



THE VUE
AT CELEBRATION POINTE



IT'S TIME FOR A CELEBRATION

A Town within a Town

Every day should be worth celebrating. That's the driving vision behind the creation of Celebration Pointe in Gainesville, FL. With over 1 million square feet of dining, entertainment, shopping, Class - A office space, and luxury residential offerings, the Celebration Pointe vision has come to fruition and then some. Built in one of the fastest growing cities in the Southeast, Celebration Pointe offers a place where the joy of discovery meets the comfort of home. Are you ready to join the Celebration?





LIVE IN LUXURY

An OverVUE: Urban Townhome Living

Celebration Pointe's only "for sale" residential offering. The highly appointed city home community features 86 units nestled next to a 700-acre conservation area and the popular Archer Braid Hiking and Biking Trail. Residents enjoy unmatched views of Gainesville's largest nature preserve, while relishing walkable access to all of Celebration Pointe's many amenities and attractions. With 2,050 - 2,700 square feet of total space, these urban townhomes provide the comforts you expect, as well as unique touches such as optional elevators and roof-top terraces. Homeowners will also be able to benefit from Cox Gigablast packages as well for ultra high-speed internet.

Community Amenities

- ◆ Gated community with exclusive on-street parking
- ◆ 24 hour Celebration Pointe security
- ◆ Resort-style pool and cabana
- ◆ Central courtyard with fountain and dog park
- ◆ Walking access to Celebration Pointe
- ◆ Landscaping and exterior maintained by HOA
- ◆ Community garden



A HOME WORTH CELEBRATING

Residents of Celebration Pointe have more than a place to lay their heads at night. They have a home in the most vibrant and engaging community in our area. A celebration of food, fun, laughter, and life itself. With endless opportunities right outside your front door, new adventures await every day. Diverse dining, convenient shopping, and best-in-class entertainment make Celebration Pointe a place you can be proud to call home.



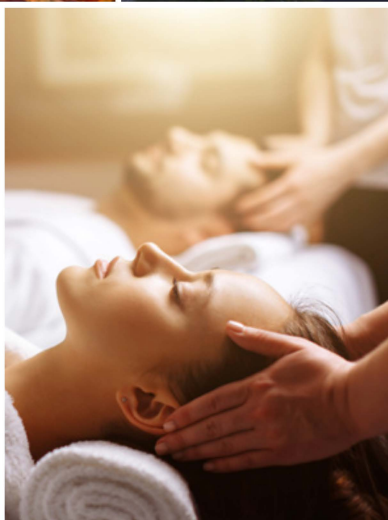
Home Features

- ◆ Premium subfloor and sound dampening between floors
- ◆ Quartz or granite countertops
- ◆ GE profile kitchen appliances
- ◆ European-inspired cabinetry
- ◆ Oversized eat-in island
- ◆ Luxury, vinyl plank flooring and upgraded carpet in bedrooms
- ◆ Tankless gas water heaters
- ◆ Rear-entry, 2-car, private garages
- ◆ Full 12 inch insulated wall assembly between homes, with noise reducing fire-resistant insulation, giving each home the ultimate sense of privacy
- ◆ 17 SEER, high-efficiency HVAC systems
- ◆ Private balconies (Floor plans B, D and E only)

Upgrades Available

- ◆ Elevators
- ◆ 4th story roof-top terraces
- ◆ Summer kitchen with built-in grill and sink
- ◆ Solar panels
- ◆ Wood or tile flooring
- ◆ Security system
- ◆ Frameless glass showers
- ◆ Floating staircase
- ◆ 3D texture feature walls









THE VUE

CITY PLACE

THE PROMENADE

TECH PARK

CITY WALK

THE SHOPS

SHOP, DINE, WORK, RELAX AND ENJOY: RIGHT OUTSIDE YOUR FRONT DOOR

SHOP

City Walk at Celebration Pointe

Only a few minutes' walk from The VUE is Celebration Pointe's primary entertainment, dining and shopping area. City Walk at Celebration Pointe introduces a new 10 screen, state of the art Regal Premiere Experience theatre. With luxury seating, dozens of retailers and a variety of restaurants new to the area, City Walk creates a vibrant and interactive atmosphere. Enjoy a great meal and the latest blockbuster, take your cocktail outside into The Promenade and stroll the beautifully manicured and tree lined grounds. Or, just kick back in one of many lounging areas that The Promenade offers.

