

**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, a state-of-the-art sports and events facility, 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 townhome community features 86 residences 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 1,650 to 2,700 square feet of total space, these urban townhomes provide the comforts you expect, with a low maintenance lifestyle.

### Community Amenities

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



## 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

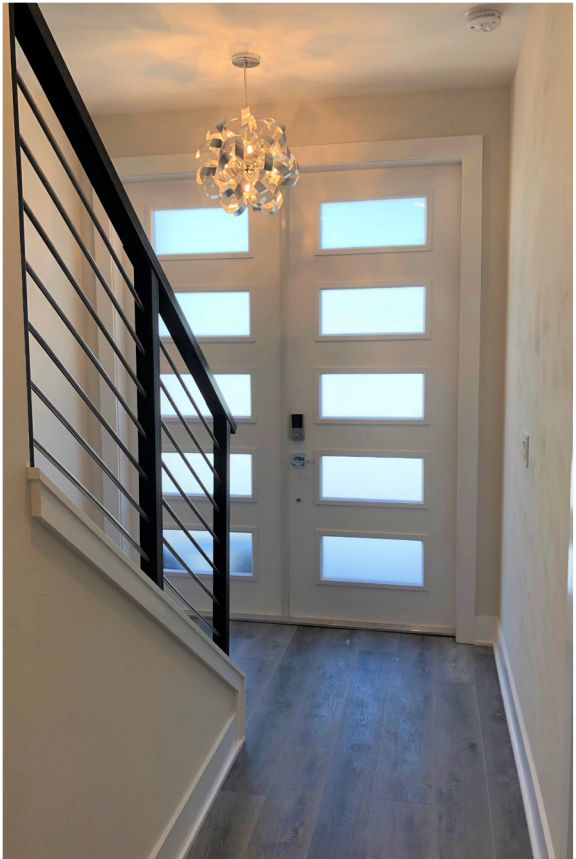
- Premium subfloor and sound dampening between floors
- Quartz countertops
- Stainless steel kitchen appliances
- European-inspired cabinetry
- Luxury vinyl plank flooring throughout
- Garden Patios
- Tankless water heaters
- Rear-entry 1- or 2-car, private garages
- Full 12-inch insulated wall assembly between homes, with noise reducing fire-resistant insulations, giving each home the ultimate sense of privacy
- 17 SEER, high-efficiency HVAC systems
- Private balconies (Plan G only)



















**THE VUE**

**CITY PLACE**

**THE SHOPS**



TECH PARK

THE PROMENADE

THE PROMENADE PHASE II

SPORTS & EVENTS CENTER

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

## SHOP

### The Promenade at Celebration Pointe

Only a few minutes' walk from The VUE is Celebration Pointe's primary entertainment, dining and shopping area. The Promenade 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, The Promenade creates a vibrant and interactive atmosphere. Enjoy a great meal and the latest blockbuster, take your cocktail outside and stroll the beautifully manicured and tree lined grounds. Or, just kick back in one of the 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 The Promenade 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 The Promenade and is framed by two Class - A office buildings, including 5001 Celebration Pointe Avenue and a four-star boutique, Hotel Indigo. This beautifully landscaped area, with free Wi-Fi will offer another opportunity to relax and take in what Celebration Pointe has to offer.

## 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 monthly, like Jazz on the Green and Playlist @ the Pointe, and for Gator 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.

## SPORTS & EVENTS CENTER

The Alachua County Sports & Events Center, conveniently located within 12 miles of the Gainesville Regional Airport, is a premiere multipurpose event center featuring Class A indoor sports facilities. This 130,000 square foot facility has 97,000 square feet of open space that includes 13 Basketball Courts, 18 Volleyball Courts, 21 Pickleball Courts, Indoor Track & Field, Dedicated Cheer Space, Strength & Conditioning and Multipurpose Flooring.







A large, dark metal sculpture consisting of two vertical panels. The left panel features a circular cutout with a silhouette of a woman in a business suit carrying a briefcase. The right panel features a silhouette of a person climbing a vertical structure. The sculpture is mounted on a concrete base.

A landscaped garden area with a concrete base, containing several bushes with pink flowers and a central vertical metal post. The garden is surrounded by a paved walkway.

A paved walkway made of light-colored rectangular tiles, leading towards the building and garden area.

An outdoor seating area with orange umbrellas and tables, located near the building entrance.

A modern building with large glass windows and a concrete base, featuring palm trees in front.

A clear blue sky with scattered white clouds.



