutting edge floor plans, high quality construction, exceptional value and the perfect location intersect to create a one-of-a-kind community.

# IN the center

Walk among lushly landscaped brick paver streets. Entertain in your graciously appointed home or relax with family and friends at our resort-style pool garden and fitness center - all while having premium shopping, restaurants, "A" Schools, parks, recreation, medical facilities and major highways minutes from your door!

**Centra Falls** - YOUR new home...  
in the center of EVERYTHING!







## Our standard features are everyone else's upgrades! See why our communities sell out in record time!

### KITCHEN

- Energy Star® stainless steel appliances including 25 cubic ft. side by side refrigerator with ice & water on door, glass top range with self-cleaning oven, microwave and dishwasher
- Granite countertops
- Deluxe modern or traditional cabinets with special built-in features
- Designer style Moen plumbing fixtures

### WALLS, WINDOWS & DOORS

- Code approved impact resistant aluminum windows & sliding glass doors
- Professionally engineered concrete block exterior & party walls
- 10' ceilings per plan
- Deluxe 5 1/4" colonial base and raised panel interior doors with lever handsets
- Low-VOC paint improving indoor air quality
- Wood stair railing with paint grade material
- Covered 3rd floor terrace on Cosmo and Sky models

### ENERGY-SAVING

- 50-gallon quick recovery water heater
- Programmable thermostats
- Energy-efficient HVAC systems with minimum 16 SEER rating
- R-30 fiberglass insulation in ceilings over air-conditioned areas
- R 4.1 reflective insulation on exterior masonry walls
- Water saving plumbing fixtures throughout

### BATH

- Granite countertops in master baths
- Deluxe modern or traditional cabinets with special built-in features
- Master bath with two framed mirrors, each with a contemporary light fixture and ample dressing space
- Designer style Moen plumbing fixtures



- Raised vanities in all bathrooms
- Cultured marble countertops with integral sinks in secondary bathrooms
- Pedestal sink in powder room

### LAUNDRY

- Full size washer & dryer

### ELECTRICAL

- Recessed lights with compact fluorescent bulbs in kitchen per plan
- Recessed lights in hallways per plan
- High-tech wiring with CAT 5 and RG-6 with network connection
- Alarm system on all operable windows and exterior doors except garage
- Bedrooms pre-wired for ceiling fans

### FLOORS

- 18"x18" ceramic tile in foyer, kitchen, great room/ family room/dining room and powder room per plan
- Coordinated ceramic tile in master & secondary baths
- Acoustical gypsum concrete subfloor on 2nd & 3rd floor for additional sound insulation (except under bathtubs & shower pans per plan)
- Stain resistant carpet made from renewable materials
- Acrylic fiberglass waterproof coating on all 2nd & 3rd floor balconies
- 12"x12" ceramic tile on 3rd floor terrace of Sky and Cosmo

### OUTSIDE

- Brick paver roadways, side walks, driveways, entry walks and patios per plan
- Pool Garden with marble pool deck, heated pool and spa, fitness center and relaxation areas
- Community park
- Access control arms at community entrance
- Master irrigation system draws water from canal

### WARRANTY

- Homebuyers 2-10 structural warranty





IN  
the details





IN the process



## Experience our “no-surprises” process and get ready to **ENJOY** building **YOUR NEW HOME!**

**CHOOSE** your home and sign the agreement making it “yours”.  
Let the excitement begin!

**MEET** with our preferred lenders to obtain the best financing available for your budget and lifestyle.

**PERSONALIZE** your home by selecting design options and upgrades to make your home truly your own.

**WATCH** as your new home takes shape. Your personal community builder will walk you through the building process and explain the construction timetable.

**PREVIEW** your home during our pre-drywall walk-through, seeing with your own eyes the quality being built into your new home, and making sure all your selections are correct.

**RELAX** knowing that before you see your new townhome, we’ll have conducted our own quality assurance inspection, making certain everything meets your, and our, high standards.



**GET READY** to close. Your lender and title company will prepare your final closing papers and notify you of what is required for your closing.

**GET SET** for your new home orientation on the day of your closing. You’ll enjoy a room-by-room tour of your very own home where all the quality features and operating procedures will be demonstrated and your new home warranty program will be explained.

**GO!** You’ve got the keys to your brand new home! Now start creating those perfect memories.

**BE CONFIDENT** in LABEL & CO.’s commitment to your happiness. Approximately 30 days after closing, we’ll arrange for a complimentary paint and drywall touch up to take care of any move-in nicks and scratches.



# IN the neighborhood



**Centra Falls** offers all the convenience of in-town living with family-friendly amenities of the suburbs.

**LOVE TO SHOP?** We've got Publix, Fresh Market, Trader Joe's, Costco, Whole Foods, Pembroke Lakes Mall and Sawgrass Mills just minutes away.

**GOT KIDS?** The neighborhood boasts "A" rated elementary, middle and high schools. There are nearby charter, private and parochial schools, too.

**WANT FUN?** CB Smith Park with water slide, boating and driving range is right next door. Flamingo Park's baseball fields, L.A. Fitness and Pines Ice Arena are across the street. Everything including golf, tennis, soccer, cycling, basketball, movie theaters and fine dining is conveniently close-by.

**...THERE'S MORE?** We're close to medical offices and top ranked Memorial Hospital West. There are county libraries and houses of worship nearby.

...And did we mention, you can even walk to STARBUCKS®!