The Promenade hosts regular events such as music, art and craft shows, and other festivities throughout the calendar year.

The Shops at Celebration Pointe

Located within walking distance of The VUE, the Shops sit immediately across the street from City Walk and provide top-brand stores, a relaxing day spa and eateries.

DINE

Celebration Pointe is home to a wide array of culinary options. From convenient fast casual and classic pub fare, to exquisite fine dining and everything in between, you'll find ample options for every person and palate.

WORK

Tech Park at Celebration Pointe

Tech park is a park-like area which is well within walking distance of The VUE and sits immediately adjacent to City Walk and is framed by two Class - A office buildings, including 5001 Celebration Pointe Avenue and a four-star, 140 room Boutique Hotel

Indigo. This beautifully landscaped area, with concierge services and free Wi-Fi, will offer another opportunity to relax and take in what is Celebration Pointe.

RELAX

Gainesville is host to many natural wonders, from springs to botanical gardens. Residents of The VUE have immediate access to the highly acclaimed Archer Braid Trail. Hop on your bike or take a leisurely walk through the 700 acre Lake Kanapaha Conservation Area.

ENJOY

Take advantage of the walkable nature of Celebration Pointe and enjoy the many events hosted annually like Jazz on the Green, Playlist @ The Pointe and for Gators Fans, Gator Talk and Chomp the Block. Participate or just be a spectator in the community events throughout the year that choose Celebration Pointe as their place to celebrate.







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The number of bedrooms listed is not a legal conclusion. Each person should consult with his/her own attorney, architect or zoning expert to make a determination as to the number of rooms in the unit that may be legally used as a bedroom.

PRICING

FLOOR PLAN	BEDROOMS	BATHROOMS	SQ. FT.	BASE MODEL
A	4	3.5	2,742	\$529,000
B	2	2.5	2,057	\$429,000
C	3	3.5	2,382	\$479,000
D	3	3.5	2,375	\$469,000
E	3	3.5	2,341	\$459,000
F	4	3.5	2,742	\$529,000
G	3	2.5	1,856	\$399,730
H	3	2.5	1,684	\$424,730
Detached Home	3	3	2,624	Price On Request