# THE VUE

AT CELEBRATION POINTE

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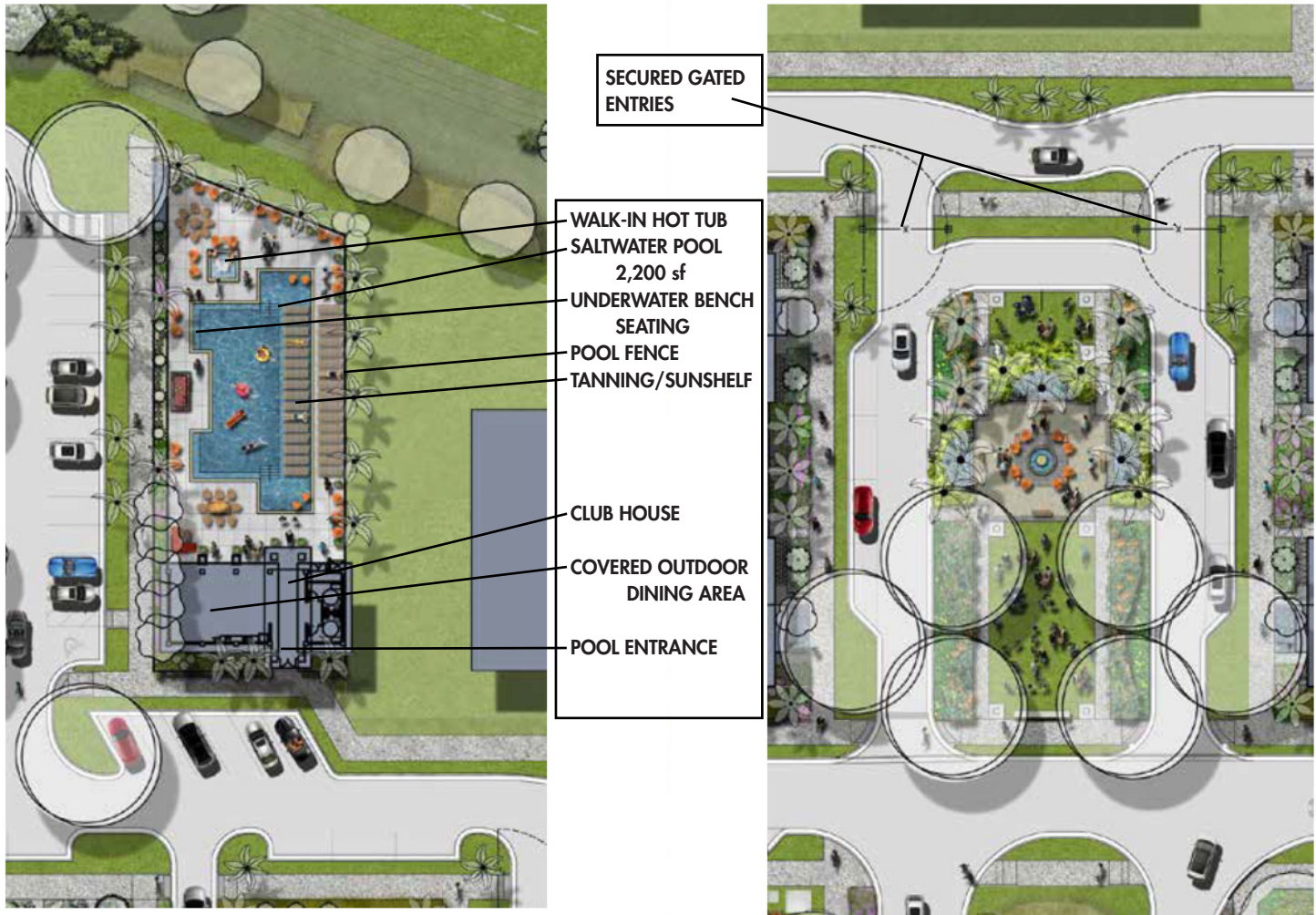


01.01.23

# LIVE AT CELEBRATION POINTE



# LIVE AT CELEBRATION POINTE



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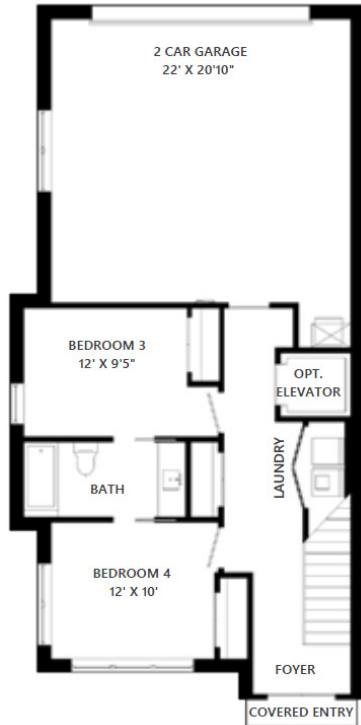
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# PLAN A



