



OAK PARK
DAVIE

A high-quality photograph of a dense forest. Sunlight filters through the thick canopy of green trees, creating a dappled light effect on the foliage. The perspective is looking slightly upwards into the trees, emphasizing their height and density. The overall mood is serene and majestic.

WELCOME TO OAK PARK'S MAJESTIC LANDSCAPE



A person wearing a blue and white plaid shirt is partially visible on the left side of the frame, looking towards a large, light-colored rock formation. The rock formation is composed of many small, irregular pieces and is set against a bright, overcast sky. The overall scene is outdoors and appears to be a natural landscape.

WHERE YOUR MOST PRECIOUS MOMENTS AWAIT





Finding inspiration in the essence of community, Davie welcomes a new vision of sophistication as Building Block redefines the concept of home. Award-winning architects Sotolongo, Salman and Henderson blend Oak Park's majestic surroundings with contemporary design that embraces luxury, elegance, nature and style. An exquisitely gated community graciously laid out within 22 acres amidst romantic trails that wind through over 55 breathtaking oak trees. Welcome to your new way of life.





LUXURY

ELEGANCE

NATURE

STYLE



THE PARK CENTRAL

5 BEDROOMS • 5.5 BATHROOMS • MEDIA ROOM • 3 CAR GARAGE





THE PARK CENTRAL

A/C SPACE	4,862 SQ. FT. 452 SQ. M.
FRONT PORCH	204 SQ. FT. 19 SQ. M.
COVERED TERRACE	622 SQ. FT. 58 SQ. M.
GARAGE	683 SQ. FT. 63 SQ. M.

TOTAL AREA 6,371 SQ. FT. 592 SQ. M.



THE SOHO HOUSE 6 BEDROOMS • 6.5 BATHROOMS • MEDIA ROOM • INTERIOR COURTYARD • 3 CAR GARAGE





THE SOHO HOUSE

A/C SPACE	5,300 SQ. FT. 492 SQ. M.
FRONT PORCH	160 SQ. FT. 15 SQ. M.
COVERED TERRACE	527 SQ. FT. 43 SQ. M.
GARAGE	711 SQ. FT. 66 SQ. M.
TOTAL AREA	6,698 SQ. FT. 616 SQ. M.



THE ASTOR HOUSE (FRONT)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 BALCONIES • LOFT • 3 CAR GARAGE



THE ASTOR HOUSE › 1ST FLOOR

A/C SPACE	4,126 SQ. FT. 383 SQ. M.
FRONT PORCH	204 SQ. FT. 19 SQ. M.
COVERED TERRACE	622 SQ. FT. 58 SQ. M.
GARAGE	683 SQ. FT. 63 SQ. M.
TOTAL AREA	5,635 SQ. FT. 523 SQ. M.

FIRST FLOOR



THE ASTOR HOUSE (BACK)

6 BEDROOMS • 7.5 BATHROOMS • MEDIA ROOM • 3 BALCONIES • LOFT • 3 CAR GARAGE



THE ASTOR HOUSE › 2ND FLOOR

A/C SPACE	2,156 SQ. FT. 383 SQ. M.
FRONT PORCH	204 SQ. FT. 19 SQ. M.
COVERED TERRACE	622 SQ. FT. 58 SQ. M.
GARAGE	683 SQ. FT. 63 SQ. M.
TOTAL AREA	3,665 SQ. FT. 523 SQ. M.

SECOND FLOOR





INDULGENT INTERIORS



EXTERIOR

- Impact - resistant windows
- Fully landscaped and sodded home sites
- Hedge and fence in backyard separating your property from neighbors
- Automatic sprinkler system with timer clock and rain sensor
- Impact-resistant front entry door
- 6"x9" texture-top brick paver driveways
- Architectural concrete roof tile
- Stucco-finished walls
- Hurricane-resistant steel garage doors with remote openers (automation upgrade)