***\$63,000 Rooftop Terrace Upgrade**

***\$25,000 Elevator Upgrade**

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PLAN A



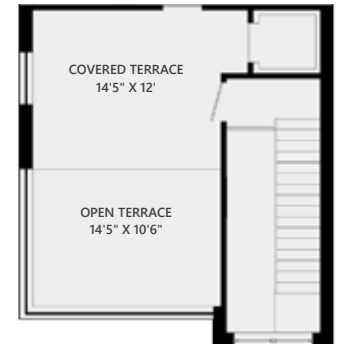
1st Floor



2nd Floor



3rd Floor



Optional 4th Floor
with Rooftop Terrace

4 BEDROOM / 3.5 BATHS

GARAGE

527 sf

OPTIONAL TERRACE H&C

210 sf

OPTIONAL TERRACE UNCONDITIONED

382 sf

TOTAL H&C, NO TERRACE

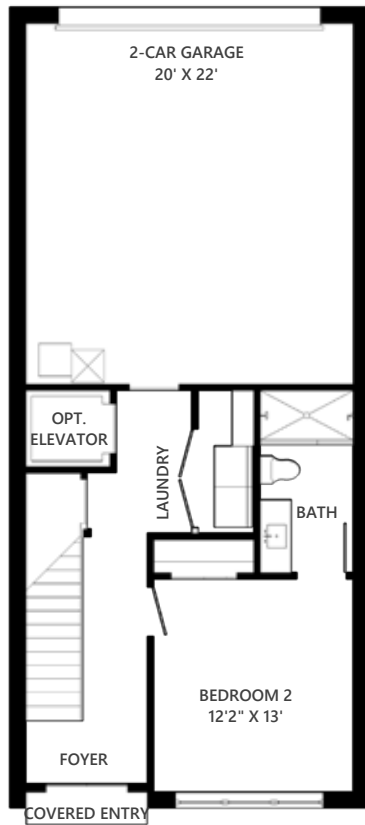
2,742 sf

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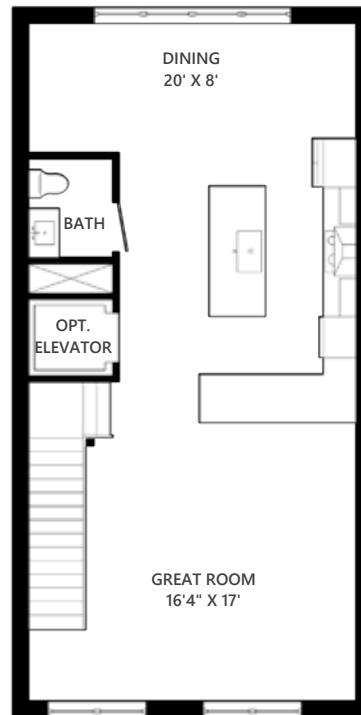
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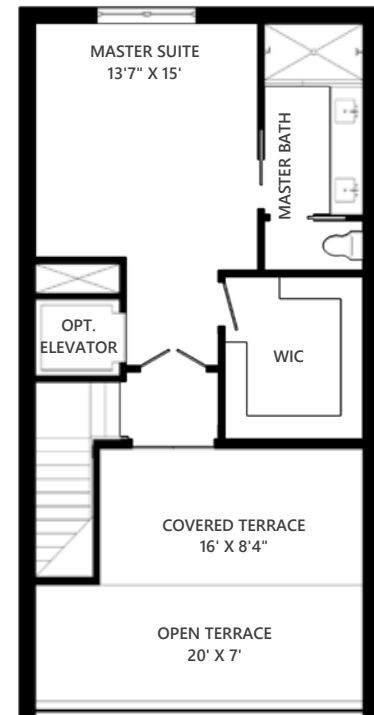
PLAN B



1st Floor



2nd Floor



3rd Floor

2 BEDROOM / 2.5 BATHS

GARAGE

INCLUDED TERRACE

TOTAL H&C, NO TERRACE

484 sf

304 sf

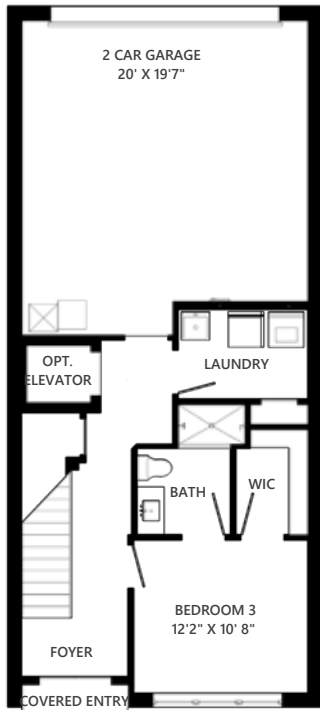
2,057 sf

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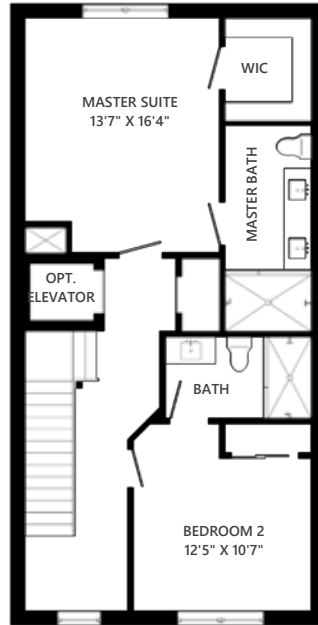
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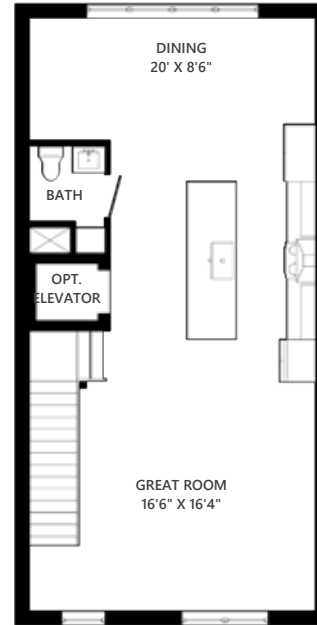
PLAN C