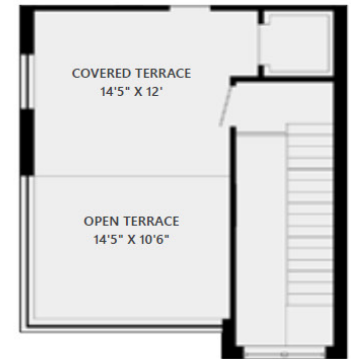
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPTIONAL 4TH FLOOR WITH ROOFTOP TERRACE

**4 BEDROOM / 3.5 BATH**

**GARAGE**

**527 sf**

**OPTIONAL TERRACE H&C**

**210 sf**

**OPTIONAL TERRACE UNCONDITIONED**

**382 sf**

**TOTAL H&C, NO TERRACE**

**2,742 sf**

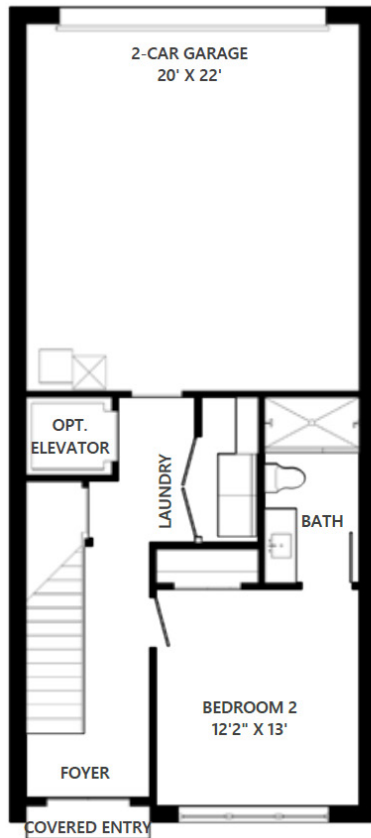
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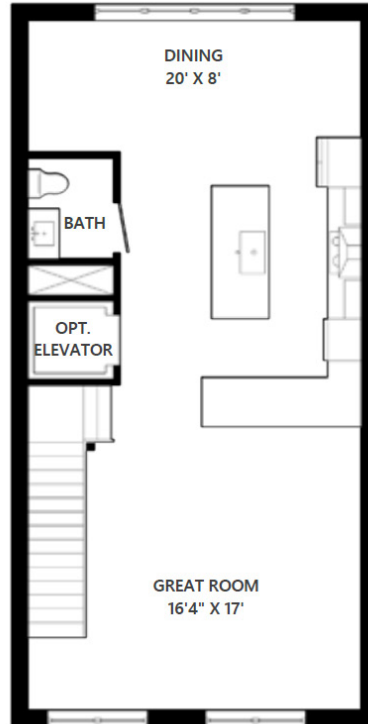
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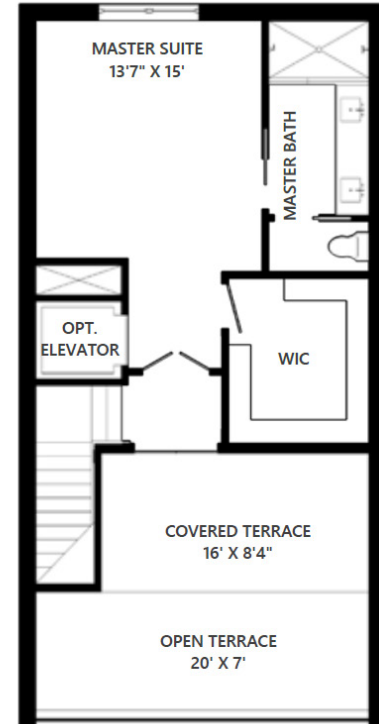
# PLAN B