- dining + shops ● sports ● fitness ● parks ●
- entertainment ● nature ● school ●



dining + shops



sports fields



entertainment

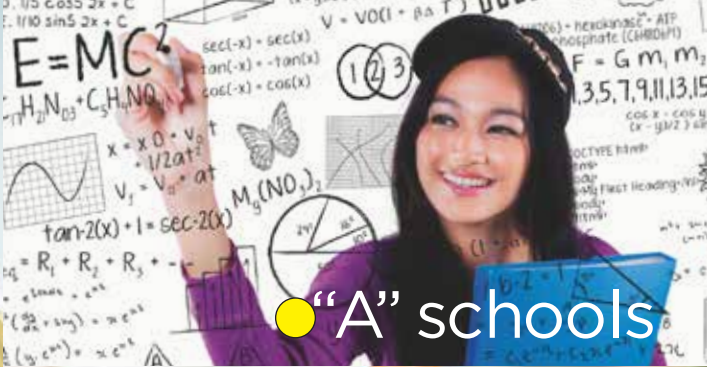
golf + tennis



nature areas



recreation + parks



"A" schools



fitness





IN our reputation





**LABEL & CO.** is the boutique builder with the big builder pedigree!

Led by Harry L. Posin, the former President of Minto Communities, our executive team has worked together for nearly 35 years, building over 20,000 homes in South Florida and developing industry-leading practices.

The result of our collaboration is a refreshing approach to community building, focused on what matters most to YOU: Personalized service, high quality construction, standard luxury appointments, energy efficiency, cutting edge designs and exceptional value.

Our goal is to provide a superior customer experience and exceed expectations. At Centra Falls, we'll work closely with you from start to finish, communicating every step of the way - and build you a high quality home you will be proud to own. And, we back that quality with a Homebuyers 2-10 Structural Warranty.

We're proud of our track record: Our Villas on Antique Row in West Palm Beach sold out in record time! And, Centra in Boca Raton was the top selling townhome community in Palm Beach County. Visit Centra Falls and experience the LABEL & CO. difference!





We've reinvented townhome design, creating innovative, flexible floor plans to fit your family's lifestyle!

In addition to our 5 unbelievably spacious layouts, we offer "lifestyle options" like multiple flex spaces, elevators and guest kitchenettes.

# IN the d d e s i g n

## WHICH FLOOR PLAN ARE YOU?

### FLAMINGO

3 Bedrooms  
2-1/2 Bath  
1687 A/C S.F.  
2 Car Garage

### MANGO

3 Bedrooms  
2-1/2 Bath  
1855 A/C S.F.  
2 Car Garage

### COSMO

3-4 Bedrooms  
3-1/2 Bath  
2400 A/C S.F.  
2 Car Garage

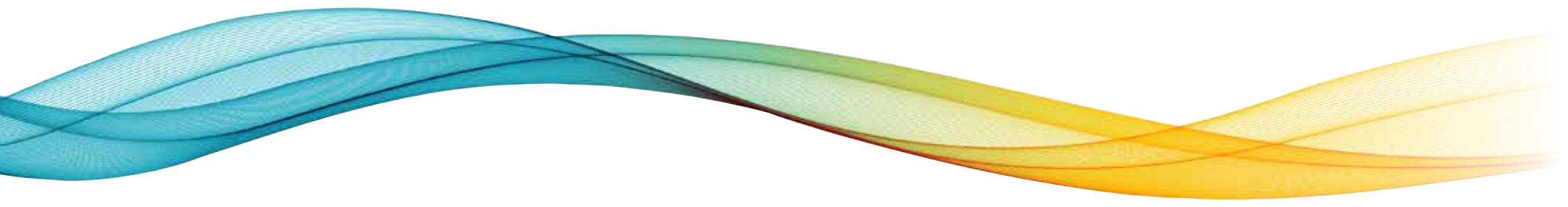
### SKY

3-5 Bedrooms  
3-1/2 Bath  
2675 A/C S.F.  
2 Car Garage

### PEARL

3-4 Bedrooms  
3-1/2 Bath  
2922 A/C S.F.  
2 Car Garage

Visit our design studio and see how you can create YOUR dream home at Centra Falls!





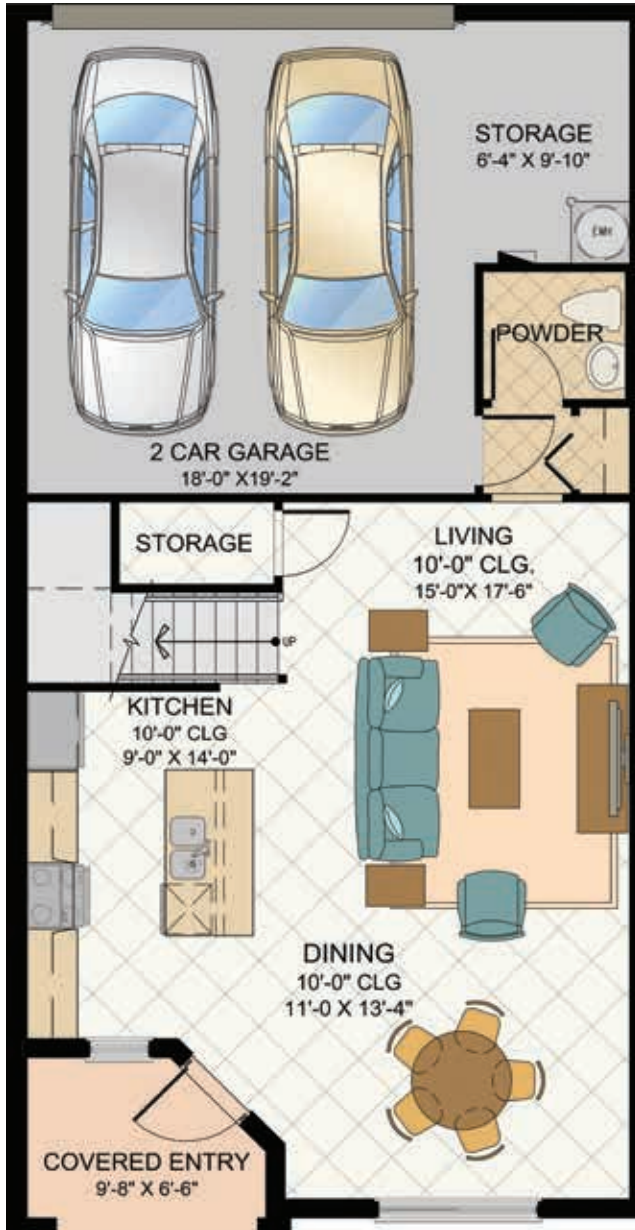


# centrafalls site plan



# FLAMINGO | 3 bedrooms | 2-1/2 bath

1st Floor A/C	738 s.f.
2nd Floor A/C	949 s.f.
<b>Total A/C</b>	<b>1687 s.f.</b>
Garage	434 s.f.
Covered Entry	58 s.f.
Balcony	65 s.f.
<b>Gross Total</b>	<b>2244 s.f.</b>



