



WELCOME HOME

ESCAPE TO A WORLD OF EXCELLENCE

Maple Ridge is the #1 selling neighborhood in Ave Maria - a master-planned and self-sustaining town with beautiful amenities east of Naples, Florida. Discover large single-family homes with ample space and accessible pricing, all set within a laidback community filled with walkable streets, water features, green spaces and more.



STEP INSIDE YOUR

NEW FAMILY HOME

The homes of Maple Ridge feature high-quality materials, fixtures and finishes throughout, with high ceilings, open-play layouts, modern amenities, beautiful flooring and surfaces, premium appliance packages and more.

With home models ranging from cozy bungalows to expansive family estates, there is something for everyone in our community. Plus, the CC Homes Design Studio will help you personalize your home for a one-of-a-kind living experience.











AT THE INTERSECTION OF

EVERYTHING

Enjoy living close to the upscale shopping, dining and coastal attractions of Naples, Florida, while also being close enough for a day trip to Fort Lauderdale and Miami. Ave Maria itself offers a Town Center with nearly 50 shops and services, from salons to supermarkets to smoothies.

Beyond the amenities and activities that make Ave Maria and Naples a great location for families and empty-nesters alike, the local schools are exceptional and ranked among the top in the nation, including Ave Maria University.















CLUB MAPLE RIDGE

AWARD-WINNING COMMMUNITY WITH IT ALL

In addition to the activities in Ave Maria, Maple Ridge residents enjoy exclusive access to the town's most elegant resort style amenity center. Club Maple Ridge is designed for multigenerational entertainment spanning many multi-use spaces. Come with the whole family and stay active in the sunshine all year round!

The Club at Maple Ridge

10,000 SF Clubhouse

Resort-Style Pool

Social Calendar Fitness Center

Aerobics Studio

Pickleball

Exercise Park
Dog Park

Coffee Bar

Massage Room & Concierge

Playground Kids Room

Party Room

Exhibition Kitchen

Cooking Classes

Billiards

Cards Lounge Craft Room









A C A C A

1-STORY | 2 BEDROOMS | 2 BATHS

2-CAR GARAGE | GREAT ROOM | DEN

1,501 AC SQ. FT. | 2,107 TOTAL SQ. FT.







1-STORY | 3 BEDROOMS | 2.5 BATHS

2-CAR GARAGE | GREAT ROOM

1,726 AC SQ. FT. | 2,321 TOTAL SQ. FT.







1-STORY | 3 BEDROOMS | 3 BATHS

2-CAR GARAGE | GREAT ROOM | DEN

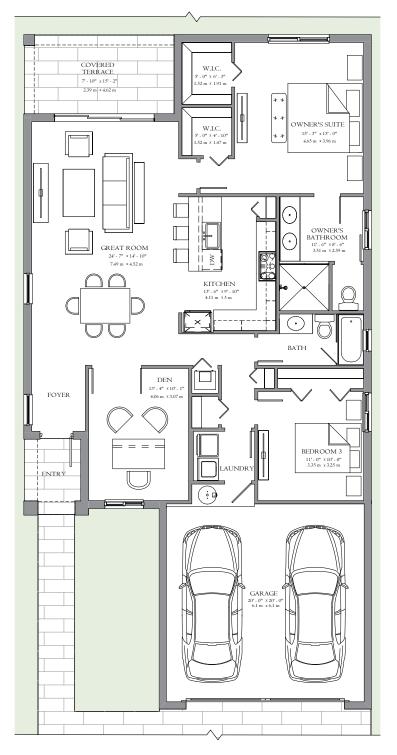
1,918 AC SQ. FT. | 2,568 TOTAL SQ. FT.