1ST FLOOR



2ND FLOOR



3RD FLOOR

**2 BEDROOM / 2.5 BATH**  
**GARAGE**  
**INCLUDED TERRACE**  
**TOTAL H&C, NO TERRACE**

**484 sf**  
**304 sf**  
**2,057 sf**

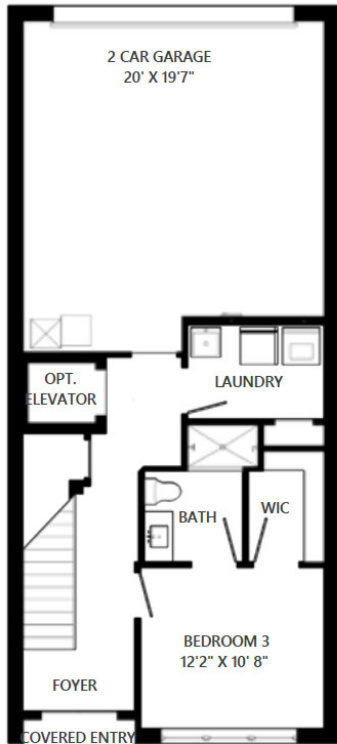
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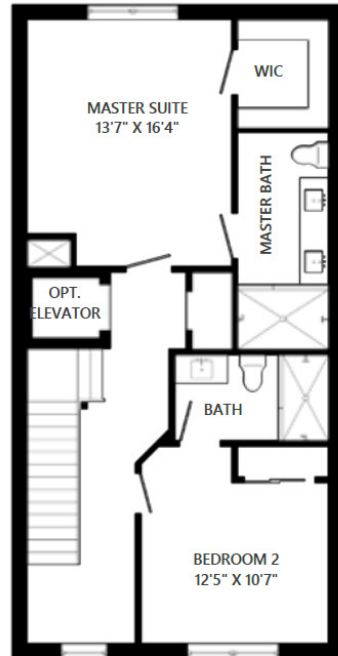
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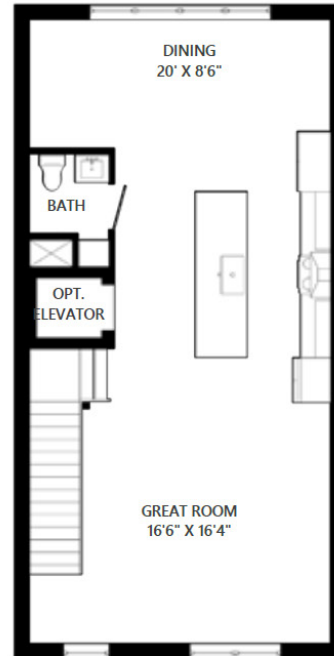
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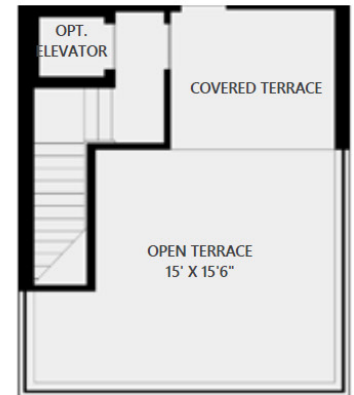
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPTIONAL 4TH  
FLOOR WITH  
ROOFTOP TERRACE

**3 BEDROOM / 3.5 BATH**

**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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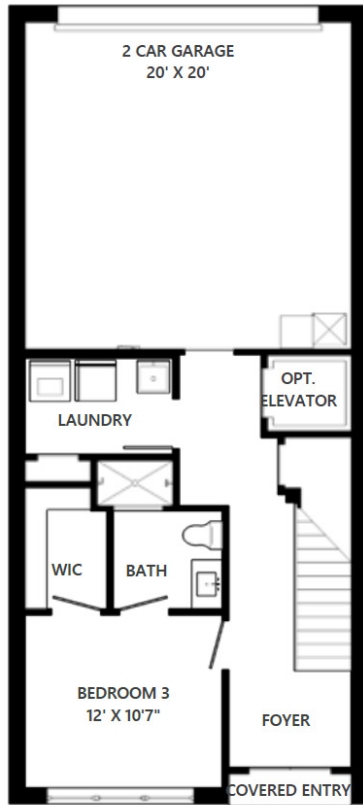
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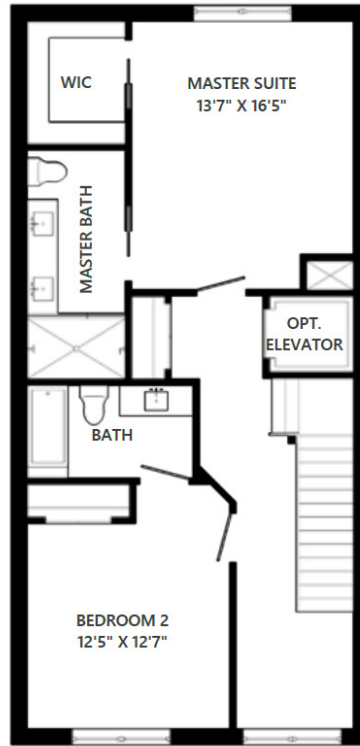