FLAMINGO 1ST FLOOR



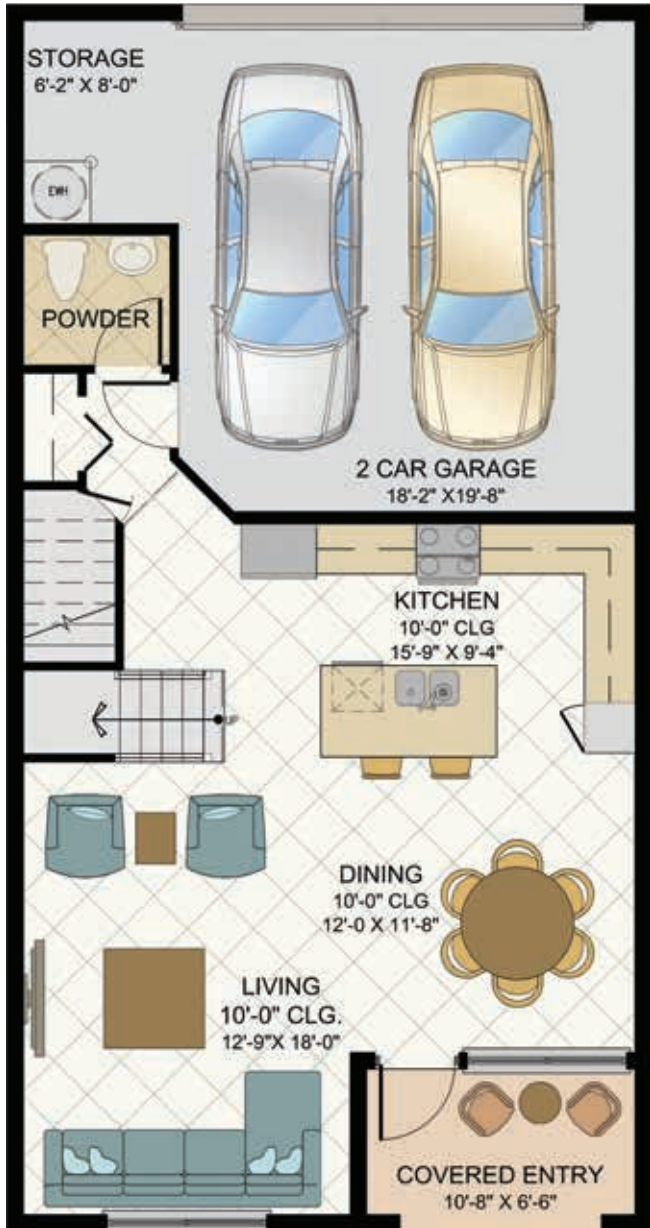
FLAMINGO 2ND FLOOR





# MANGO | 3 bedrooms | 2-1/2 bath | + loft

1st Floor A/C	727 s.f.
2nd Floor A/C	1128 s.f.
<b>Total A/C</b>	<b>1855 s.f.</b>
Garage	430 s.f.
Covered Entry	72 s.f.
Balcony	72 s.f.
<b>Gross Total</b>	<b>2429 s.f.</b>