INTERIOR

- 24" x 24" porcelain tile floors in main living area (upgrades available)
- Wall-to-wall engineered wood floor in den (for two story homes)
- Wall-to-wall engineered wood floor in bedrooms, media room, stairs and loft per plan (upgrades to porcelain and marble)
- Smooth and modern finished walls and ceilings
- Flat latex paint with low VOC
- 8' designer interior doors with matching casing
- Modern designer hardware
- Oversized custom designed base boards throughout



MASTER SUITE

- Large suite with access to patio (available)
- Spacious his and hers air-conditioned walk-in closets (wood work optional)
- Bathrooms with 10"x40" porcelain floors, tub deck and shower walls tiled to ceiling (marble and glass porcelain options)
- 36" high modern vanities with quartz top (upgrades available)
- Frameless clear glass shower doors with patch hinges
- Fine designer collection water closet (matching bidet available)
- Freestanding designer soaking tub
- Designer water closet and bath fixtures
- Closet designs (upgrades available)

GUEST BEDROOM AND BATH

- 36" high vanity with quartz countertop
- 18" x 18" or 12" X 24" porcelain tile floors and shower walls tiled to ceiling (marble option)
- Designer water closet and bath fixtures
- Framed, clear bypass shower door with aluminum finish



GOURMET KITCHEN

- Fine European style modern cabinets in a choice of colors and finishes
- 42” upper cabinets
- Solid surface countertop (1/2” quartz with 1-½” edge and 4” backsplash)
- Stainless steel undermount double sink with pull-out spray faucet
- Superior designer appliance package by Jenn-Air
- 48” side-by-side refrigerator and freezer
- Multi-cycle, quiet dishwasher
- ¾” h.p. disposal with air-top switch
- 30” double oven & microwave with smart system control
- Electric induction cooktop with five 36” burners
- Overhead exhaust hood

ELECTRICAL AND SAFETY

- Structured wire distribution system for telephone, video, television and computer
- Square recessed light fixtures, as per plan
- Fluorescent lighting fixtures in all walk-in closets, laundry room and garage
- Decora-style light switches (automation available)
- Multi-zone master control panel security system (automation available)
- Smoke detectors throughout the home as required by code
- Carbon monoxide detectors as additional safety measurement
- Smarthome control system by Contro4 or similar (Controls burglar alarm upgrade options available for lighting, AC, sound, TV, garages)
- Video security prewired system (devices not included)



ENERGY SAVING

- Multi zone high-efficiency air conditioning system
- Digital programmable thermostats (automation option)
- Energy efficient hot water heaters
- High R-value insulation in ceilings/walls
- Solar tinted windows in key locations (blinds package optional)

POOL AND PATIO FEATURES

- Rectangular pool with gem finish
- Aqua Link remote control system (automation option)
- Texture-top concrete paver pool deck and covered terrace
- Stucco-finished covered patio
- Summer kitchen including barbeque (exterior refrigerator)
- Child pool protection, as per code

COMMUNITY FEATURES

- Over four acres of beautiful green park area with trails
- Over 55 breathtaking mature and new live oak trees
- Gazebo with seating area in park
- Private gated community with controlled electronic access
- Professional management company





LIFE IN DAVIE

Located in Central Broward, just eight miles from the Fort Lauderdale-Hollywood International Airport is the Town of Davie. In close proximity to major roads that lead to Fort Lauderdale's thriving business district, Davie is surrounded by lush, green open spaces. Its scenery is enhanced by several majestic parks such as Wolf Lake Park, Tree Tops Park, Flamingo Gardens, as well as the diverse 299-acre C.B. Smith Park.

Davie caters to all lifestyles, especially to young families looking for excellent educational opportunities. It has made a name for itself as being a prime location for those seeking quality education in highly-rated schools such as Hawkes Bluff Elementary School, American Heritage Schools and Western High School. Many top universities are also located in Davie such as Nova Southeastern University, Davie Campus of the University of Florida and Florida Atlantic University. Area medical facilities include Cleveland Clinic Hospital and Memorial Healthcare Systems, in addition to a newly proposed 200-bed Plantation General Hospital currently being planned.

