

Mirabella: Last Chance to Purchase: Final Phase

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PALM BEACH GARDENS- Homebuyers, this is your final opportunity to be part of Mirabella at Mirasol by Kenco Communities, Palm Beach Gardens' best selling gated community. Soon to be another Kenco success story, now is the time to visit and choose from the prime selection of homesites still available. Mirabella also has several immediate occupancy homes ready for move-in this season. Homes are priced from the \$500's to the high \$900's. Beautiful decorator models are open to tour.

According to Dean J. Borg, Senior Vice President of Kenco Communities, "I strongly encourage homebuyers to take advantage of this last opportunity to purchase a home at Mirabella. Based on the record home sales to date, it is expected this final offering of homesites will sell out fast. Those who act now will join the more than 350 residents already living at Mirabella. Our first residents moved in just over three years ago; since that time, the community has blossomed and will continue to be a special place to call home."

Among the leading factors for Mirabella's tremendous success are the unmatched Palm Beach Gardens' location, the exceptional value of the homes, and the incredible Club Mirabella clubhouse with great activities for the entire family. Buyers especially appreciate the decorator models, which provide them the opportunity to walk-through the various home designs and choose the floor plan best suited to their needs.

Mirabella's gracious ambiance is apparent from the moment that residents and guests approach the impressive gated 24-hour manned entryway. Stately swaying palms and flowing fountains create a breathtaking environment enhanced by sparkling lakes and richly landscaped areas. Here, buyers find a relaxed yet refined lifestyle, with every amenity to be provided at the community clubhouse or close by.

Responding to the desires of young professionals, empty nesters, and active retirees, Mirabella's three distinctive neighborhoods, Isle Verde, Condado, and Sedona, offer 12 spacious and functional floor plans with opulent living and dining rooms. Single family homes range in size from 1,900 to 3,700 square feet of living area with three to six bedrooms and three-car garages.

Buyers who wish to customize their home enjoy the expert advice of Mirabella's talented on-site Design Studio coordinators. Inside the extensive Design Studio, beautiful display stations feature the latest in granite, kitchen cabinets, flooring options; interior and exterior colors, as well as many ideas for home décor.

"There is great satisfaction in delivering homes with value, style and quality, however we also are very excited about the many programs and activities offered at

Club Mirabella, which include Monday night football and the upcoming Halloween party and costume parade," added Borg. "As the heart of the community, this incredible clubhouse facility has created for residents a sense of belonging, where memorable times are being spent with families and friends."

Professionally run by two full-time Activities Directors, Club Mirabella's handsome 9,000-square-foot designer furnished facility offers a country club lifestyle without having to invest in a club membership. Residents may join in a myriad of activities that stimulate the mind, body and soul, or participate in the many special events, theme parties and social endeavors. From swimming, tennis clinics, card games and guest speakers, to Sunday continental breakfasts, wine tastings and Thursday pizza nights, you are sure to enjoy a variety of amenities indoors and out.

Club Mirabella features a fitness center equipped with the latest cardiovascular and weight machines, and a separate yoga / aerobics studio for classes; social room, party rooms, card room/business center, locker rooms, library and a separate children's pavilion. Outdoor facilities include a dramatic oversize pool with sundeck and cabanas; four Har-Tru tennis courts (two lit for night play); and a separate tot lot and kiddie pool.

Outdoor enthusiasts also are enjoying Mirabella's completed streets and sidewalks, which are ideal for bicycling, jogging and casual strolls throughout the neighborhood. Golf enthusiasts can take advantage of several nearby daily or annual fee courses.

Mirabella exhibits the thoughtful planning, as well as the fine architectural details and quality finishes found in Kenco's homes at Addison Reserve, Grand Palms in BallenIsles, Wycliffe Golf & Country Club, Stone Creek Ranch, The Oaks at Boca Raton, The Country Club at Mirasol, The Estates at The Isles of Wellington and Metropolitan in downtown West Palm Beach at CityPlace. For more than 25 years, co-founders Kenneth Endelson and Richard Finkelstein have been deeply committed to the highest standards of craftsmanship and a "Customer First" philosophy. Having successfully delivered over 3,000 homes in Palm Beach County in the past decade alone, Kenco is one of the most respected real estate companies in South Florida.

Situated in the heart of Palm Beach Gardens, Mirabella is just west of Florida's Turnpike and adjacent to PGA Boulevard. Residents are only minutes from The Gardens Mall, CityPlace, Kravis Center for the Performing Arts, Clematis By Night, legendary shops of Worth Avenue, I-95, Florida's Turnpike, and Palm Beach International Airport.

Mirabella's sales center is open seven days from 10 a.m. to 5 p.m. To visit, exit Florida's Turnpike at PGA Boulevard. Turn right and travel west one street to Jog Road. Turn right and travel two miles to Sales Center. For more information, call 561-624-7404 or toll-free 1-866-FL-KenCO (355-3626). Or visit the website including a virtual tour of all 12 models at www.GoMirabella.com.