MANGO 1ST FLOOR

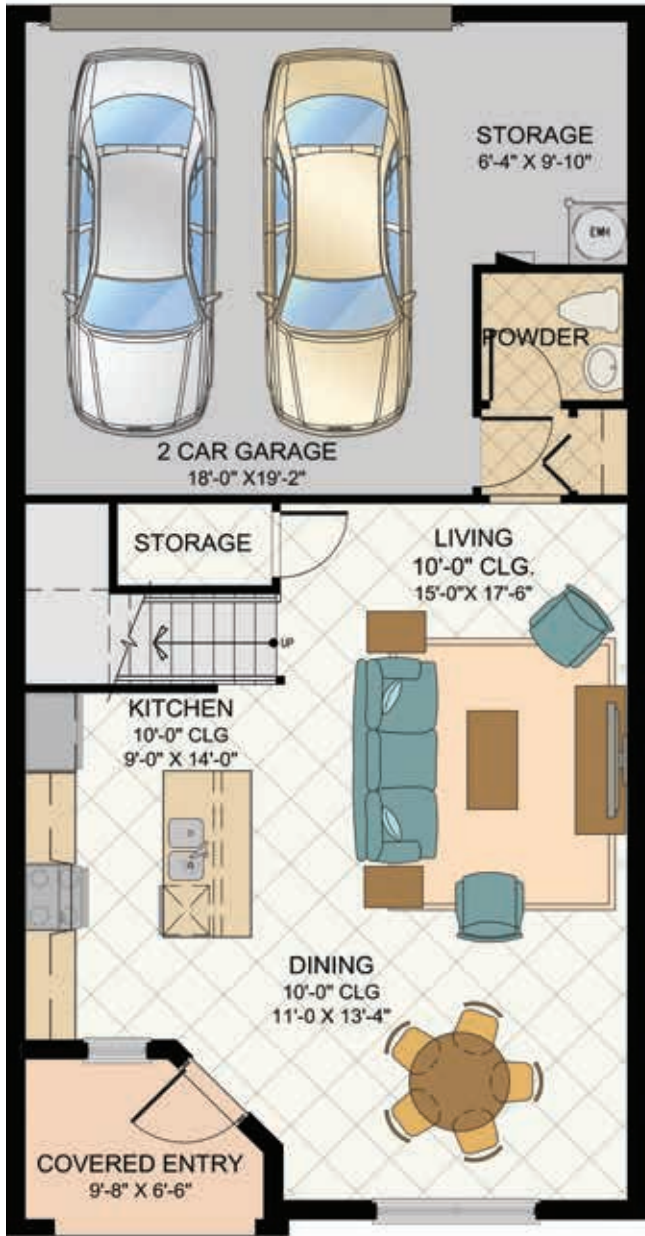


MANGO 2ND FLOOR



COSMO | 3-4 bedrooms | 3-1/2 bath | + flex space

1st Floor A/C	738 s.f.
2nd Floor A/C	977 s.f.
3rd floor A/C	685 s.f.
<b>Total A/C</b>	<b>2400 s.f.</b>
Garage	434 s.f.
Covered Entry	58 s.f.
Balcony	65 s.f.
Upper Terrace	266 s.f.
<b>Gross Total</b>	<b>3223 s.f.</b>



