EVERYTHING ... IN YOUR OWN BACKYARD!
EVERYTHING...IN YOUR OWN BACKYARD!

CHAPEL GROVE is LABEL & CO.’s newest boutique townhome community tucked into the heart of family-friendly Chapel Trail. It is an intimate collection of only 125 remarkably priced, two-and-three story contemporary Mediterranean-inspired townhomes, designed for the way your family lives.

Here at CHAPEL GROVE, high-quality construction, cutting-edge design, exceptional-value, top-notch community amenities and a convenient location merge to create the next great community in Pembroke Pines!

CHAPEL GROVE offers five wide-open models to fit any family – including a 4-bedroom, multigenerational floor plan with two master bedroom suites! Each CHAPEL GROVE townhome features oversized kitchens opening into light-filled family living/entertainment spaces, upgraded luxury appointments and backyards with covered patios.

Invite family and friends for a barbecue. Relax around CHAPEL GROVE’s resort-style pool. Work out in our state-of-the-art fitness center. Stroll the lushly landscaped amenity walkway. Join a pick up game of half-court basketball - or watch your kids play with friends on our shaded playground.

Enjoy the quiet and security of living in a secluded, gated community – with the convenience of A-rated public schools, shopping, restaurants, sports parks, nature preserve, medical facilities and major highways minutes from your door!

At CHAPEL GROVE, it’s all right here...in your own backyard!
OUR STANDARD FEATURES ARE EVERYONE ELSE’S UPGRADES!

KITCHEN
• Energy Star® stainless steel appliances including 25 cubic ft. side by side refrigerator with ice and water on door, glass top range with self-cleaning oven, microwave and dishwasher
• Granite countertops
• Deluxe 36” modern or transitional cabinets
• Designer style Moen plumbing fixtures

WALLS, WINDOWS & DOORS
• Code approved impact resistant aluminum windows and sliding glass doors or French door per plan
• Professionally engineered concrete block exterior and party walls
• Deluxe 5-1/4” colonial base and 8’ raised panel interior doors with lever handsets
• Low–VOC paint improving indoor air quality
• White side mounted wood stair railing in paint grade material

BATH
• Granite countertops in master baths
• Deluxe modern or transitional cabinets
• Master bath with two framed mirrors, each with a contemporary LED bulb light fixture and ample dressing space
• Designer-style Moen plumbing fixtures
• Comfort height vanities in all bathrooms
• Corian® countertops in secondary bathrooms
• Pedestal sink in powder room

LAUNDRY
• Full-size washer & dryer

FLOORS
• 18”x18” ceramic tile in foyer, kitchen, living room/dining room, laundry & powder room per plan
• Coordinated ceramic tile in master & secondary baths
• Acoustical gypsum concrete subfloor on 2nd and 3rd floor for sound insulation (except under bathtubs & shower pans per plan)
• Stain-resistant carpet made from renewable materials

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 exterior masonry walls
• Water-saving plumbing fixtures throughout

ELECTRICAL
• Recessed lights with LED bulbs in kitchen per plan
• Recessed lights with LED bulbs in foyer, hallways, master baths, bath 2 and bath 3 per plan
• Smart home ready
• High-tech CAT 5/RG-6 wiring with networking capabilities
• Security dashboard with 7” touchscreen for current and future automation options
• Wireless door sensors on first floor except overhead garage door
• Wireless motion detector
• Bedrooms pre-wired for ceiling fans

OUTSIDE
• Brick paver sidewalks, driveways, entry walks and patios per plan
• Access control arms & gates at community entrance
• Master irrigation system
• Aluminum rain gutters at rear 2 or 3 story main roof with downspouts tied into master drainage

RECREATION
• Heated resort-style pool and spa
• Fitness center
• Shaded tot lot
• Half court basketball
• Landscaped walkway connecting 2 recreation areas

WARRANTY
• Homebuyers 2-10 Structural Warranty
EXPERIENCE OUR “NO-SURPRISES” PROCESS & ENJOY BUILDING YOUR NEW HOME!

**CHOOSE** your floor plan and sign the agreement making it “yours”. Now 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 new home during our pre-drywall walk-through, seeing with your own eyes the quality being built into your 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 day-of-closing, new home orientation. You’ll get a room-by-room tour of your very own home where we’ll demonstrate all the quality features and operating procedures and explain your new home warranty program.

**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.
IT’S ALL RIGHT HERE … IN YOUR NEIGHBORHOOD BACKYARD!

Far from the crowds - yet conveniently close to everything important to you.