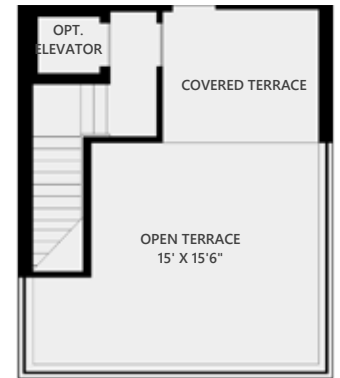
1st Floor



2nd Floor



3rd Floor



Optional 4th Floor
with Rooftop Terrace

3 BEDROOM / 3.5 BATHS

GARAGE

459 sf

OPTIONAL TERRACE H&C

136 sf

OPTIONAL TERRACE UNCONDITIONED

401 sf

TOTAL H&C, NO TERRACE

2,382 sf

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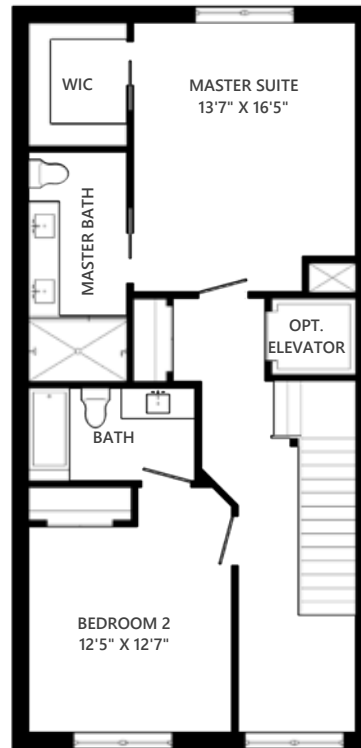
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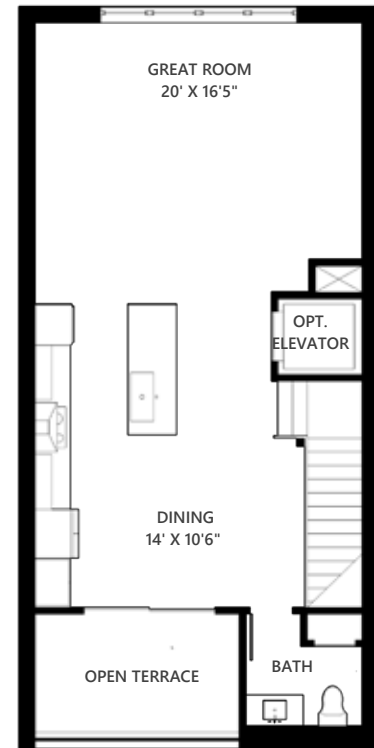
PLAN D