COSMO 1ST FLOOR

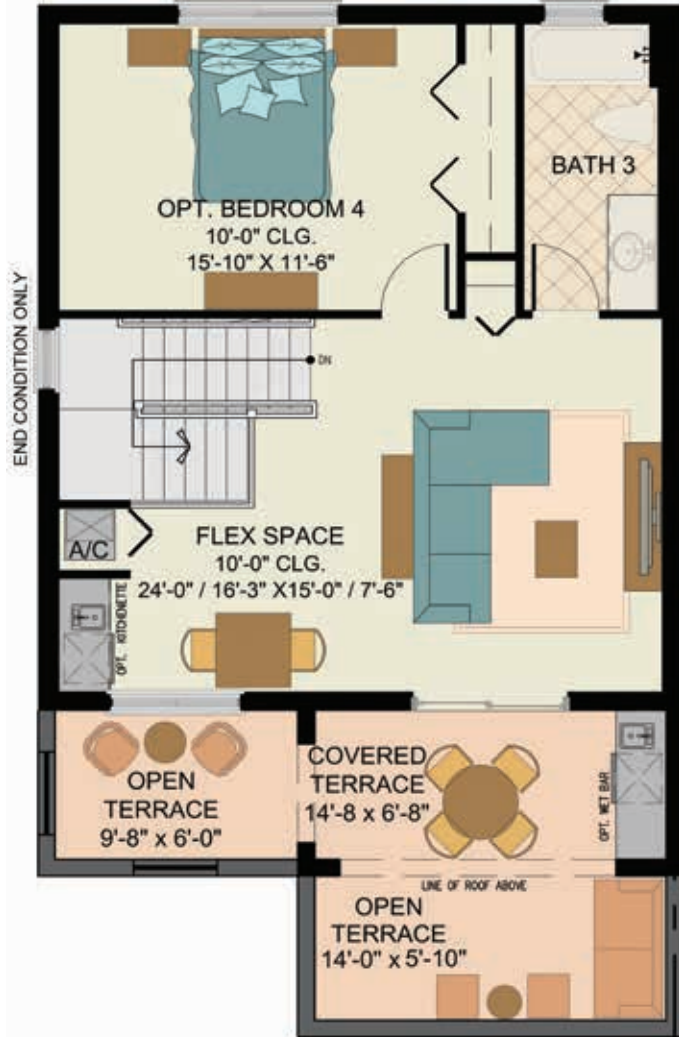


COSMO 2ND FLOOR

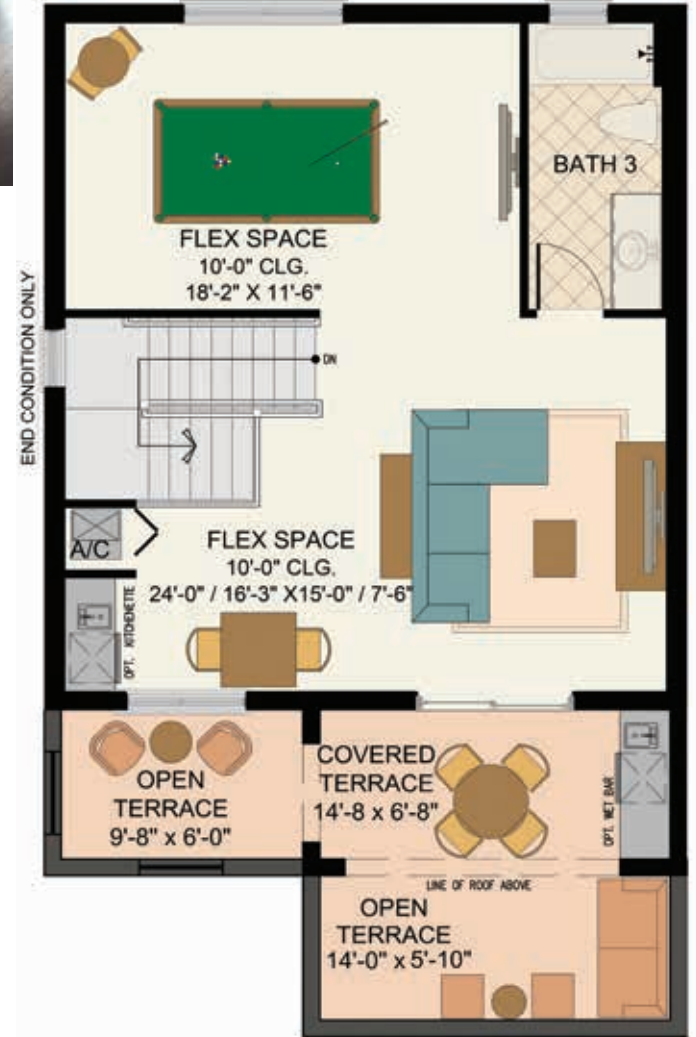




COSMO CONTINUED | 3-4 bedrooms | 3-1/2 bath | + flex space



COSMO with BEDROOM 4 • 3RD FLOOR

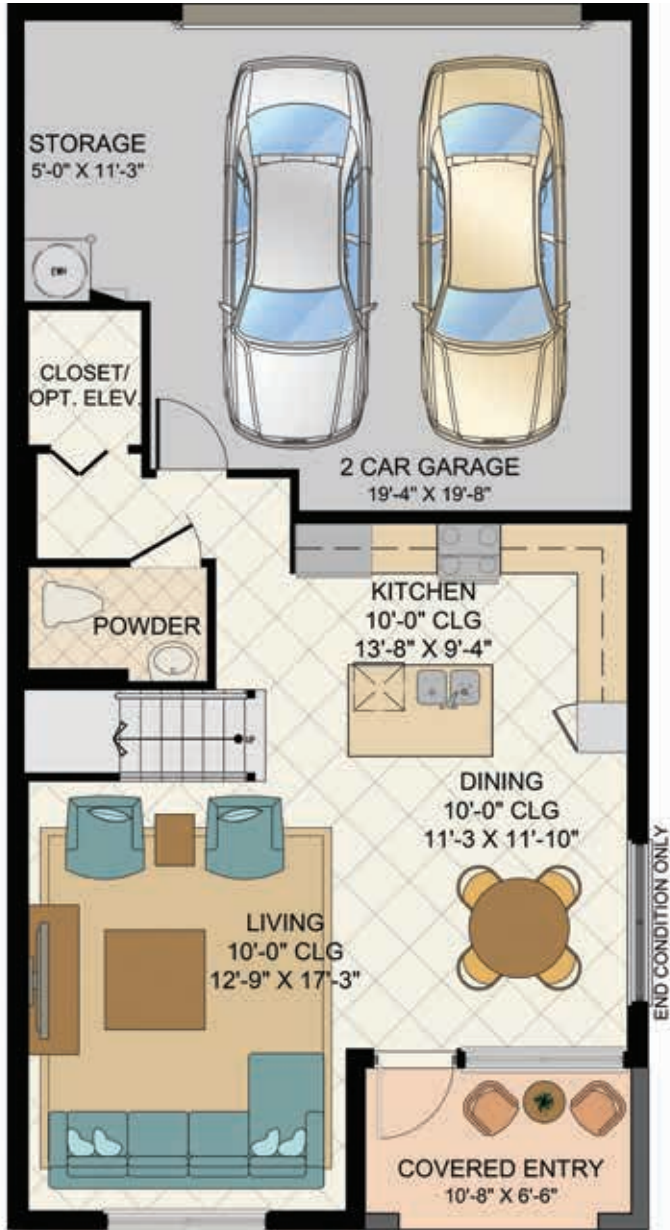


COSMO with FLEX SPACE • 3RD FLOOR

