



eleven parc

Luxury townhomes



BARAUD DEVELOPMENT

A modern kitchen interior featuring a central island with a dark wood-grain front and a light-colored countertop. Three white-topped stools with light wood legs are positioned in front of the island. The background shows white cabinetry, a stainless steel refrigerator, and a microwave. A large window on the left side of the frame provides natural light and a view of greenery outside. A potted plant sits on the floor near the window. The ceiling has exposed pipes and modern lighting fixtures.

AMENITIES AND FEATURES



BARAUD DEVELOPMENT

Gourmet kitchen with Granite countertops

Stainless steel kitchen appliances

Hurricane impact windows and doors

Backyard area

8 ft. sliding glass doors

High ceilings

Ample storage space

High speed fiber ready

Private garage + designated parking

Contemporary recessed lighting throughout

Energy efficient AC system with upgradable SEER rating

Swimming pool with Baja shallow tanning ledge



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT



BARAUD DEVELOPMENT

SPECIFICATIONS

Floor Plans:

Spacious, modern open plans.
Contemporary design

Floor Slab:

Engineered concrete floor slabs –
4000psi, steel rebar and meshing

Flooring:

Large Italian Porcelain floor tiles. Choice
of finishes

Walls:

Exterior walls are constructed with
concrete block and steel with all block
cells poured with concrete. Interior walls
will be skimmed with a smooth
contemporary high end finish

Roof:

Engineered roof trusses with water
proof membrane and high performance
standing seam.

Windows:

Hurricane rated Impact windows and
doors. Energy efficient windows with
double insulated glaze and tint.

Doors:

Interior doors are contemporary design.
Doors are solid core 6'8" and 8ft.

Kitchen:

Modern design kitchens boast large all
wood cabinets. Cabinets finished in
Espresso or white. A choice of three
Granite countertop finishes.

Kitchen Appliances:

Stainless steel Appliances. Side-by-
side Fridge with water and ice
dispenser. 30" cook top, over the
range microwave and exhaust.

HVAC System:

High efficiency 13 SEER units. Multi
zone with digital thermostats.

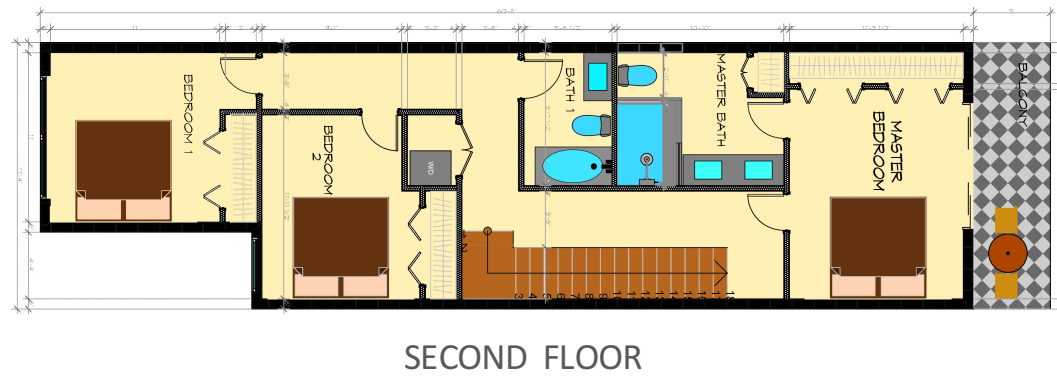
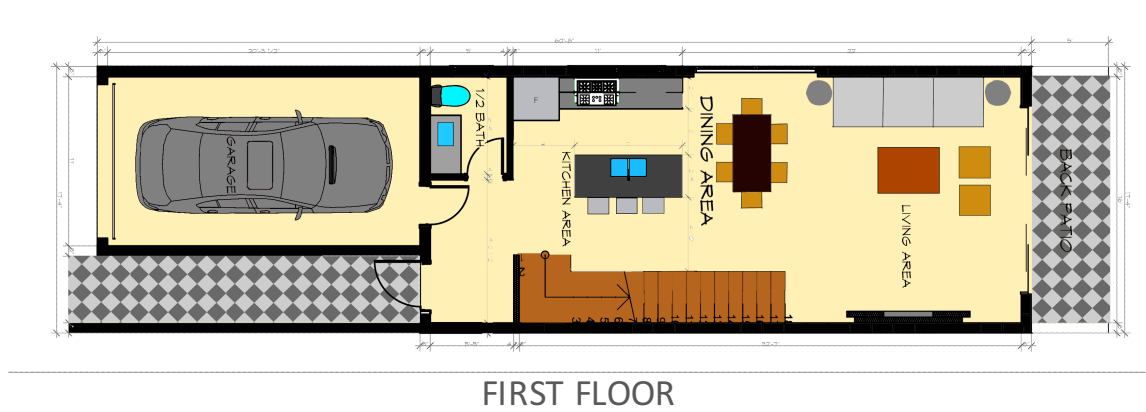
Wiring:

Units are Fiber ready to provide the
fastest internet speeds and sharpest
quality viewing



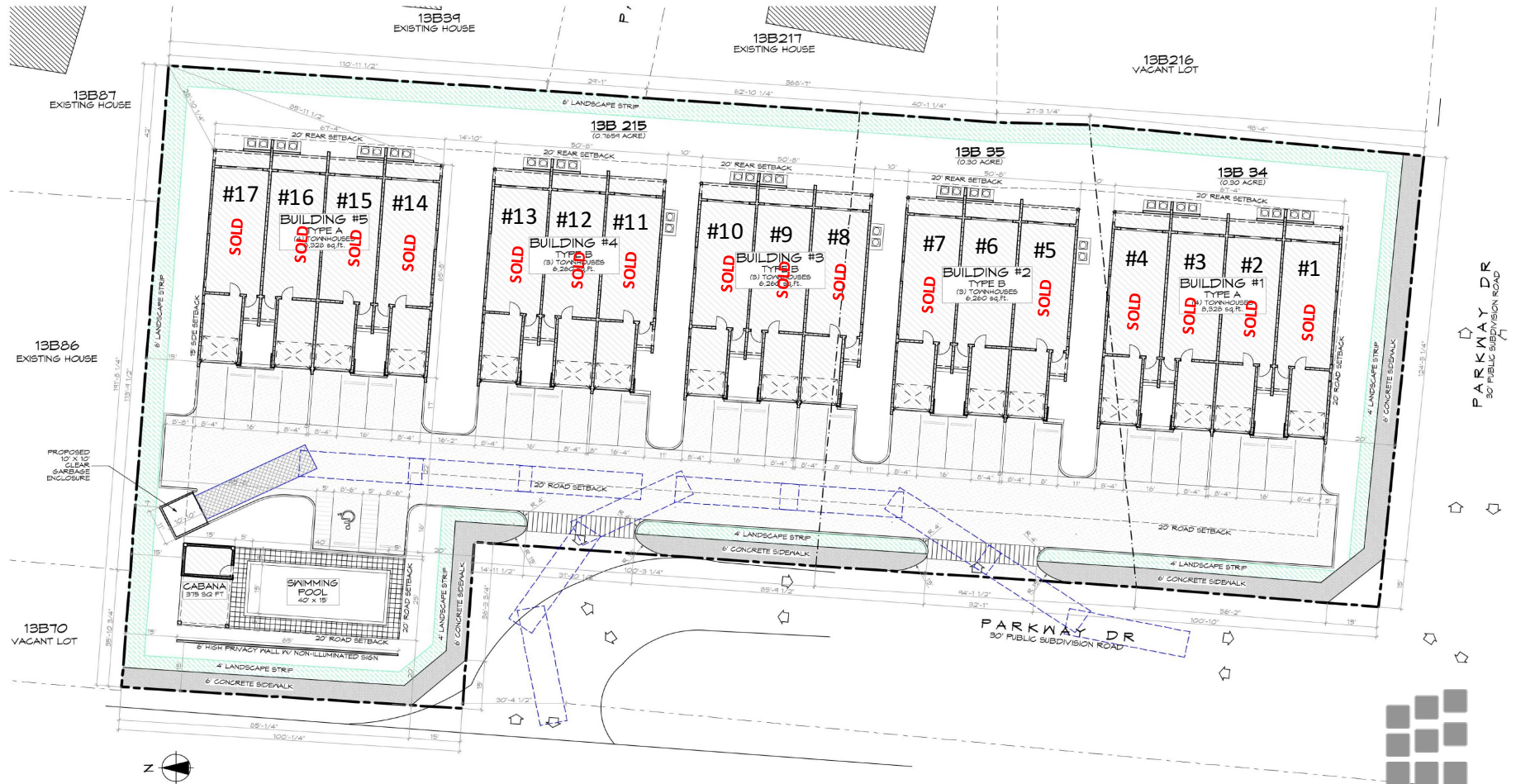
BARAUD DEVELOPMENT

FLOOR PLANS



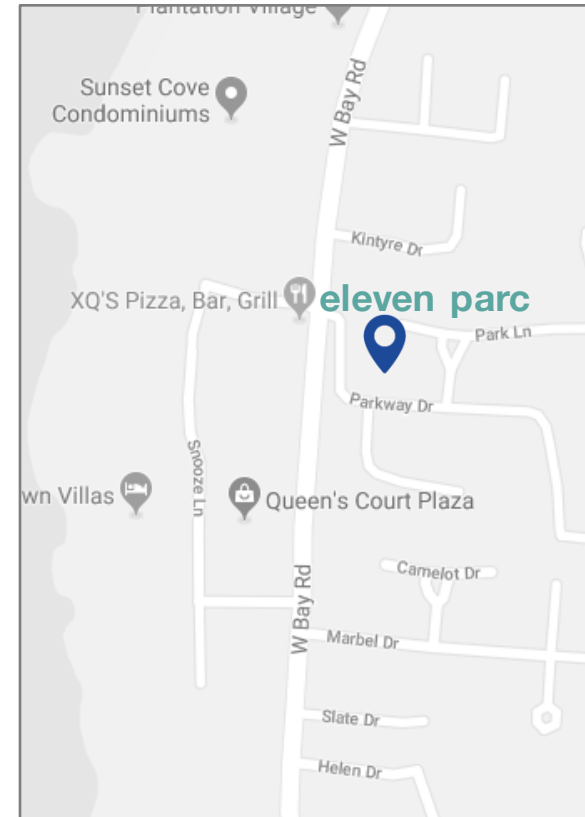
2,000 +/- sq. ft.

ELEVEN PARC – SITE PLAN



Discover Living on a Sophisticated Level

Conveniently situated at the nexus of George Town, Seven Mile beach and Camana Bay, *Eleven Parc* brings distinguished new town home residences to the Seven Mile beach corridor coveted neighbourhood of Parkway.



BARAUD DEVELOPMENT

PRICING

PHASE I (units 1-7)

UNIT #	Location	Price (CI\$)	Status
#1	Exterior	-	SOLD
#2	Interior	-	SOLD
#3	Interior	-	SOLD
#4	Exterior	-	SOLD
#5	Exterior	-	SOLD
#6	Interior	\$735,000	Available
#7	Exterior	-	SOLD

Prices are subject to change without notice

PRICING

PHASE II (units 8-17)

UNIT #	Location	Price (CI\$)	Status
#8	Exterior	-	SOLD
#9	Interior	-	SOLD
#10	Exterior	-	SOLD
#11	Exterior	-	SOLD
#12	Interior	-	SOLD
#13	Exterior	-	SOLD
#14	Exterior	-	SOLD
#15	Interior	-	SOLD
#16	Interior	-	SOLD
#17	Exterior	-	SOLD

Prices are subject to change without notice