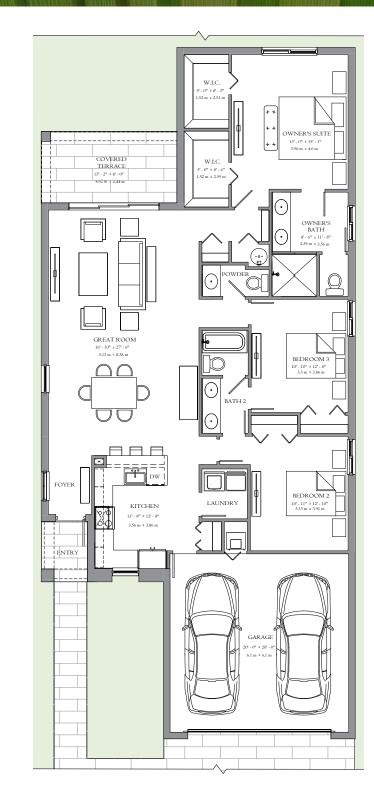
ACACIA

FLOORPLAN



BIRCH

FLOORPLAN





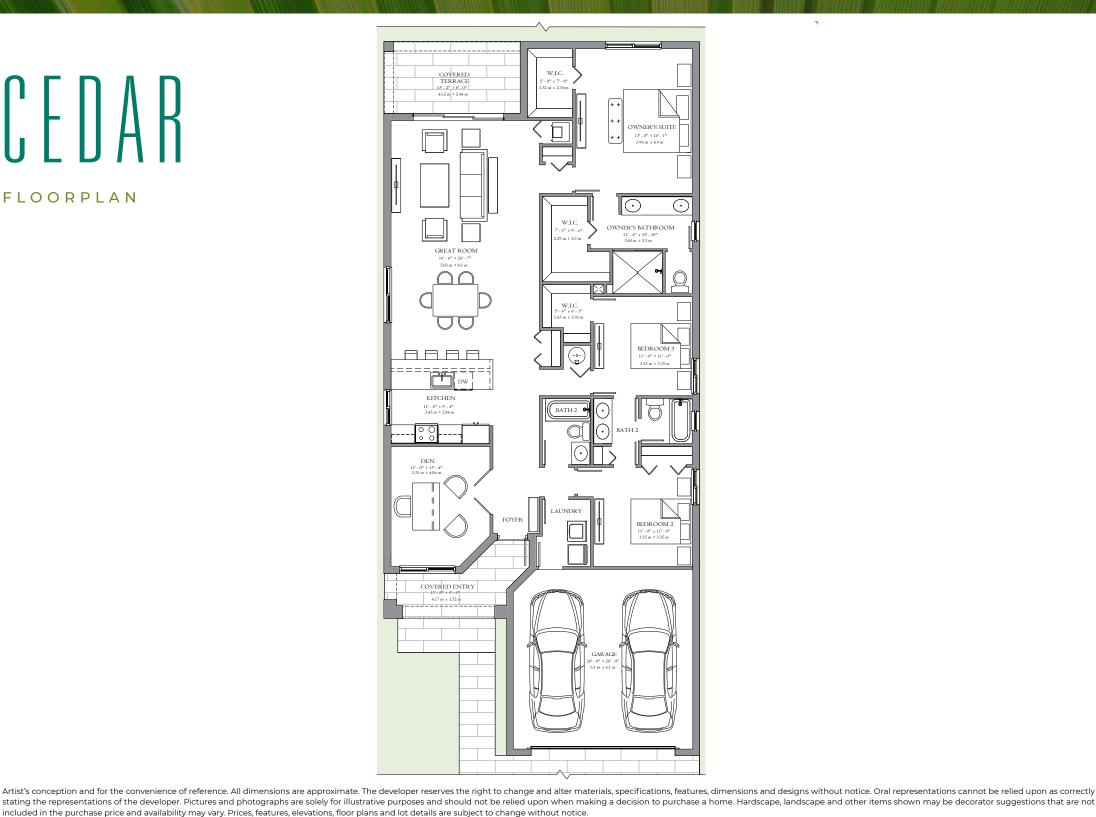






Artist's conception and for the convenience of reference. All dimensions are approximate. The developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Oral representations cannot be relied upon as correctly stating the representations of the developer. Pictures and photographs are solely for illustrative purposes and should not be relied upon when making a decision to purchase a home. Hardscape, landscape and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Prices, features, elevations, floor plans and lot details are subject to change without notice.

FLOORPLAN



All of the included standard features are to be used only for the convenience of reference. The developer reserves the right to change and alter materials, specifications, features and designs without notice.

L'INTERNATION DE S

EXTERIOR FEATURES

- · Mediterranean style concrete tile roof
- · Decorator color scheme and light textured
- · Brick paver driveway, walkway to home, and covered entry
- · Climate-friendly covered entry
- · Distinctive exterior door hardware and deadbolt lock
- · Lighting at front porch entry
- · Decorative coach light at garage
- · Impact-resistant garage doors
- Pavers at rear patio
- · Front and rear weatherproof (GFI) electrical outlets
- Professionally landscaped and sodded home site
- · Automatic sprinkler system
- · Two outside hose bibs
- · Steel-reinforced concrete block construction
- Vented soffits
- Screens on all operable windows

INTERIOR FEATURES

- High ceilings
- · Light textured finish walls & knockdown ceilings throughout (excluding baths)
- · Elegant decorator door hardware throughout
- Decorative 2 ¼" wood door casings
- Oversized 3 1/4" wood baseboards
- · 18" x 18" designer tile flooring in foyer, kitchen, laundry room and all bathrooms
- · Deluxe wall-to-wall carpeting with padding in all non-tiled areas
- · Minimum 150 AMP electrical service
- · High efficiency air conditioning system
- · Air-conditioned baths, laundry rooms and walk-in closets
- · Energy-efficient R-11 garage wall insulation
- · Energy-efficient R-30 ceiling insulation (per plan
- · Energy-efficient hot water heater
- Rocker-style electrical switches
- · Vinyl-clad ventilated closet shelving
- · Marble or Corian® window sills throughout
- · Smoke and carbon monoxide detectors (per plan
- Structured wiring system includes wiring that home-runs to a central distribution panel
- · All phone wiring is Category-5 cable and is included in the kitchen and primary bedroom
- · Pre-wired for ceiling fans in great room
- Full-sized washer and dryer

INSIDE YOUR KITCHEN

- · Stainless steel appliance package including:
- Side-by-side refrigerator with ice and water dispenser in the door
- Ceramic surface range with self-cleaning oven
- Built-in microwave oven and hood combo with fan and light
- Multi-cycle dishwasher
- ½ HP garbage disposer
- · Contemporary cabinetry with 30" upper cabinets
- · Granite or quartz countertops with 4" backsplash
- · Stainless steel single bowl undermount sink
- · Distinctive single lever faucet with pull out spray feature
- · Overhead recessed lighting

INSIDE YOUR BATHROOMS

- · Contemporary European-style cabinetry in all baths
- · Granite or quartz vanity tops (per plan)
- · 18" x 18" designer tile flooring
- ·Coordinating tub/shower wall tile package in primary and secondary baths
- · Distinctive faucets and coordinated bath accessories
- · Elongated water closets
- Exhaust fans
- Full-width mirrors
- Decorator lighting fixtures

CAPTIVA GARDEN HOMES COLLECTION The state of the state o

1-STORY

3 BEDROOMS

2.5 BATHS

2-CAR GARAGE

GREAT ROOM

CUSTOM OPTIONS

2,028 AC SQ. FT.

2,626 TOTAL SQ. FT.

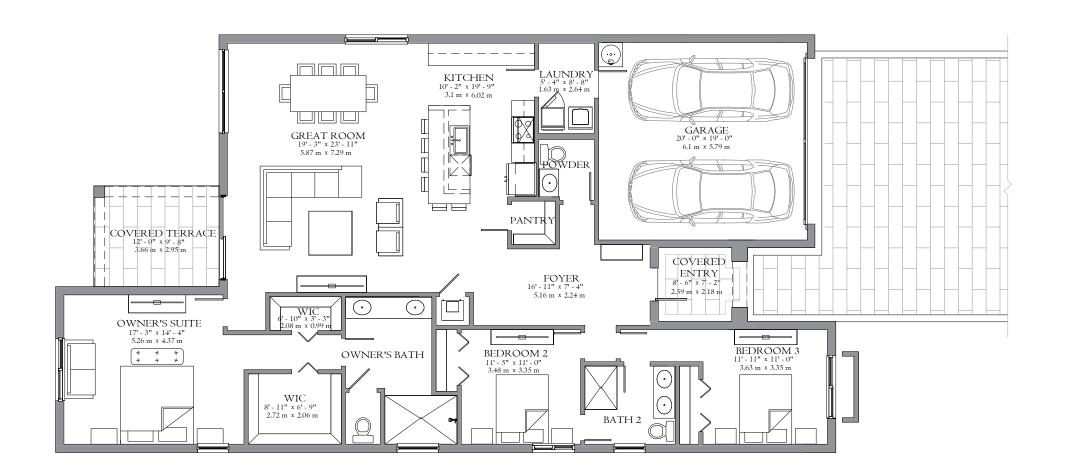




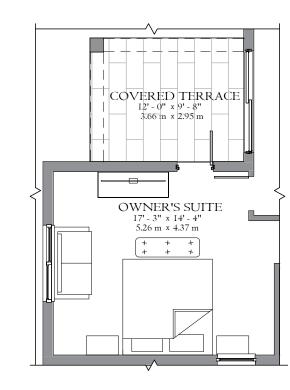


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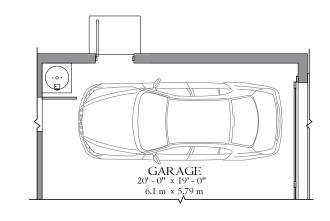
FLOORPLAN



CUSTOM OPTIONS



OWNER'S SUITE W/ SIDE DOOR



SIDE DOOR AT GARAGE



LAUNDRY SINK & CABINET









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CAPTIVA GARDEN HOMES COLLECTION

1-STORY

3-4 BEDROOMS

2.5-3 BATHS

2-CAR GARAGE

GREAT ROOM

DEN

CUSTOM OPTIONS

2,256 AC SQ. FT.