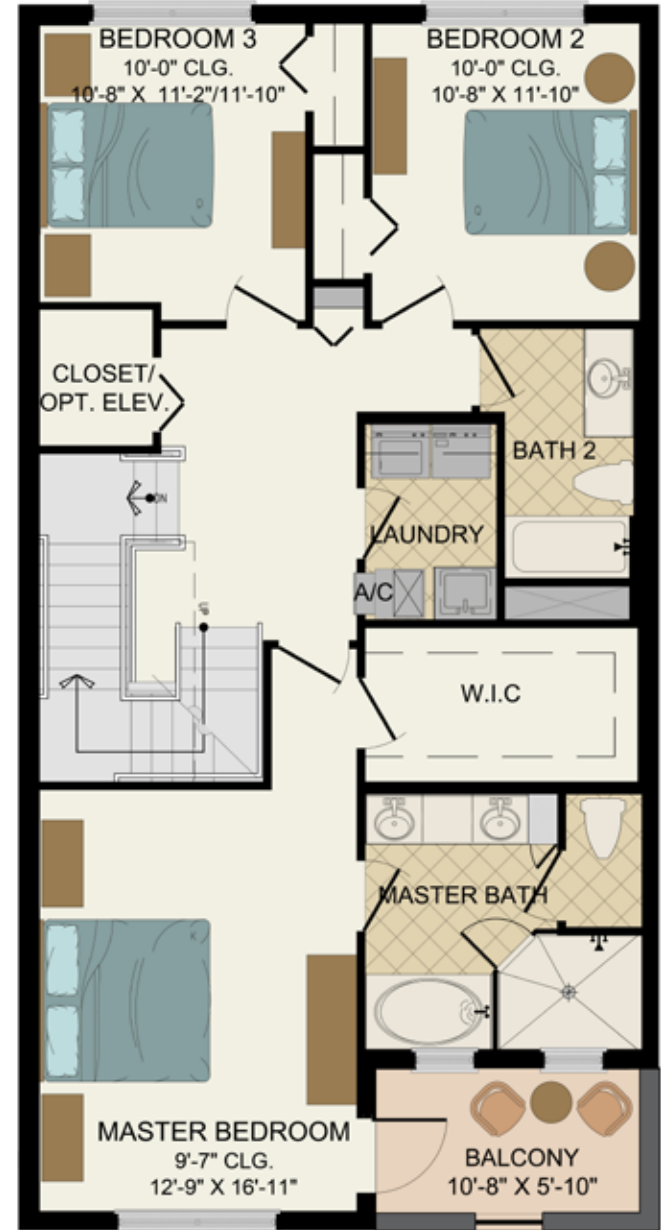


SKY | 3-5 bedrooms | 3-1/2 bath | + sky space

1st Floor A/C	704 s.f.
2nd Floor A/C	1133 s.f.
3rd Floor A/C	838 s.f.
<b>Total A/C</b>	<b>2675 s.f.</b>
Garage	453 s.f.
Covered Entry	72 s.f.
2nd Balcony	72 s.f.
Upper Terrace	235 s.f.
<b>Gross Total</b>	<b>3507 s.f.</b>