Life in Davie is well-rounded and multi-faceted. Within minutes of many attractions, it is also home to one of Florida's finest, Port Everglades (Fort Lauderdale)



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A1A

1. Cleveland Clinic
2. BB&T Center
3. Swgrass Mills Mall
4. Florida Atlantic University
5. Nova University
6. Boward College
7. Florida International University
8. University School
9. Hard Rock Cafe & Casino

10. Boward Center of the Performing Arts
11. Las Olas Blvd
12. Galleria Mall
13. Fort Lauderdale International Airport
14. Mizner Park
15. Fort Lauderdale Executive Airport
16. American Heritage H.S.
17. St. Thomas Aquinas H.S.
18. Archbishop McCarthy H.S.

Atlantic
ocean



Architect

SOTOLONGO, SALMAN, HENDERSON ARCHITECTS

Award-winning Sotolongo Salman Henderson Architects LLC, is one of South Florida’s premier planning and architectural firms specializing in residential design. Previously operating under the name of Sotolongo Architects, the firm has created successful and innovative designs for more than 25,000 residential units in South Florida and the Caribbean since 1981. Its clients include many leading builders and developers from South Florida and the Caribbean, including CC Devco (a Carr, Codina Company), The Rockefeller Group, Codina Partners, Lennar Homes, K Hovnanian and Levitt Homes, among others.



Landscape Architect

WITKIN DESIGN

At Witkin Hults Design Group, each new assignment is viewed as an opportunity to explore new ideas and bring something completely fresh and unexpected to the marketplace. These principles were established by Andrew Witkin when he founded Witkin Design Group in 1988 in North Miami Beach, FL. Today, their portfolio includes 5-star hotels and resorts, condominium towers, PUD / TND communities, major hurricane restorations, urban infill projects and commercial structures throughout Florida, the Caribbean and Central America.

“Designed with sensitivity, exterior environments can lift the spirit and touch the soul. It is a privilege to have a hand in that.” –Andy Witkin



BUILDING BLOCK DEVELOPMENT & REALTY

-DREAM IT, BUILD IT AND SELL IT

As a vertically-integrated real estate firm, BUILDING BLOCK is the foundation for successful real estate developments in South Florida.

Investing capital for and alongside its partners, in various real estate and real estate-related ventures, BUILDING BLOCK pursues superior risk-adjusted returns through equity investments in commercial and residential properties.

As a real estate developer that also provides construction management and development realty, BUILDING BLOCK is well equipped to execute strategic business plans for various property types.

BUILDING BLOCK strives to assist clients in achieving their real estate goals and offers professional real estate and management services to owners, investors, and developers of properties.

BUILDING BLOCK's construction management division provides solutions for its clients. From single-family homes to large multi-site complexes, BUILDING BLOCK provides innovative solutions resulting in exceptional properties.

BUILDING BLOCK provides highly sophisticated sales and marketing services for investors and real estate developers. The sales team provides state-of-the-art strategic management skills to ignite a robust sales platform for new residential and commercial real estate developments throughout South Florida.

Carlos Ortiz, President of Building Block, funded Prodesa International in Miami in 2001 as a concrete shell contractor. Utilizing fast-tracking concrete forming systems, the company successfully delivered more than 3,400 units, building a solid footprint in Florida.

In 2003, Prodesa International launched its first residential development division, providing in-house construction and sales operations from Miami to Palm Beach. In 2018, Prodesa International became an opportunistic land development investment fund which is managed by Carlos Ortiz.

Currently, BUILDING BLOCK is responsible for the following development and construction projects:

- Metro at Edgewater, a 279-units multi-family high rise in Miami, FL (www.metroedgewater.com)
- Oak Park Davie, a 22-units luxury single-family development Oak Park in Davie (www.oakparkdavie.com)
- Aquamarine Elementary School, 45,000 square feet building in Miami, FL
- Luxury single-family homes in Key Biscayne, Boca Raton, and Redlands, FL tivity and sustainability to the projects.



A photograph of a dense forest with sunlight filtering through the trees, creating a dappled light effect on the ground and foliage. The trees are tall and thin, with a thick canopy of green leaves.

**2651 S Flamingo Rd.
Davie, Florida 33330**

**305.303.4855
www.oakparkdavie.com**