2,855 TOTAL SQ. FT.

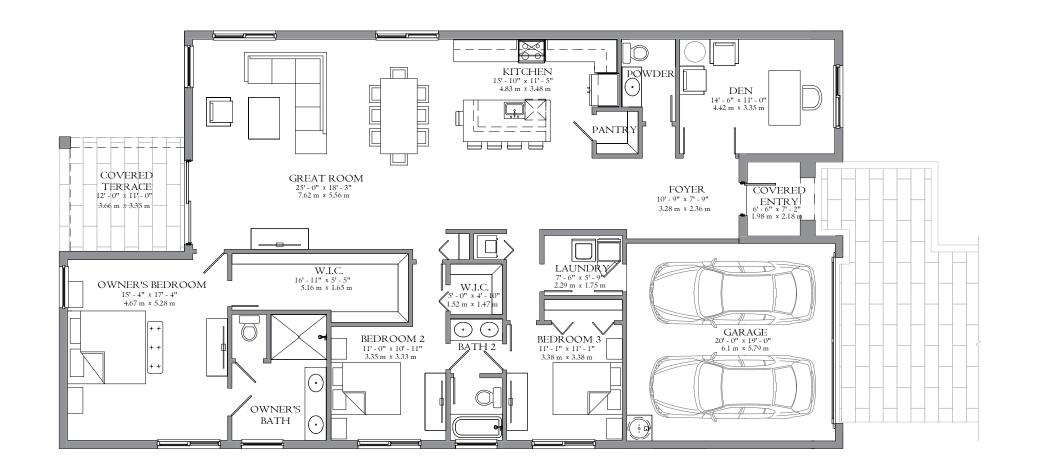






GREENVIEW

FLOORPLAN



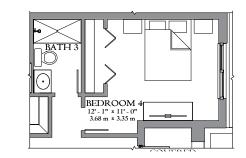
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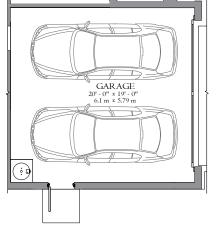
CUSTOM OPTIONS



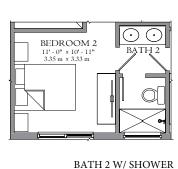
LAUNDRY W/ SINK & CABINET



BEDROOM 4 ILO DEN W/ SHOWER



SIDE GARAGE DOOR



BEDROOM 4 ILO DEN W/ TUB



TERRACE
12'-0" * 11'-0"
3:66 m * 3:35 m

OWNER'S BEDROOM
15' -4" * 17' - 4"
4.67 m * 5:28 m

OWNER'S BEDROOM W/ SIDE DOOR





CAPTIVA GARDEN HOMES COLLECTION

HANFORE

1-STORY

3-5 BEDROOMS

2.5-4 BATHS

2-CAR GARAGE

GREAT ROOM

FAMILY ROOM

DEN / LOFT

CUSTOM OPTIONS

3,330 AC SQ. FT.

3,959 TOTAL SQ. FT.

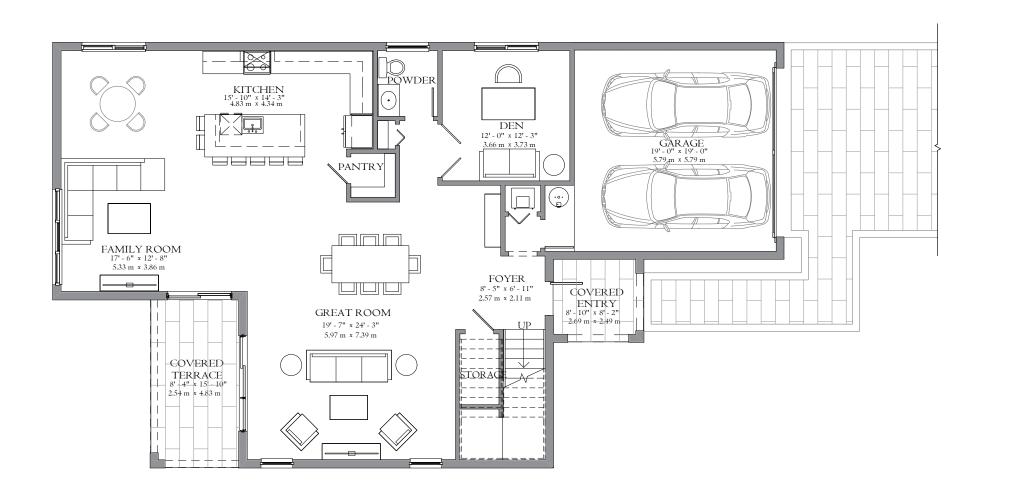




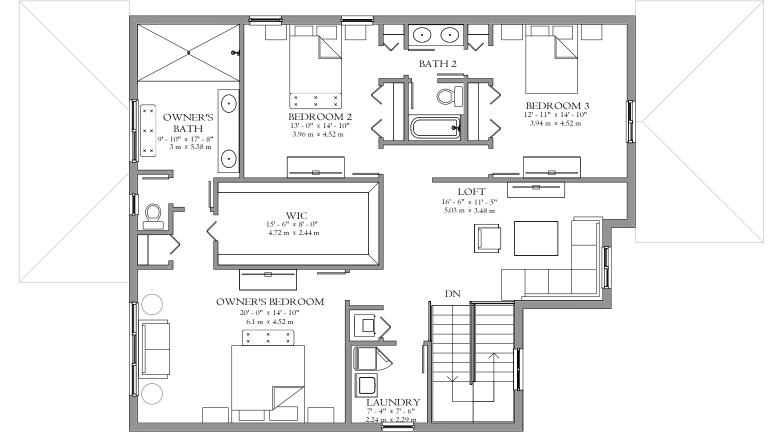


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FIRST LEVEL FLOORPLAN



SECOND LEVEL FLOORPLAN





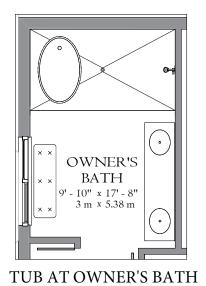






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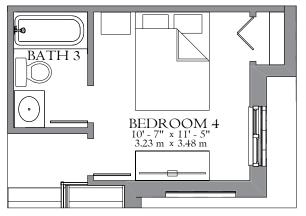
CUSTOM OPTIONS