SKY 1ST FLOOR

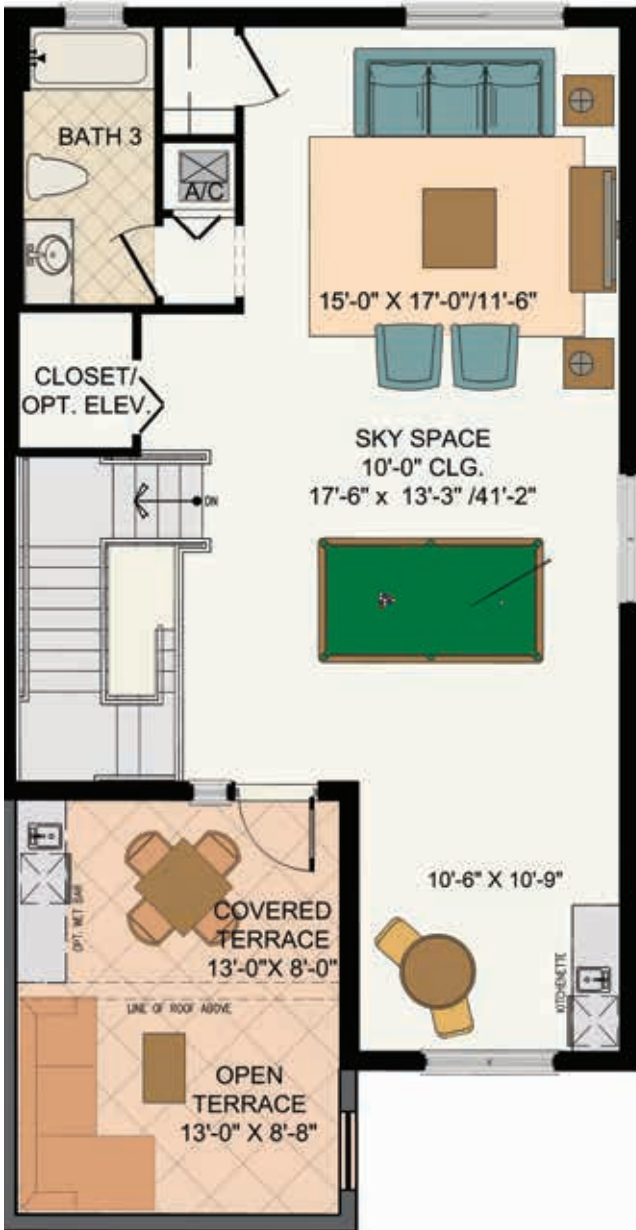


SKY 2ND FLOOR

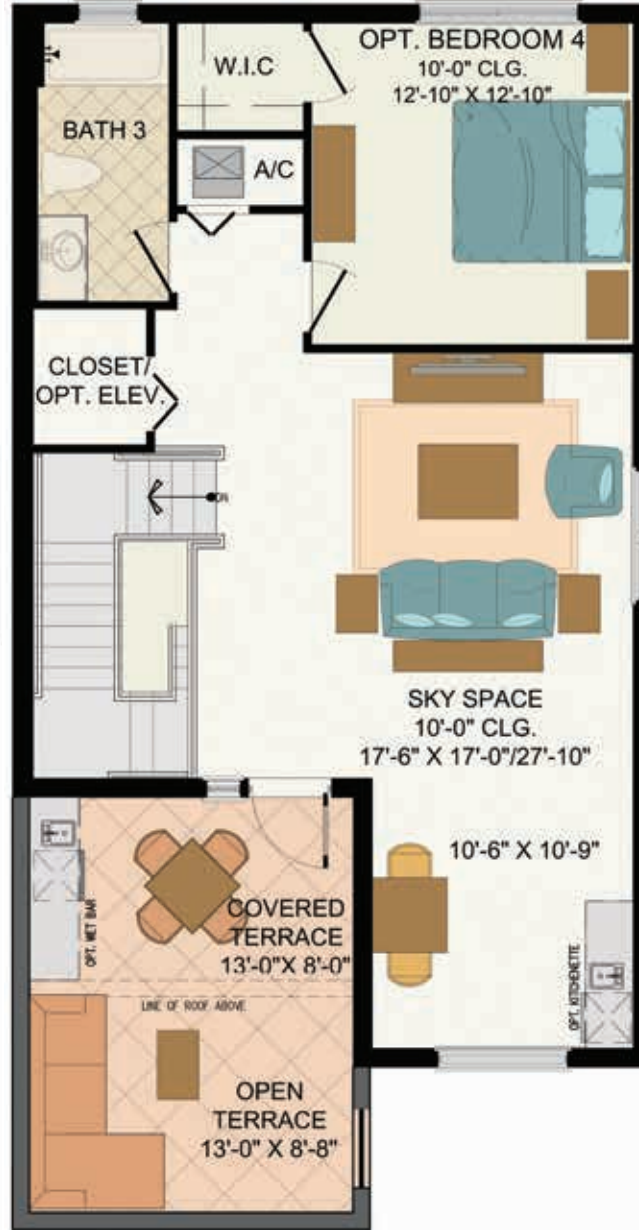




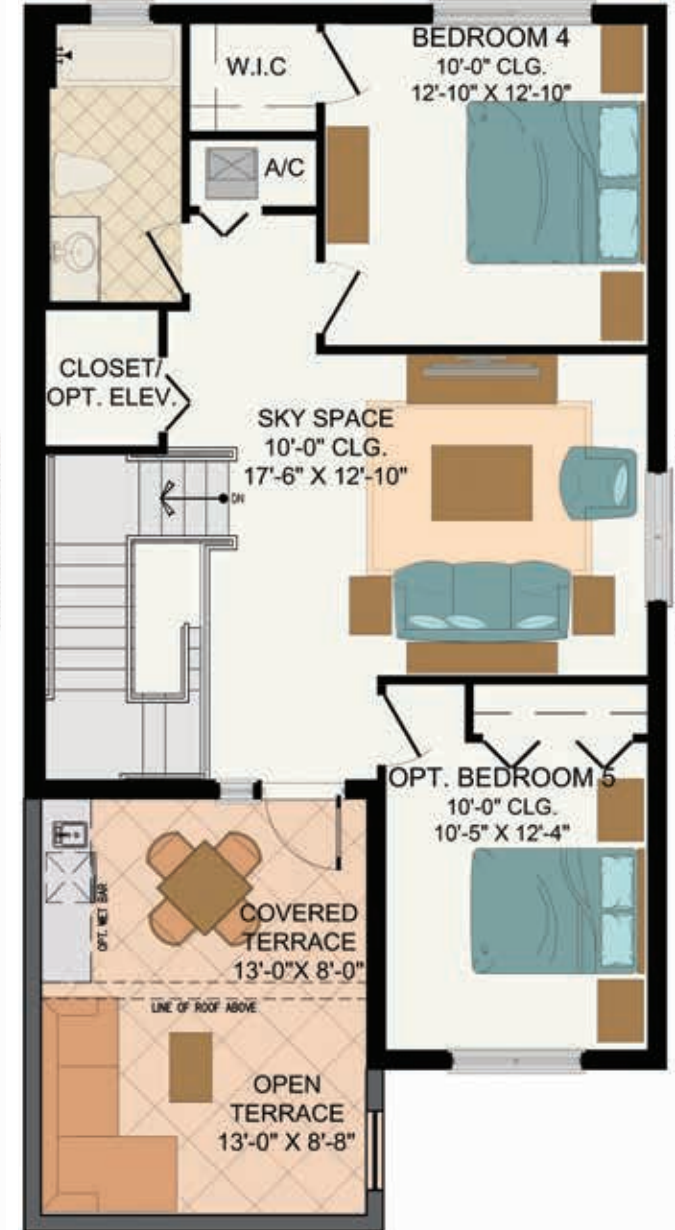
SKY CONTINUED | 3-5 bedrooms | 3-1/2 bath | + sky space