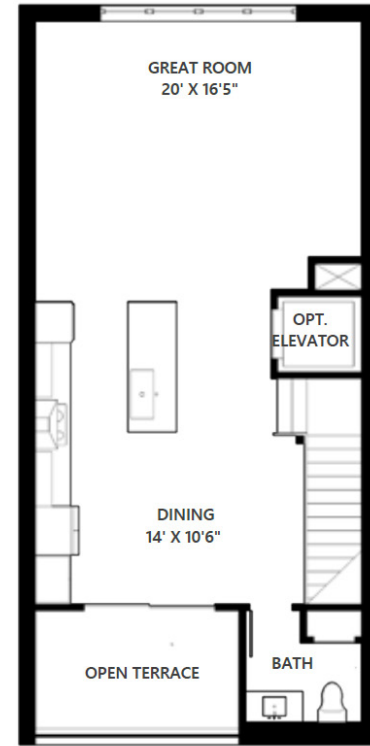
# PLAN D



1ST FLOOR



2ND FLOOR



3RD FLOOR

**3 BEDROOM / 3.5 BATH**  
**GARAGE**  
**INCLUDED TERRACE**  
**TOTAL H&C, NO TERRACE**

**440 sf**  
**107 sf**  
**2,375 sf**

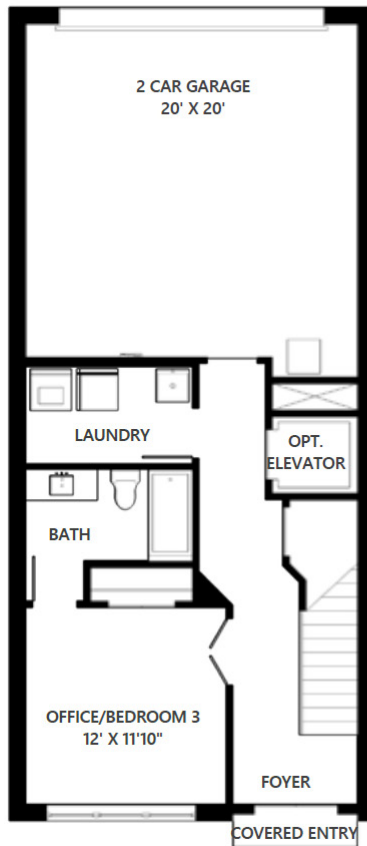
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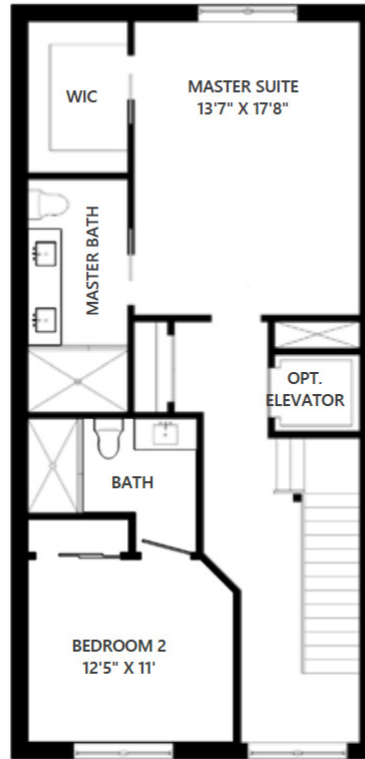
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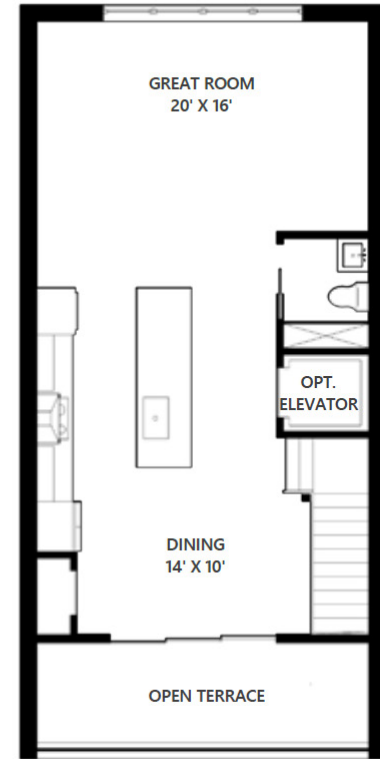
# PLAN E