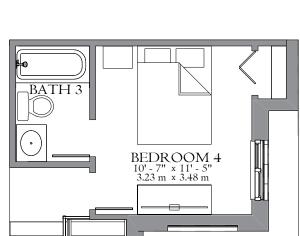




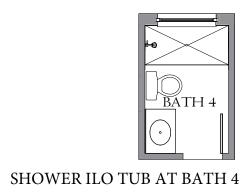


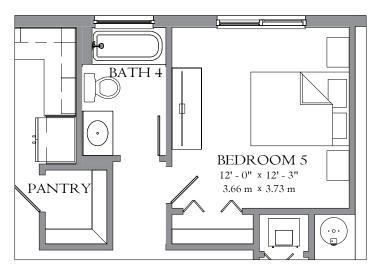




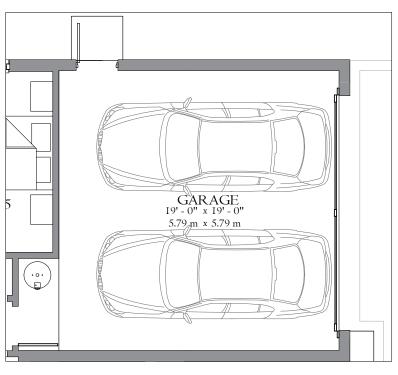


BEDROOM 4 ILO LOFT





BEDROOM 5 ILO DEN



SIDE GARAGE DOOR

SHOWER ILO TUB AT BATH 3

CAPTISTRANO ESTATE HOMES COLLECTION

1-STORY

3-4 BEDROOMS

2.5-3 BATHS

2-3 CAR GARAGE

GREAT ROOM

FAMILY ROOM

DEN

CUSTOM OPTIONS

2,588 AC SQ. FT.

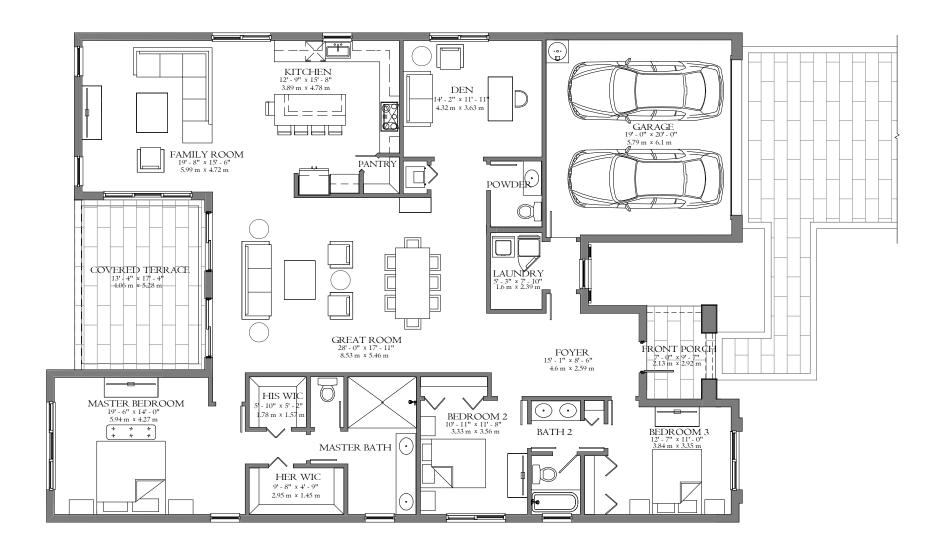
3,255 TOTAL SQ. FT.





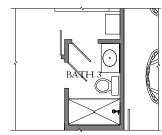


FLOORPLAN

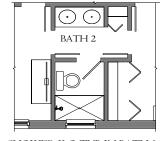


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CUSTOM OPTIONS



SHOWER ILO TUB IN BATH 3



SHOWER ILO TUB IN BATH 2

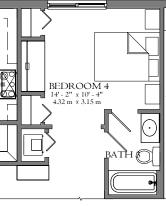




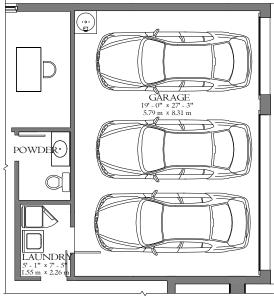
WET BAR AT GREAT ROOM

COVERED TERRACE 13' - 4" x 17' - 4" 4.06 m × 5.28 m

SUMMER KITCHEN

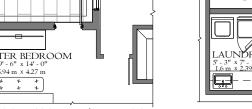


BEDROOM 4 & BATH 3 ILO DEN

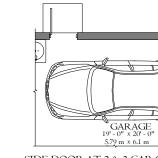


3 CAR CARAGE





DOOR AT OWNER'S BEDROOM LAUNDRY SINK & CABINETS

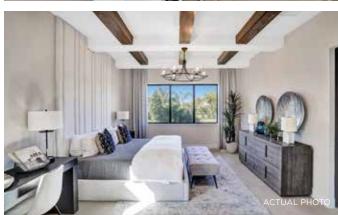


SIDE DOOR AT 2 & 3 CAR GARAGE









CAPTISTRANO ESTATE HOMES COLLECTION

GULF

1-STORY

4-5 BEDROOMS

3.5-4 BATHS

2-CAR GARAGE

GREAT ROOM

LIVING ROOM

CUSTOM OPTIONS

3,030 AC SQ. FT.

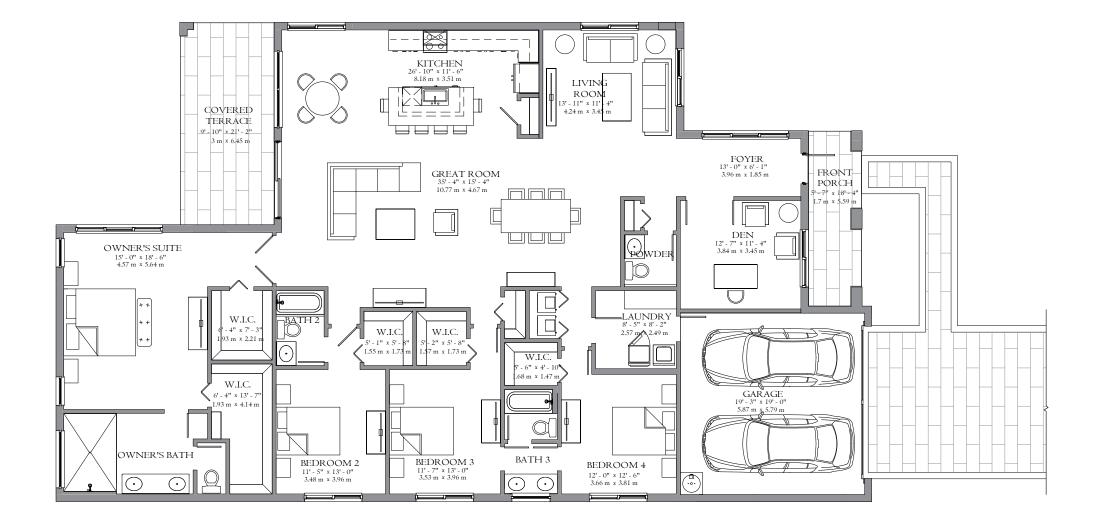
3,736 TOTAL SQ. FT.