1st Floor



2nd Floor



3rd Floor

3 BEDROOM / 3.5 BATHS

GARAGE

INCLUDED TERRACE

TOTAL H&C, NO TERRACE

440 sf

107 sf

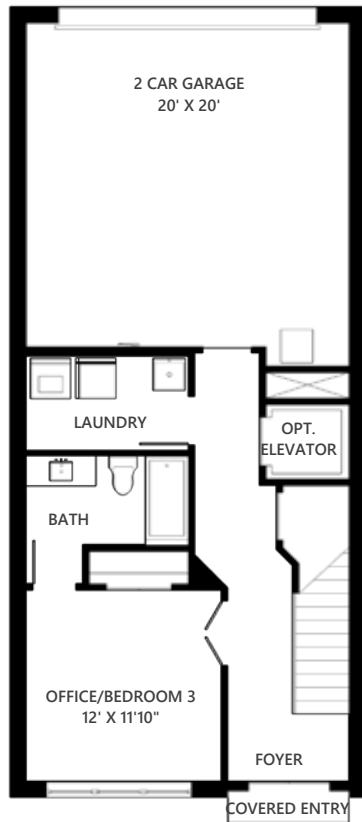
2,375 sf

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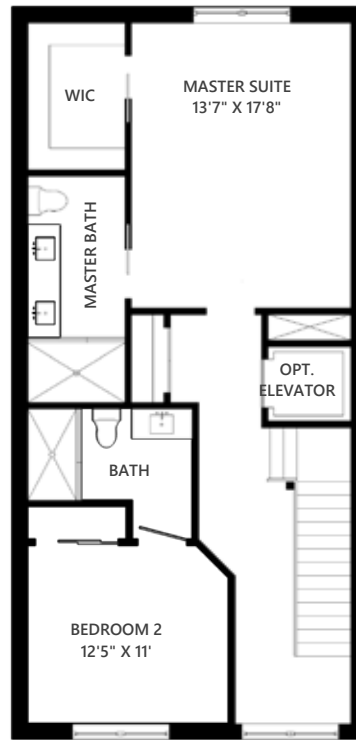
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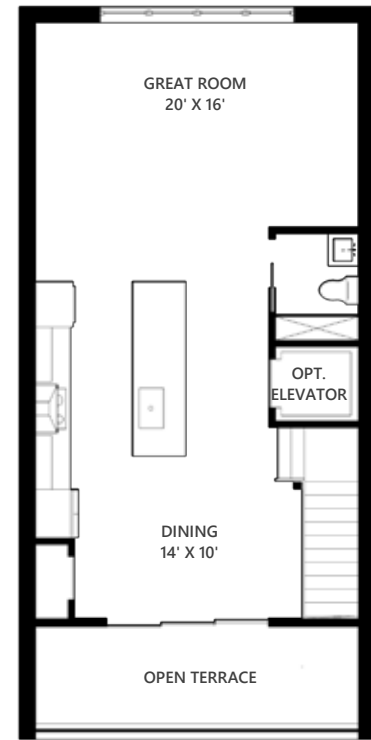
PLAN E



1st Floor



2nd Floor



3rd Floor

3 BEDROOM / 3.5 BATHS

GARAGE

INCLUDED TERRACE

TOTAL H&C, NO TERRACE

448 sf

147 sf

2,341 sf

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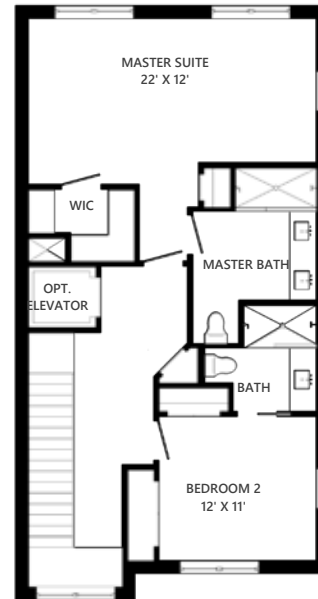
PLAN F



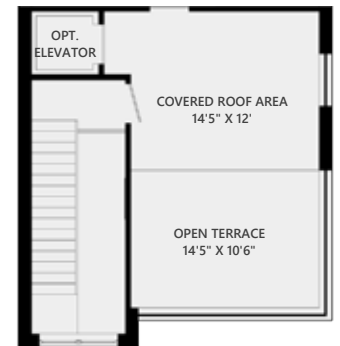
1st Floor



2nd Floor



3rd Floor



Optional 4th Floor
with Rooftop Terrace

4 BEDROOM / 3.5 BATHS

GARAGE

527 sf

OPTIONAL TERRACE H&C

210 sf

OPTIONAL TERRACE UNCONDITIONED

381 sf

TOTAL H&C, NO TERRACE

2,742 sf

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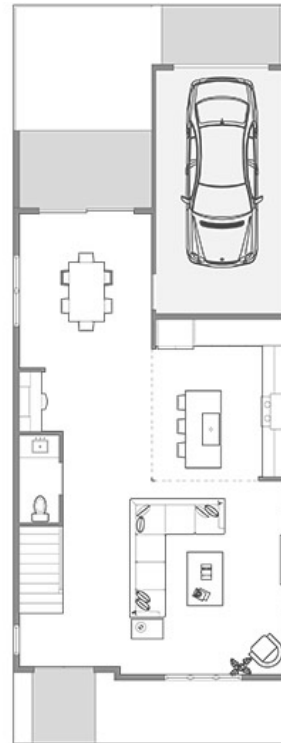
PLAN G