LOVE TO SHOP? Our neighborhood has Publix, Sedano’s and ALDI. Whole Foods, Costco and a Walmart Super Center are down the street. Premium shopping and dining destinations like the Shops at Pembroke Gardens and Pembroke Lakes Mall are just minutes away.

GOT KIDS? All our neighborhood public schools are A-rated and there are nearby charter, private and parochial schools as well. Recreational sports programs for baseball, softball, soccer, football and cheerleading are available at nearby parks like Rose G. Price Park, Chapel Trail Park, Silver Lakes Park, and West Pines Soccer Park.

FAMILY FUN? Canoe or stroll the boardwalk through 450-acre Chapel Trail Nature Preserve. Spend the day at nearby C.B. Smith Park. Everything including golf, tennis, swimming, skating, movie theaters and fine dining is practically in your own backyard!

THERE’S MORE? We’re close to medical office complexes, Memorial Hospital Miramar and Memorial Hospital West. There are many houses of worship, a county library, public transportation and several major highways nearby.
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 recently completed Centra Falls and Centra Falls West in Pembroke Pines were two of the top-selling townhome communities in Broward County! Villas on Antique Row in West Palm Beach sold out in record time! And, Centra in Boca Raton was the best-selling townhome community in Palm Beach County.

Visit CHAPEL GROVE—and experience the LABEL & CO. difference!

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 over 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 CHAPEL GROVE, 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.

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WHICH FLOOR PLAN ARE YOU?

We’ve reinvented townhome design, creating 5 wide-open floor plans to fit your family’s lifestyle!

Each of our unbelievably spacious models include generous kitchens opening into light-filled living and entertaining areas, luxurious master bedroom suites, oversized windows and doors – and best of all - your own backyard!

Visit our design studio and see how you can create YOUR dream home at CHAPEL GROVE!

MAGNOLIA
3 Bedrooms
2-1/2 Bath
1,717 A/C S.F.
1 Car Garage

JASMINE
3-4 Bedrooms
3 Bath
1,717 A/C S.F.
1 Car Garage

ROSE
3 Bedrooms
2-1/2 Bath
1,785 A/C S.F.
1 Car Garage

ORCHID
4 Bedrooms
2-1/2 Bath
1,865 A/C S.F.
1 Car Garage

MIMOSA
4 Bedrooms
3-1/2 Bath
2,419 A/C S.F.
2 Car Garage
MAGNOLIA • 3 bedrooms • 2-1/2 bath • 1 car garage

Architectural pictures may be from other Label & Co. developments and are displayed as they depict similar architecture and lifestyles to Chapel Grove. All dimensions, specifications, artist’s renderings, features, prices and availability subject to change. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to project documents provided by a developer to a buyer or lessee. Not an offer where prohibited by state statutes. CBC125920

<table>
<thead>
<tr>
<th>Floor</th>
<th>A/C</th>
<th>s.f.</th>
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<tbody>
<tr>
<td>1st Floor A/C</td>
<td>763</td>
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<tr>
<td>2nd Floor A/C</td>
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<tr>
<td><strong>TOTAL A/C</strong></td>
<td><strong>1717</strong></td>
<td><strong>S.F.</strong></td>
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<tr>
<td>Garage</td>
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<tr>
<td>Covered Entry</td>
<td>58</td>
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<tr>
<td>Covered Patio</td>
<td>60</td>
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<tr>
<td><strong>GROSS TOTAL</strong></td>
<td><strong>2057</strong></td>
<td><strong>S.F.</strong></td>
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</tbody>
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1st Floor A/C:
- Covered Patio: 12'-0" x 5'-0"
- Living: 9'-6" CLG 16'-5"x16'-0"
- Kitchen: 9'-8" CLG 10'-5"x18'-0"
- 1 CAR GAR: 10'-3"x20'-2"

2nd Floor:
- Master Bedroom: 9'-5" CLG 14'-0"x13'-0"
- Master Bath
- Bedroom 2: 9'-5" CLG 10'-11"x11'-3"
- Bedroom 3: 9'-5" CLG 10'-1"x11'-8"
- Bath 2
- Laundry
- W.I.C

Gross Total: 2057 S.F.
JASMINE 1st Floor JASMINE 2nd Floor

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1st Floor A/C 763 s.f.
2nd Floor A/C 954 s.f.
TOTAL A/C 1717 S.F.
Garage 222 s.f.
Covered Entry 58 s.f.
Covered Patio 60 s.f.
GROSS TOTAL 2057 S.F.

JASMINE
3-4 bedrooms 
3 bath 
1 car garage
ROSE ● 3 bedrooms ● 2-1/2 bath ● 1 car garage

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Chapel Grove
EVERYTHING...IN YOUR OWN BACKYARD!

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