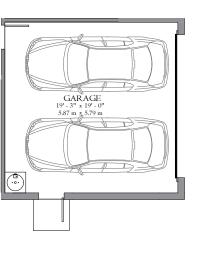


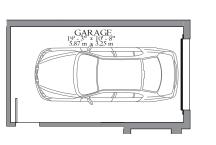
FLOORPLAN



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CUSTOM OPTIONS

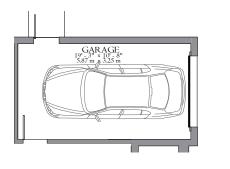




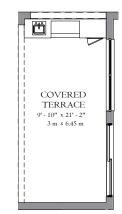
3RD CAR GARAGE OPTION

BEDROOM

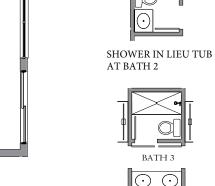
3.35 m × 3.2 m



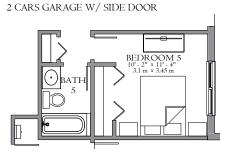
3RD CAR GARAGE OPTION W/SIDE DOOR

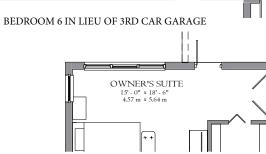


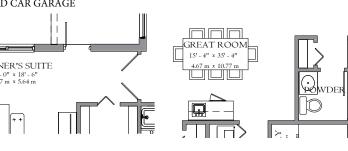
SUMMER KITCHEN



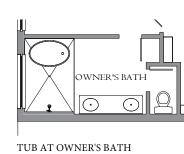


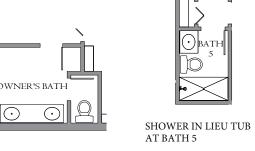


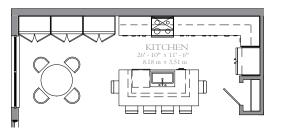




11' - 5" x 10' - 6" 3.48 m x 3.2 m

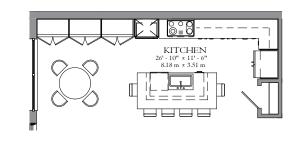




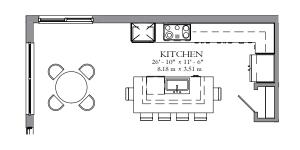


EXTENDED KITCHEN PANTRY

BEDROOM 5 IN LIEU DEN W/ FULL BATH TUB



OWNER'S BEDROOM W/ SIDE DOOR





& CABINETS

BATH 3 W/ SHOWER

IN LIEU TUB

CHEF PACKAGE IN LIEU OF STANDARD KITCHEN

WET BAR AT GREAT ROOM

CHEF PACKAGE W/ EXTENDED KITCHEN PANTRY

CAPTISTRANO ESTATE HOMES COLLECTION

HARBOUR

2-STORY

4-6 BEDROOMS

3.5-5.5 BATHS

2-3 CAR GARAGE

GREAT ROOM

DINING ROOM

DEN / LOFT

CUSTOM OPTIONS

3,522 AC SQ. FT.

4,251 TOTAL SQ. FT.

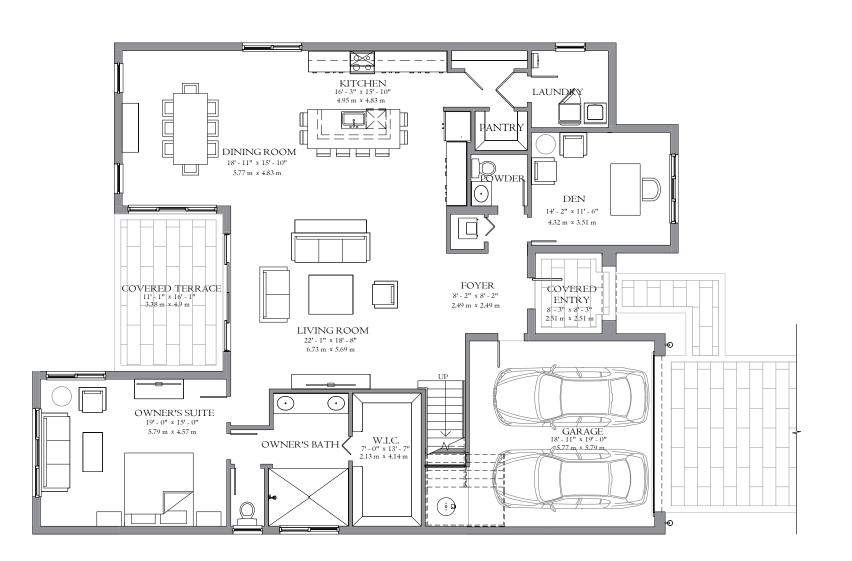




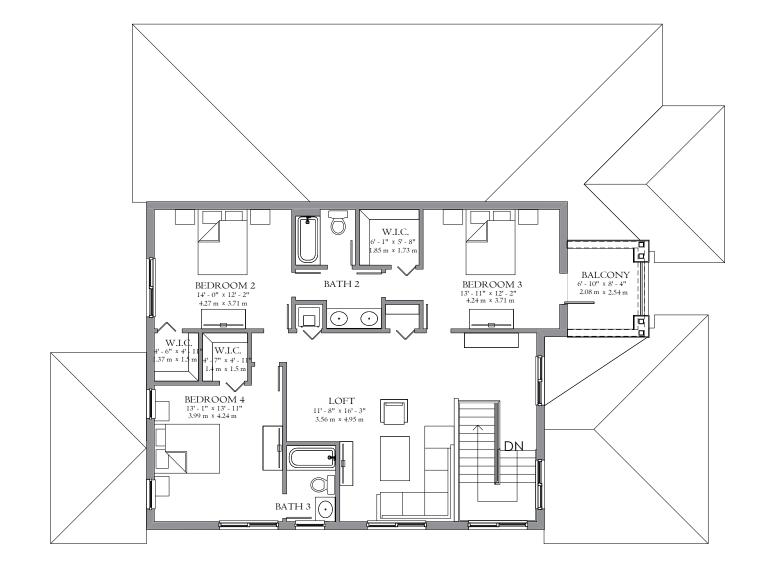


$\mathsf{HARBOUF}$

FIRST LEVEL FLOORPLAN



SECOND LEVEL FLOORPLAN









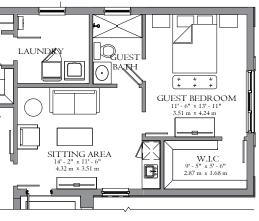


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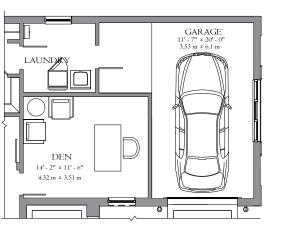
CUSTOM OPTIONS