1ST FLOOR



2ND FLOOR



3RD FLOOR

**3 BEDROOM / 3.5 BATH**  
**GARAGE**  
**INCLUDED TERRACE**  
**TOTAL H&C, NO TERRACE**

**448 sf**  
**147 sf**  
**2,341 sf**

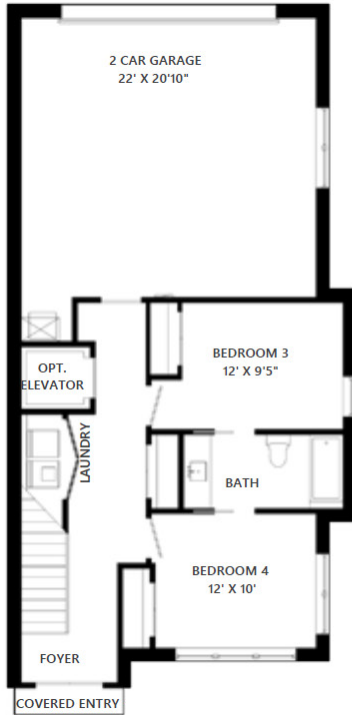
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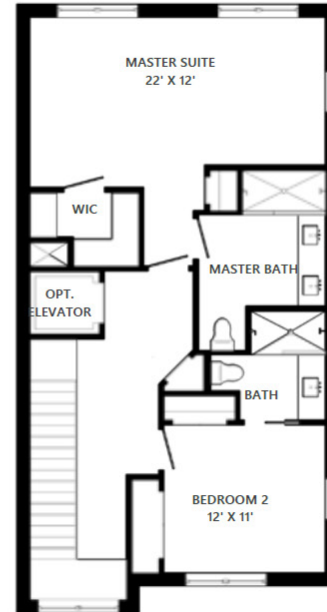
# PLAN F



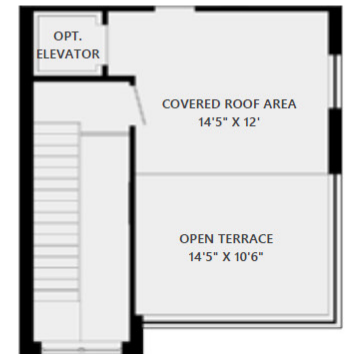
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPTIONAL 4TH FLOOR WITH ROOFTOP TERRACE

**4 BEDROOM / 3.5 BATH**

**GARAGE**

**OPTIONAL TERRACE H&C**

**OPTIONAL TERRACE UNCONDITIONED**

**TOTAL H&C, NO TERRACE**

**527 sf**

**210 sf**

**381 sf**

**2,742 sf**

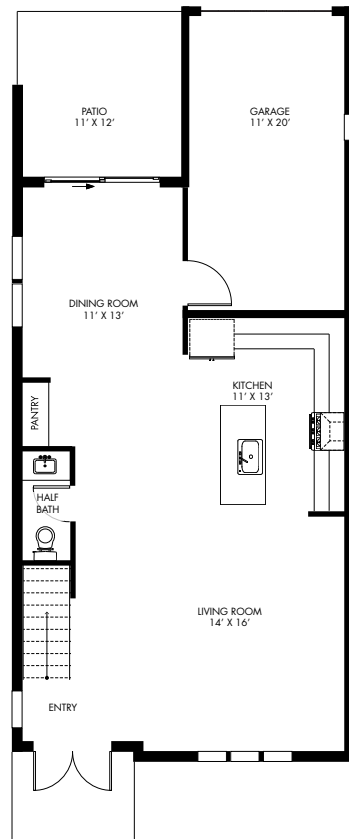
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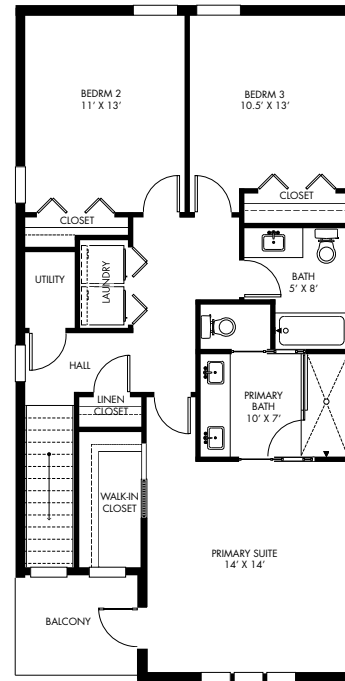
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# PLAN G