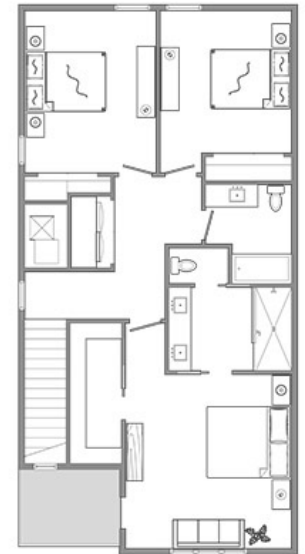
1st Floor



2nd Floor



1st Floor



2nd Floor

3 BEDROOM / 2.5 BATH
H&C
TOTAL

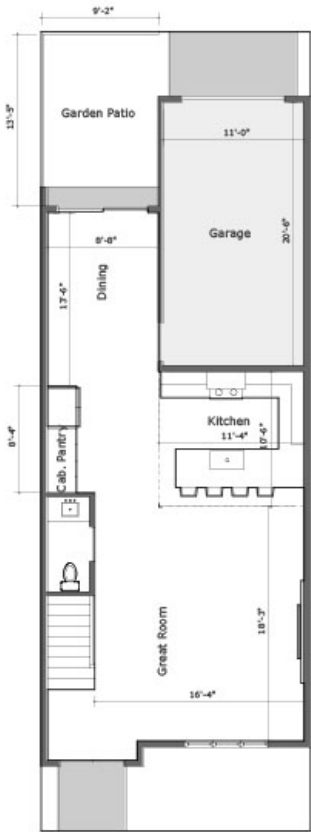
1,856 sf
 2,232 sf

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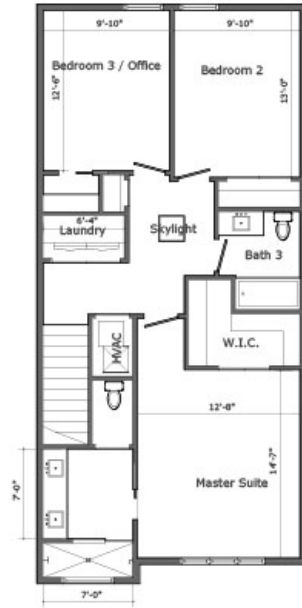
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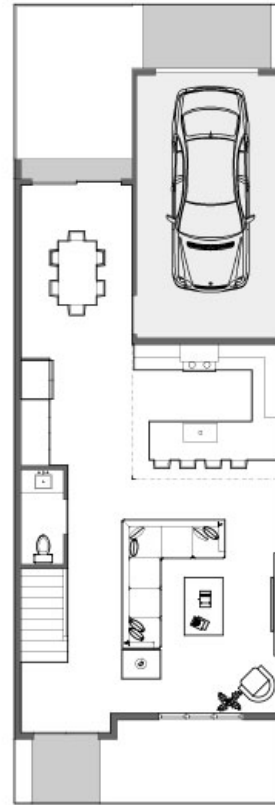
PLAN H



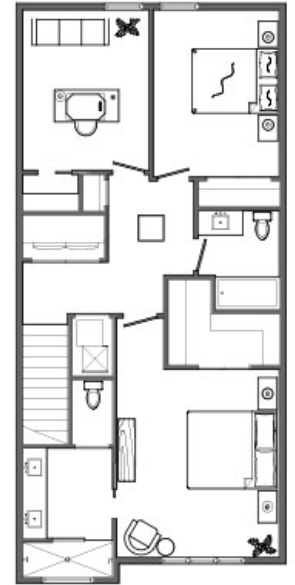
1st Floor



2nd Floor



1st Floor



2nd Floor

3 BEDROOM / 2.5 BATH
H&C
TOTAL

1,684 sf
 1,942 sf

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DETACHED HOME



1st Floor

Heated & Cooled: 2,624 Sqft
 Covered Pool Area: 474 Sqft
 Covered Lanai: 135 Sqft
 2nd Story Terraces: 226 Sqft
 Garage: 537 Sqft
 Total: 3,995 Sqft