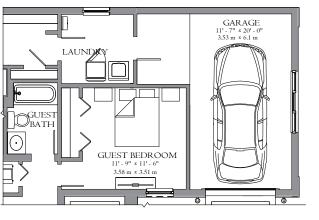
LAUNDRY SINK & CABINETS



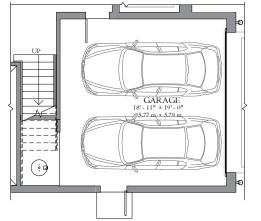
GUEST BEDROOM ILO 3RD CAR GARAGE W/ DEN



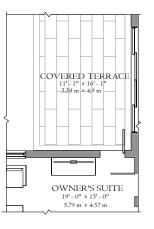
3RD CAR GARAGE

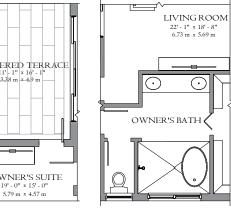


3RD CAR GARAGE W/GUEST BEDROOM ILO DEN

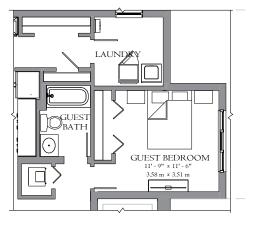


COVERED TERRACE
11' - 1" x 16' - 1"
- 3-38 m x 4.9 m OWNER'S SUITE 19' - 0" x 15' - 0" 5.79 m x 4.57 m

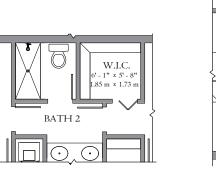




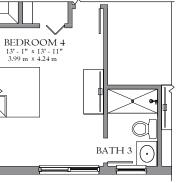




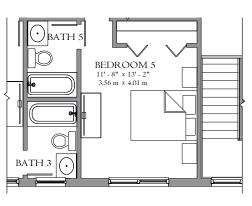
SHOWER AT GUEST BATH ILO TUB



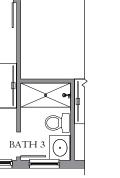
SHOWER ILO TUB AT BATH 2







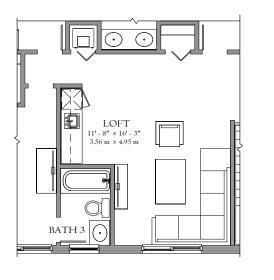
BEDROOM 5 & BATH 5 ILO LOFT



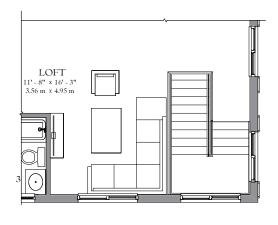
KITCHEN 16' - 3" x 15' - 10" 4.95 m x 4.83 m

CHEF PACKAGE ILO STANDARD KITCHEN





WET BAR AT LOFT



SAFEGUARD ILO 42" HIGH LOW WALL

DOOR AT GARAGE

SUMMER KITCHEN

DOOR AT OWNER'S SUITE

OWNER'S BATH TUB

GUEST BEDROOM ILO DEN

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CAPTISTRANO ESTATE HOMES COLLECTION

2-STORY

4 BEDROOMS

3.5-4.5 BATHS

3-CAR GARAGE

GREAT ROOM

DEN / LOFT

CUSTOM OPTIONS

3,985 AC SQ. FT.

5,061 TOTAL SQ. FT.

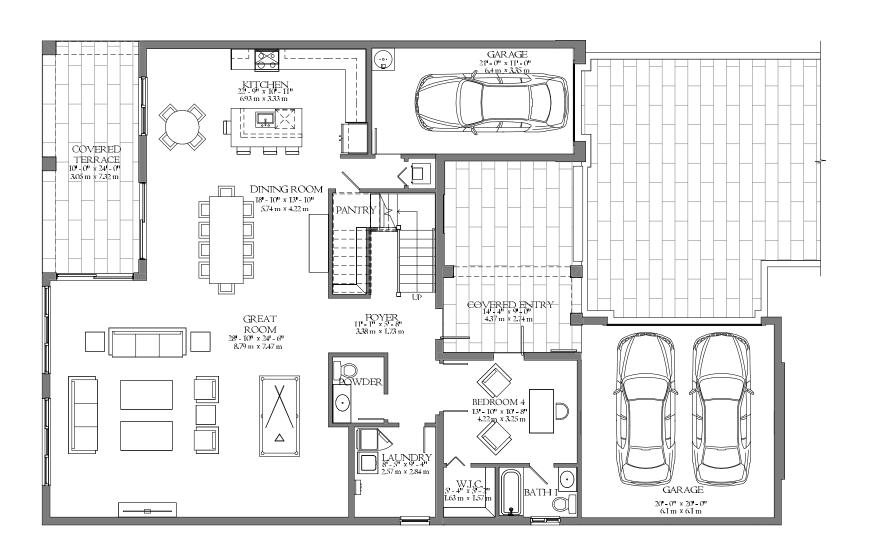




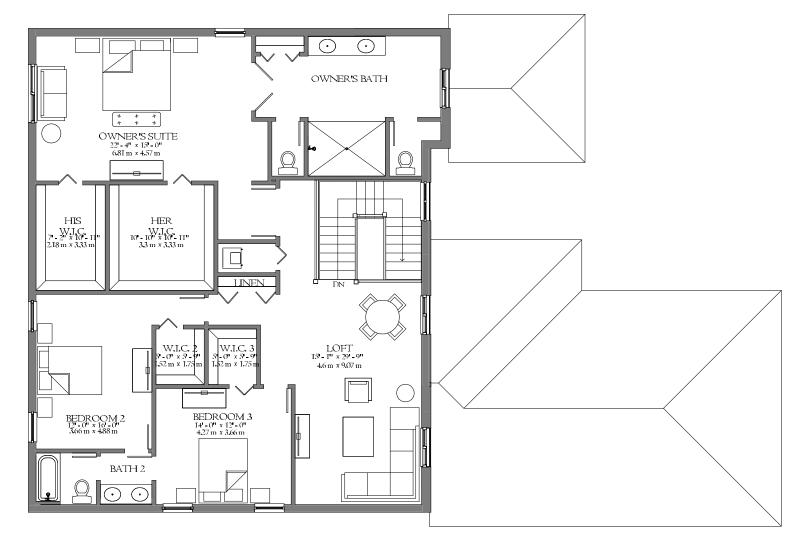


INLET

FIRST LEVEL FLOORPLAN



SECOND LEVEL FLOORPLAN





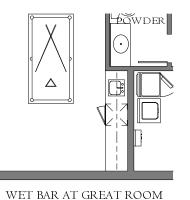






Artist's conception and for the convenience of reference. All dimensions are approximate. The developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Oral representations cannot be relied upon as correctly stating the representations of the developer. Pictures and photographs are solely for illustrative purposes and should not be relied upon when making a decision to purchase a home. Hardscape, landscape and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Prices, features, elevations, floor plans and lot details are subject to change without notice.