SKY with SKY SPACE OPTION • 3RD FLOOR



SKY WITH BEDROOM 4 OPTION • 3RD FLOOR

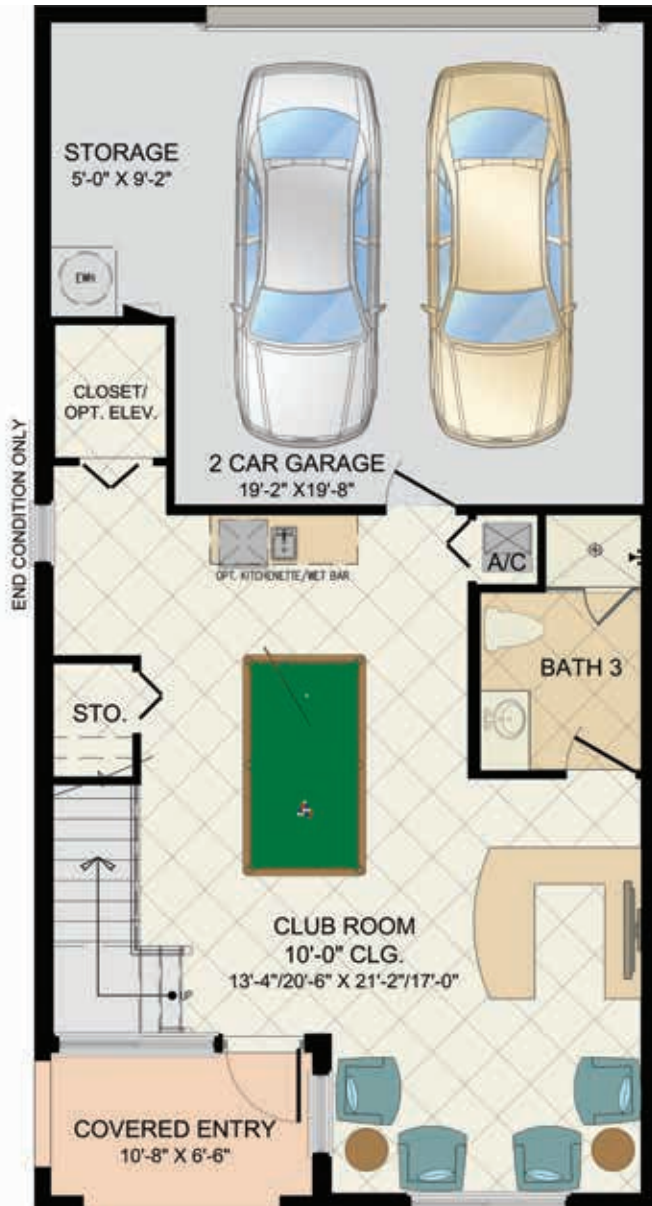


SKY with BEDROOM 5 OPTION • 3RD FLOOR

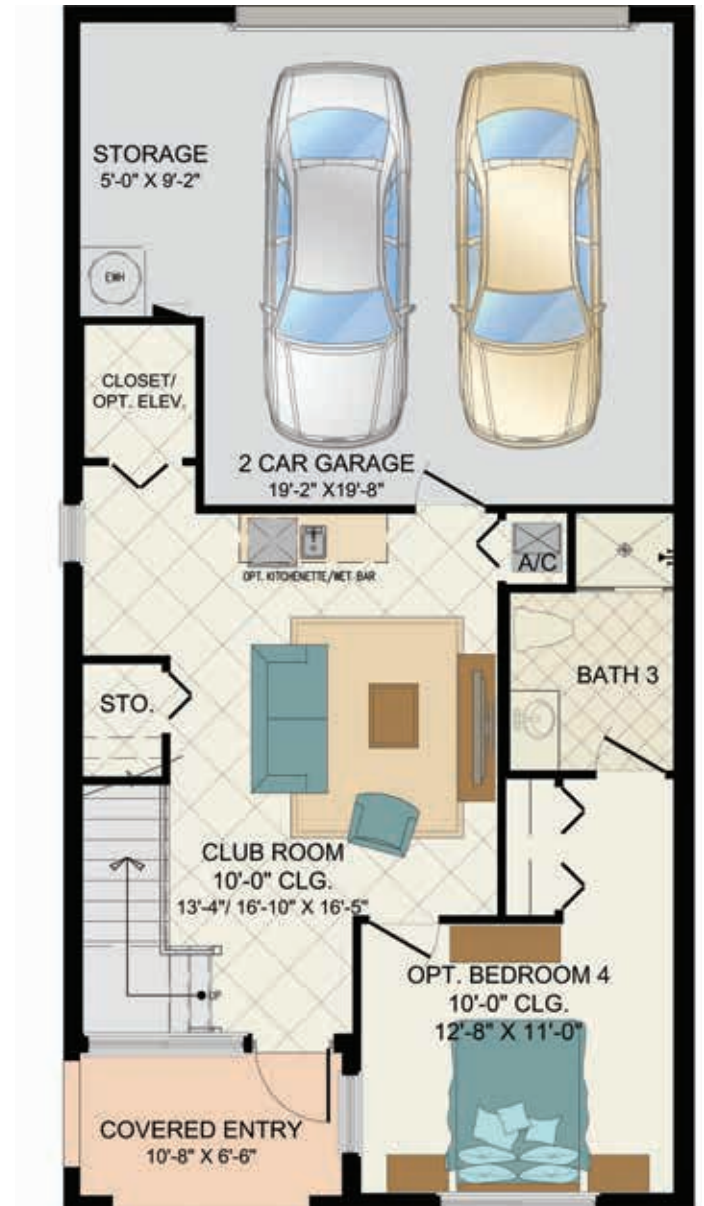


PEARL | 3-4 bedrooms | 3-1/2 bath | + club room

1st Floor A/C	691 s.f.
2nd Floor A/C	1133 s.f.
3rd Floor A/C	1098 s.f.
<b>Total A/C</b>	<b>2922 s.f.</b>
Garage	467 s.f.
Covered Entry	72 s.f.
2nd Balcony	72 s.f.
Upper Balcony	72 s.f.
<b>Gross Total</b>	<b>3605 s.f.</b>



PEARL 1ST FLOOR

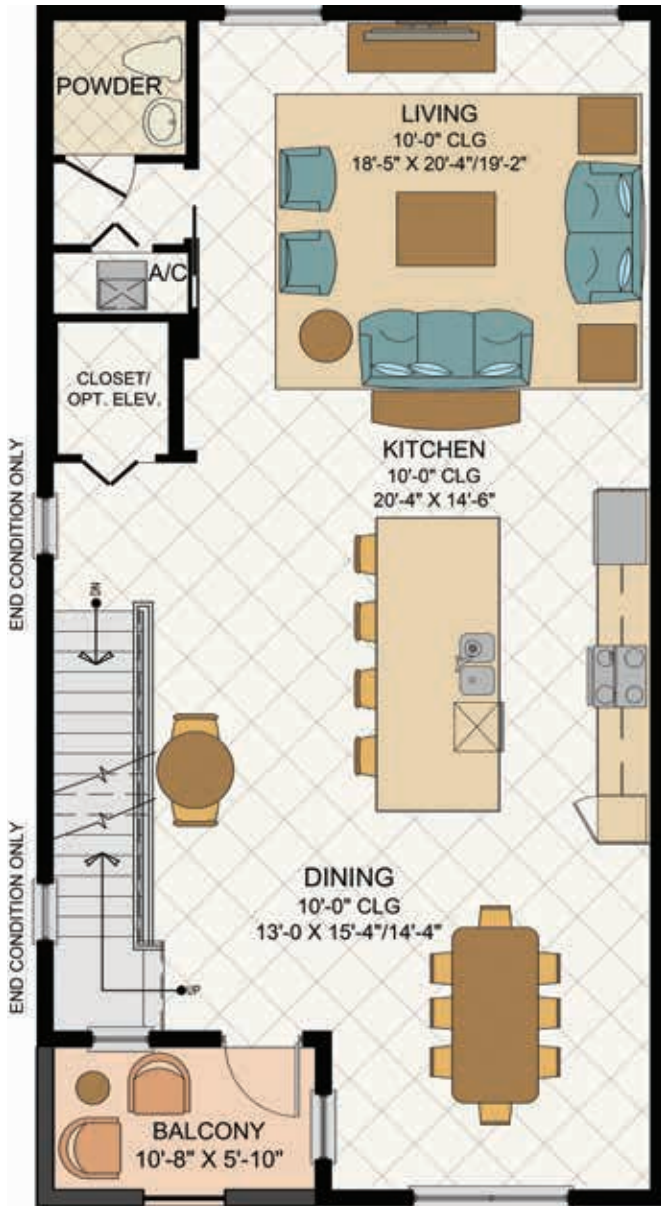


PEARL with BEDROOM OPTION • 1ST FLOOR





PEARL CONTINUED | 3-4 bedrooms | 3-1/2 bath | + club room



PEARL 2ND FLOOR



PEARL 3RD FLOOR













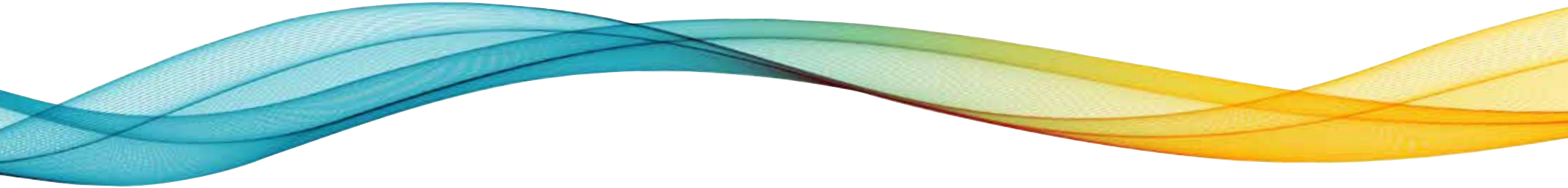
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# centra falls

IN THE CENTER OF EVERYTHING

Pembroke Pines, Florida



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