

Welcome to Breakwater Village located in beautiful Redondo Beach. Steps away from shopping, malls, freeways and minutes from the beach, Breakwater Village is the perfect choice for active seniors. The home you've been waiting for is the pinnacle of South Bay lifestyle at a price you can afford.

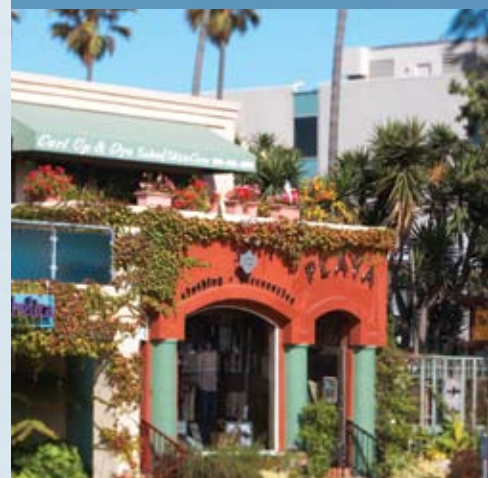
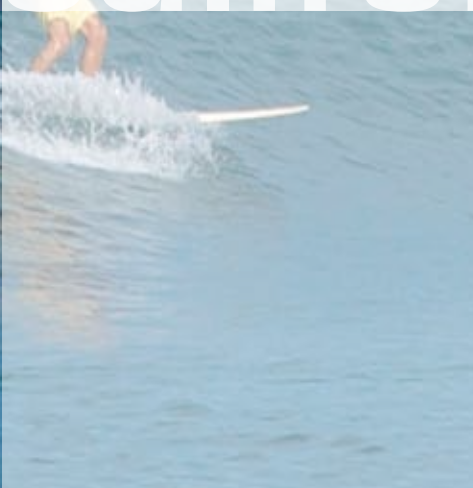