1ST FLOOR



2ND FLOOR

**3 BEDROOM / 2.5 BATH**  
**H&C**  
**TOTAL H&C, NO TERRACE**

**1,856 sf**  
**2,341 sf**

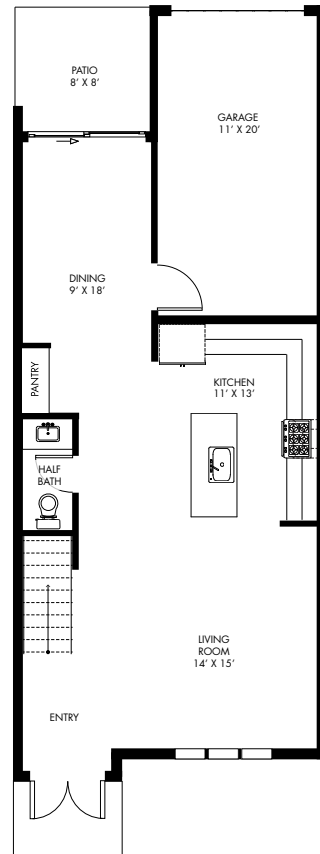
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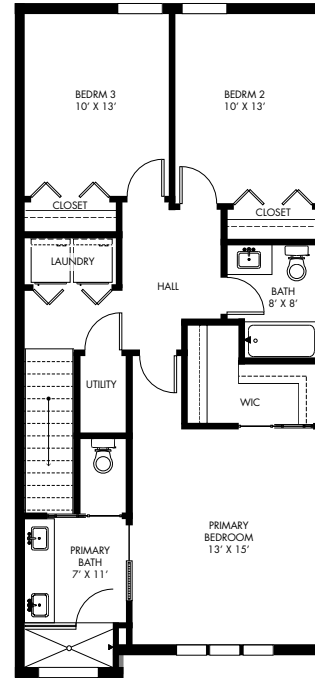
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# PLAN H



1ST FLOOR



2ND FLOOR

**3 BEDROOM / 2.5 BATH**  
**H&C**  
**TOTAL H&C, NO TERRACE**

**1,684 sf**  
**1,942 sf**

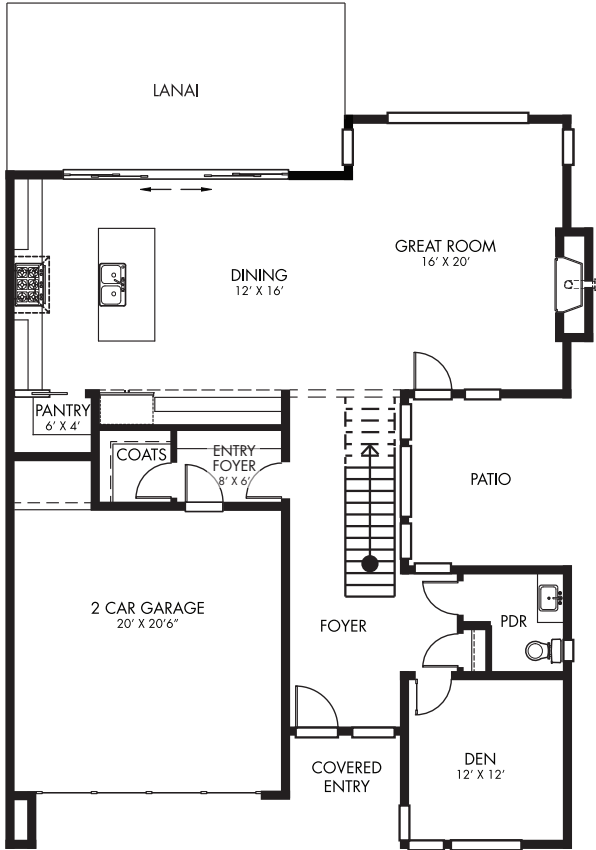
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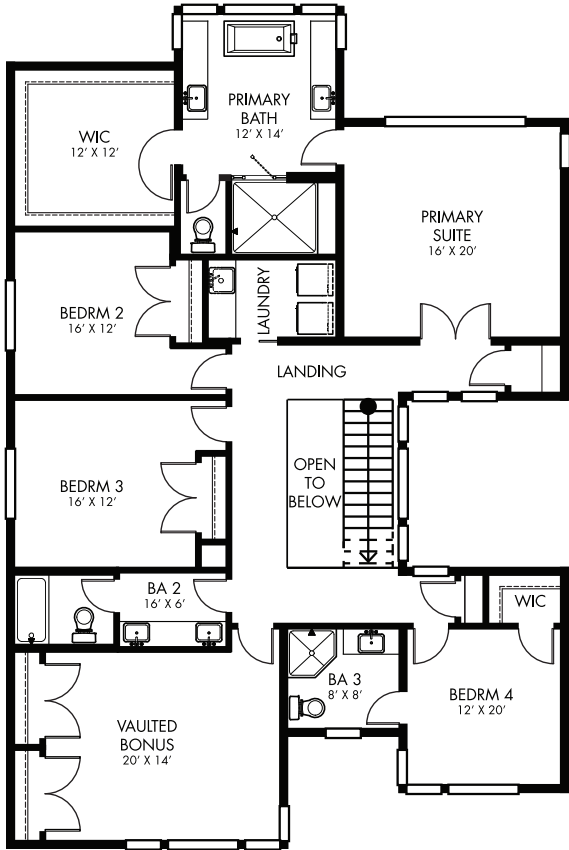
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# DETACHED HOME