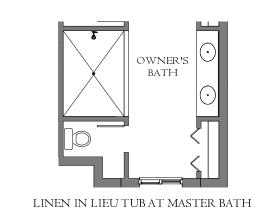


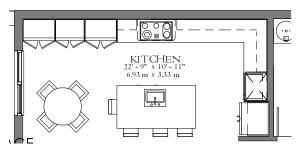


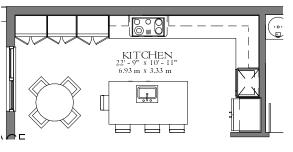
COVERED TERRACE

SUMMER KITCHEN

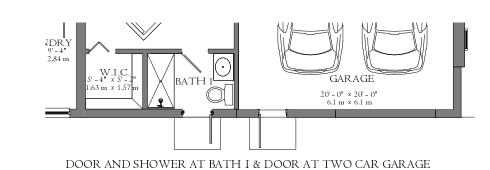
10' - 0" x 24' - 0" 3.05 m x 7.32 m



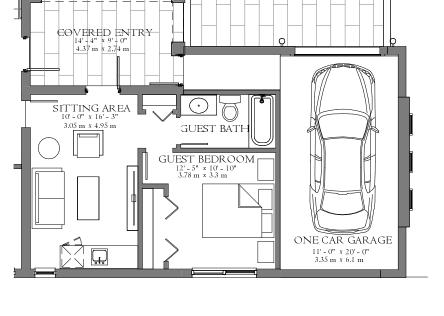


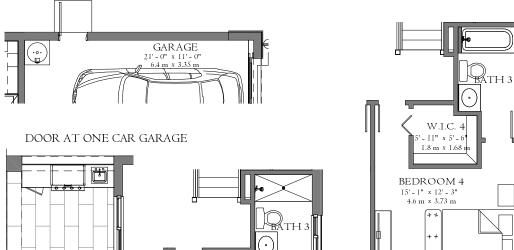


EXTENDED KITCHEN PANTRY W/ CHEF PACKAGE



SHOWER AT BATH 2

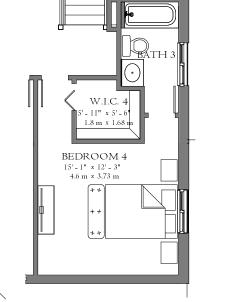




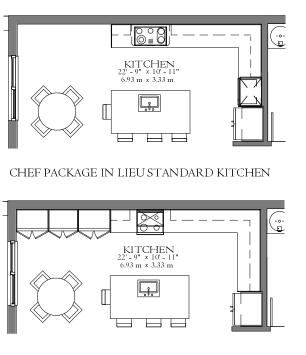
I.8 m x I.68 m

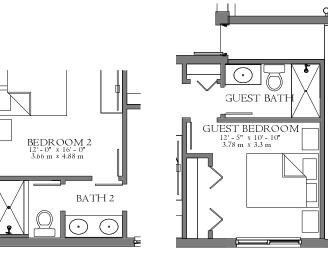
AT 4TH BEDROOM

SHOWER IN LIEU OF TUB



BEDROOM 4 IN LIEU OF LOFT







SHOWER ILO TUB AT GUEST BATH

SINK AND CABINETS AT LAUNDRY

GUEST BEDROOM IN LIEU OF 3RD CAR GARAGE

EXTENDED KITCHEN PANTRY

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BEAUTIFUL HOME FEATURES

EXTERIOR FEATURES

- Decorative architectural moldings
- Concrete roof tile in flat or S shape (per plan/scheme)
- · Decorator color scheme and light textured finish
- Brick paver driveway, walkway to home, covered entry and covered rear terrace
- Climate-friendly covered entry with dramatic 8' doors
- · 8'0" height French doors (per plan)
- · Distinctive exterior door hardware and deadbolt lock
- · Lighting at front entry porch
- Decorative coach lighting at garage
- · Impact-resistant garage doors
- · Covered rear terrace pre-wired for ceiling fan
- Second floor hurricane code compliant concrete block construction
- · Front and rear weatherproof (GFI) electric outlets
- Professionally landscaped and sodded home site
- · Automatic sprinkler system
- Two outside hose bibs
- Steel-reinforced concrete foundation
- Vented soffits
- · Screens on all operable windows

INTERIOR FEATURES

- Volume 10' ceilings (per plan)
- Light textured walls and knockdown ceilings throughout (excluding bathrooms)
- · 8' raised panel interior doors
- 8' raised panel closet doors with louvered doors if required for ventilation (per plan)
- Decorator door hardware throughout
- Decorative 2 ¼" wood door casings
- Oversized 5 1/4" wood baseboards
- 18" x 18" ceramic tile flooring in foyer, powder, family room, kitchen, breakfast nook and laundry room (per plan)
- Deluxe wall-to-wall carpeting with upgraded padding in all non-tiled areas
- · High-efficiency air conditioning system
- Air-conditioned baths, laundry rooms and walk-in closets
- · Energy-efficient R-11 garage wall insulation
- Energy-efficient R-30 ceiling insulation (per plan)
- Energy-efficient hot water heater
- Fluourescent light fixtures in laundry room and garage
- Rocker-style electrical switches
- Vinyl-clad ventilated closet shelving
- Marble or Corian® windowsills throughout
- · Smoke and carbon monoxide detectors (per plan)
- Category 5 structured wiring for voice in kitchen and master bedroom, home run to central distribution panel
- RG6 shielded coaxial television cable in all bedrooms, family room or great room, home run to central distribution panel (per plan)
- · Pre-wired for ceiling fans in all bedrooms (per plan)
- Pre-wired for garage door opener
- Full-sized washer & dryer
- Minimum 200 AMP electrical service