welcome





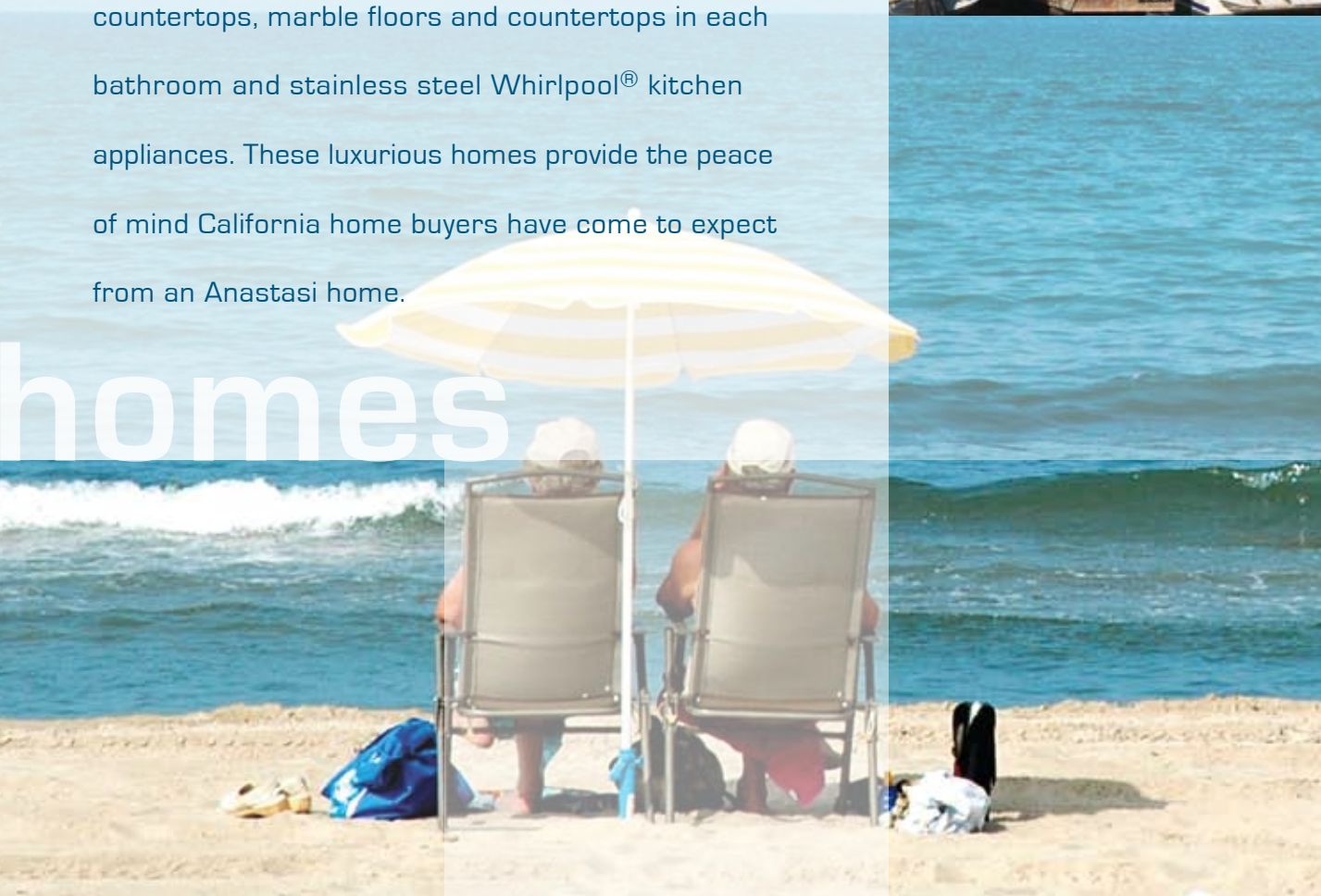
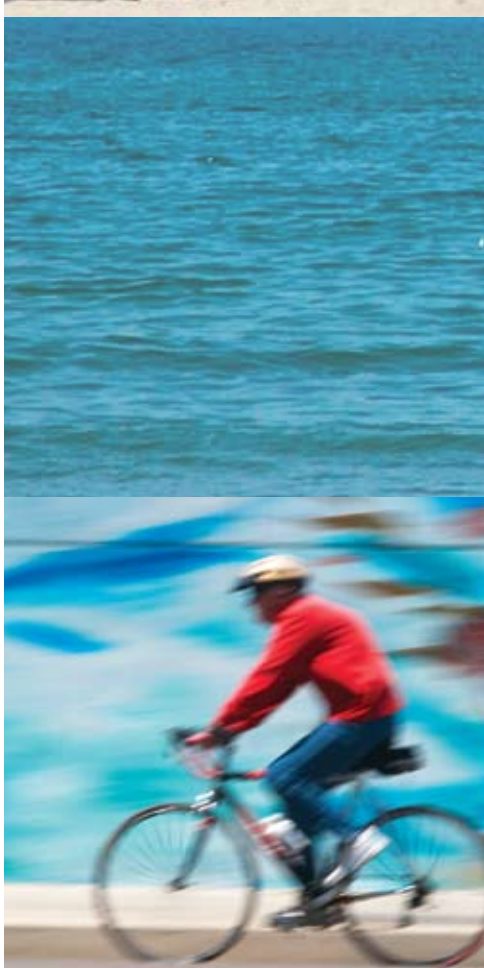
With its superior location, Redondo Beach has long been a desirable destination to call home. Nestled just twenty miles from downtown Los Angeles and seven miles south of Los Angeles International Airport, Redondo Beach takes full advantage of the beach lifestyle with all of its benefits. The city boasts dedicated police and fire departments, two public libraries, a performing arts center, large parks and a variety of shopping and entertainment venues all within reach. This perfect blend of location and convenience can be yours — make Redondo Beach your home.

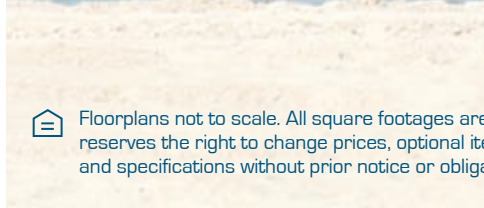




Our thoughtfully planned one-story floorplans, ranging from approximately 782 to 1,336 square feet, were created with you in mind. Each Breakwater Village home features top notch finishes including granite countertops, marble floors and countertops in each bathroom and stainless steel Whirlpool® kitchen appliances. These luxurious homes provide the peace of mind California home buyers have come to expect from an Anastasi home.