CONCEPTUAL PLAN

2nd Floor

3 BEDROOM / 3 BATH
GARAGE
COVERED POOL AREA
2ND STORY TERRACES
H&C
TOTAL

537 sf
 474 sf
 226 sf
 2,624 sf
 3,995 sf

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LUXURIOUS DETAILS

The VUE Urban Townhomes

- Gated access with single entry-gate and 3 exit-only gates
- City-scape townhomes with rear-entry, double garages on all homes
- Resort-style pool and cabana complete with salt-water pool, large hot tub, expanded sunshelf, fire-pit area, covered cabana with outdoor kitchen, conditioned area with restrooms, hospitality area for changing clothes in restroom and plenty of guest parking
- On-street parking spaces dedicated for residents and guests
- Beautifully designed central park entry space with stunning spherical water fountain
- Walking bridge to 700 acre Kanapaha Preserve

Construction

- Urban townhome design, 3 and 4 story buildings, creating a “city-scape” with walking access to all of Celebration Pointe’s offerings
- Full 12 inch insulated wall assembly between homes, with noise reducing fire-resistant insulation, giving each home the ultimate sense of privacy
- Spray-foam insulation in ceiling
- Concrete block stem-wall foundation, with 4” concrete slab
- Durable synthetic stucco on all exterior
- Each home comes with private, rear-entry, 2-car garage
- Premium sub-floor and sound insulation between floors
- Commercial grade rolled, rubber-roofing membrane system
- Insulated windows, energy efficient, argon filled with casement windows in bedrooms
- Custom aluminum sun-shade over double, front-entry doors
- Emergency sprinkler system with discreet ceiling covers

Electrical, Lighting & Mechanical

- Natural gas to kitchen cooktops and tankless water heaters
- 17-SEER two-stage, high-efficiency HVAC systems with outdoor unit located out of sight on roof-top mechanical area
- Rocker light switches throughout
- LED recessed canister lights
- Designer-selected, sophisticated lighting and plumbing fixtures

Features

- Obscured glass, double entry doors on first level into foyer
- Private balconies
- Elegant stairways with hardwood treads and open railings
- Solid surface, high quality luxury vinyl plank flooring in great room, kitchen, dining, hallways, and laundry room
- Open and spacious great room and kitchen with 9’6” ceilings and abundant windows for a light, bright, and open feel
- Contemporary trim with 5inch tall baseboards and large, clean-line door casings
- Solid-core interior doors with modern hardware
- Hard-coat, textured plaster finish on all walls and ceilings
- Solid wood shelving in bedroom closets and pantries
- Upgraded, luxurious carpet in bedrooms
- 1st story separate laundry room

Kitchen and Baths

- European-inspired, modern cabinetry with quartz countertops
- Stainless steel, GE appliance package
- Eat-in kitchen islands, single level with quartz and undermount large stainless sink
- Walk-in showers with glass enclosures and custom tile-work
- Sleek bathroom hardware and fixtures

Available Upgrades (price and configuration vary by plan)*

- 4th story roof-top terraces (available on plans A, C, F only)
- Outdoor kitchens with built-in grill with hood, fridge, outdoor cabinetry, and quartz counters
- Outdoor tile available on all balconies and roof-top terraces
- State-of-the-art elevators are available in all floor plans
- Engineered wood or wood-like tile throughout
- Floating stairway design with thick hardwood treads (several configurations available)
- Security system trim out
- Full customization of Kitchen and Bathroom cabinetry available
- Frameless glass enclosures (clear or specialty glass) in bathrooms
- Great Room feature walls and fireplace designs
- Waterfall edge on kitchen island quartz countertops