INSIDE YOUR KITCHEN

- · Stainless steel appliance package including:
 - 25 cu. ft. side-by-side refrigerator with ice and water dispenser in the door
- Ceramic surface range with self-cleaning oven
- Built-in microwave oven and hood combo with fan and light
- Multi-cycle dishwasher
- ½ HP garbage disposer
- European-style contemporary cabinetry with 42" upper cabinets
- Granite or quartz countertops with 4" backsplash
- · Stainless steel single bowl undermount sink
- · Single-lever faucet with pull-out spray feature
- Overhead recessed lighting
- Conveniently located pantry

INSIDE YOUR BATHROOMS

- · European-style contemporary cabinetry
- Granite or quartz vanity tops
- Shower with frameless clear glass enclosure in primary bath
- 18" x 18" designer flooring
- Coordinating tub/shower wall tile package in primary and secondary baths
- Exhaust fans
- Distinctive faucets and coordinated bath accessories
- Elongated water closets
- Full vanity width mirrors
- Designer lighting fixtures (per plan)

SITEPLAN



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MAPLE RIDGE

All of the included standard features are to be used only for the convenience of reference. The developer reserves the right to change and alter materials, specifications, features and designs without notice.



New Homes at Maple Ridge will include Baptist Health's Digital Health Kit! Baptist Health, the healthcare leader across South Florida is opening a digital door for you right from your home.

BAPTIST HEALTH CARE ON DEMAND FACE-TO-FACE VIDEO VISITS INCLUDING:

- 1-year of free and unlimited Urgent Care
- Virtual care navigation to guide you or give you peace of mind
- 20% off additional services such as diet and nutrition, mental health, breastfeeding support and more
 - 24/7 customer support





*See builder for additional details. Some exclusions may apply.

ONE (1) TY TOHOME MEDICAL EXAM DEVICE:

- · Includes HD camera and microphone to record ears, throat, heart, lungs
 - · Includes infrared digital thermometer
- Sends information to doctors using Baptist Health Care on Demand



UUR CUMMIIMENI

PROVIDING A PERSONALIZED, DEDICATED APPROACH TO THE HOMEBUILDING PROCESS WITH CHECKPOINTS, INSPECTIONS AND ATTENTION TO DETAIL.

CHOOSE

STEP 1

We'll help you choose the site and home plan that feels right for you, setting the groundwork for a home that will be built to fit your needs. And because it's a brand new home, there are no walls to knock down, no carpets to rip up, and no unexpected (or costly) surprises along the way.

CUSTOMIZE

STEP 2

Let's select and design the details that you've been imagining in your head for years, we pair you with a professional design specialist who can help bring your vision to life. They'll help you select the finishes and features that match your style and personality.

CHECK IN

STEP 3

Construction of your new home can be the most exciting part of the process. We're here to help make it painless too. That's why we arrange several walkthroughs and even send you milestone notifications during the construction phase. We make sure that you can follow along with the progress.

SETTLE IN

STEP 4

You will appreciate the energy efficiency of your new home. Not only does your home save you money on bills, it is environmentally responsible. And even better, the new appliances, quality flooring, premium water heater, and modern A/C system include a limited warranty that you won't find in an older home.

privileged access to a wide array of materials and finishes.

fixtures, appliances, hardware, tile work, and beyond, all of which are distinctively upscale, and available to preview in a CC Homes Design Studio.



As a CC Homes customer, you will receive luxury service from a skilled designer and

We proudly offer a designer-curated collection of cabinetry, countertops, flooring,

Our customers appreciate this - Features included at no additional cost are top quality and superior... So, choose to build with us, and you can save money without sacrificing on style!

HISTORY OF EXCELLENCE

DELIVERING A SUPERIOR HOMEBUILDING EXPERIENCE

Since 1978, thousands of happy homeowners ranked top 5 in South & Southwest Florida



CC Homes, a Codina-Carr Company, was founded on the principle of providing families with high-quality new homes in a desirable location. With more than 75 years of combined experience in South Florida real estate, Mr. Armando Codina and Mr. Jim Carr have envisioned the redevelopment of the Florida real estate market by providing brand new quality homes in cities where there is a high demand. With projects located throughout the state, CC Homes is one of the largest builder-developers in Florida.



JIM CARR is a 40-year career homebuilder, real estate developer, and the CEO of CC Homes, In 1976, Jim Carr founded Westbrooke Communities, Inc., a land development and residential home building company which quickly catapulted into the ranks of the state's largest and most respected builders, with more than 15,000 homes constructed throughout South Florida. In 2001, Mr. Carr formed Carr Residential I, LLC with the purpose of developing urban in-fill locations and multi-family communities throughout South Florida. In 2007, Jim Carr co-founded CC Homes with business partner and life-long friend Armando Codina. Jim Carr is active in several civic organizations and has been the recipient of many philanthropic and professional awards. Most recently, he and wife Susan Carr received the Philanthropy Award from The Coral Gables Community Foundation. Currently serving as Chairman of the Board, Mr. Carr has been extremely involved with Baptist Health South Florida, the region's largest health care provider, for the past 20 years. Mr. Carr has served on the board of directors of three public corporations: Newmark Homes Corp, LNR Properties and Great Florida Bank. Carr is also past president of the Builders Association of South Florida (1986). Among Jim Carr's many completed residential projects, some of the most notable include: The Residences of Sawgrass Mills in Sunrise, Shenandoah in Davie, Westlake Village in Hollywood, Monterra in Cooper City, Traditions and Torino at Grey Oaks in Naples, The Villas at Harbor Isles, Cocoplum in Dania Beach and Bonterra in Hialeah.

ARMANDO CODINA is Founder and Executive Chairman of Codina Partners, LLC, a real estate investment, development and property management firm based in Coral Gables, Florida. Having first founded the large and successful commercial real estate firm Codina Group in 1979, Mr. Codina formed Codina Partners in 2009 and through this entity and its several affiliates is engaged in multiple real estate development and investment activities. Mr. Codina is an active investor and owner of MBB Auto Group, a premium luxury retail automotive group consisting of 15 dealerships in the Northeast that include Mercedes- Benz, BMW, Land Rover, Jaguar, Audi and Toyota. Previously, he served as Lead Director on the board of BellSouth; on the board of directors of American Airline's parent company, AMR Corporation; and on the board of General Motors and The Home Depot. He is also chairman of Kingfisher Land-Secured Bond Fund, L.P. Additionally, Mr. Codina has served several professional, civic, and educational organizations, including as a Board of Trustees member of the Urban Institute, and as Chair of the Town Square Neighborhood Development Corporation. He is a Chairman Emeritus of Florida International University, Co-Founder of the Community Partnership for the Homeless, and is a member of the Florida Council of 100, among others. For a list of the many industry-related and philanthropic awards and recognitions Mr. Codina has received, please visit our website.