1ST FLOOR



2ND FLOOR

**4 BEDROOM / 3.5 BATH**  
**H&C**  
**TOTAL**

**3,138 sf**  
**3,806 sf**

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# LUXURIOUS DETAILS

## 3 & 4 Story Townhomes

### The VUE Urban Townhomes

- Gated access with single entry-gate and three (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, 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, three- and four-story buildings, creating a “city-scape” with walking access to 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
- Engineered concrete foundation
- Durable synthetic stucco on all exterior
- Each home comes with private, rear-entry, two-car garage
- Premium sub-floor
- Commercial grade rolled, rubber-roofing membrane system
- Insulated windows, energy efficient, argon filled with casement windows in basement
- Custom aluminum sub-shade over double, front-entry doors
- Emergency sprinkler system with discreet ceiling doors

### 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 entry doors on first level into foyers
- Private balconies
- Elegant stairways with hardwood treads and open railings
- Solid surface, high quality luxury vinyl plank flooring in great room, kitchen, dining, hallways, bedrooms, and laundry room
- Open and spacious great room and kitchen with 9-foot-6-inch ceilings and abundant windows for a light, bright, and open feel
- Contemporary trim with 5-inch tall baseboards and large, clean-line door casings
- Solid-core interior doors with modern hardware
- Smooth drywall finish on all walls and ceilings
- Solid wood shelving in bedroom closets and pantries
- First-story separate laundry room

### Kitchen & Baths

- European-inspired, modern cabinetry with quartz countertops
- Stainless steel 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)\*

- Fourth story roof-top terraces (available on plans A, C, F only)
- Outdoor kitchens with built-in grill with hood, fridge, outdoor cabinetry, and quartz counter
- 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 design
- Waterfall edge on kitchen island quartz countertops

# LUXURIOUS DETAILS

## 2 Story Townhomes

### The VUE Urban Townhomes

- Gated access with single entry-gate and four (4) exit-only gates
- City-scape townhomes with rear-entry, single garage\*
- Resort-style pool and cabana complete with salt-water pool, large hot tub, expanded sunshelf, covered cabana with outdoor kitchen, 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
- Adjacent to 700-acre Kanapaha Preserve and Archer Braid Trail

### Construction

- Urban townhome design, two-story buildings, creating a “city-scape” with walking access to 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
- Engineered concrete foundation
- Durable synthetic stucco on all exterior
- Each home comes with private, rear-entry, one-car garage
- Premium sub-floor
- Commercial grade rolled, rubber-roofing membrane system
- Insulated windows, energy efficient, argon filled with casement windows in all rooms

### Electrical, Lighting & Mechanical

- High efficiency tankless water heaters
- 17-SEER two-stage, high efficiency HVAC systems with outdoor unit located out of sight behind privacy wall
- Rocker light switches throughout
- LED recessed canister lights
- Designer-selected, sophisticated lighting and plumbing fixtures

### Features

- Obscured glass entry doors on first level into foyers
- Elegant stairways with hardwood treads and open railings
- Solid surface, high quality luxury vinyl plank flooring in great room, kitchen, dining, hallways, laundry room and bedrooms
- Open and spacious great room and kitchen with 9-foot ceilings and abundant windows for a light, bright and open feel
- Contemporary trim with 5-inch tall baseboards and large, clean-line door casings
- Solid-core interior doors to all bedrooms with modern hardware
- Smooth drywall finish on all walls and ceilings
- Solid wood shelving in bedroom closets and pantries
- Rear garden patios with privacy fence
- Balconies on select units
- Pantries with solid shelving
- Large walk-in closets in master bedrooms
- Second-floor laundry

### Kitchen & Baths

- European-inspired, modern cabinetry with quartz countertops
- Soft-close cabinets
- Stainless steel kitchen 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
- Gas range/cooktop oven combo

\* Optional two-car garage plan without patio