# homes





## A/F-PLAN

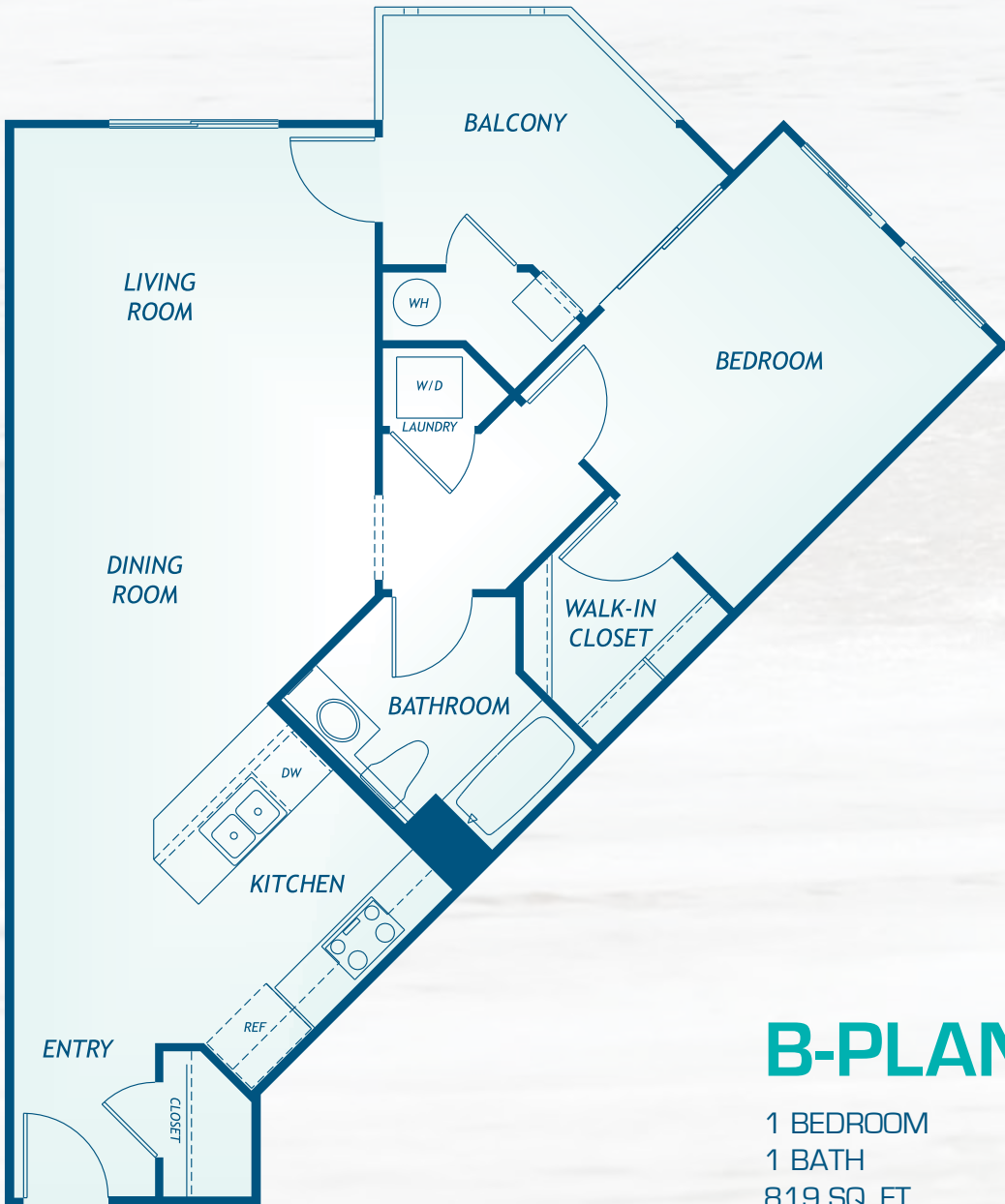
2-3 BEDROOMS

2 BATH

1,243-1,336 SQ. FT.  
(Varies per plan)



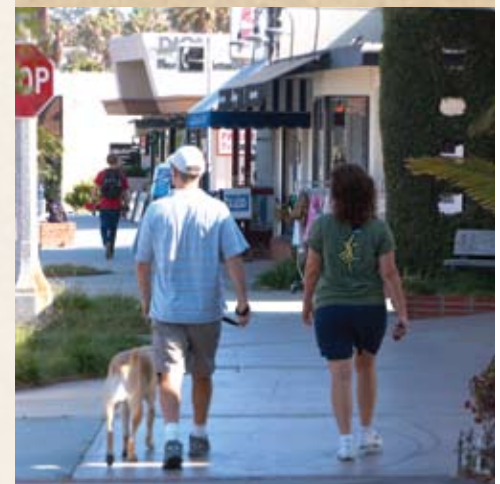
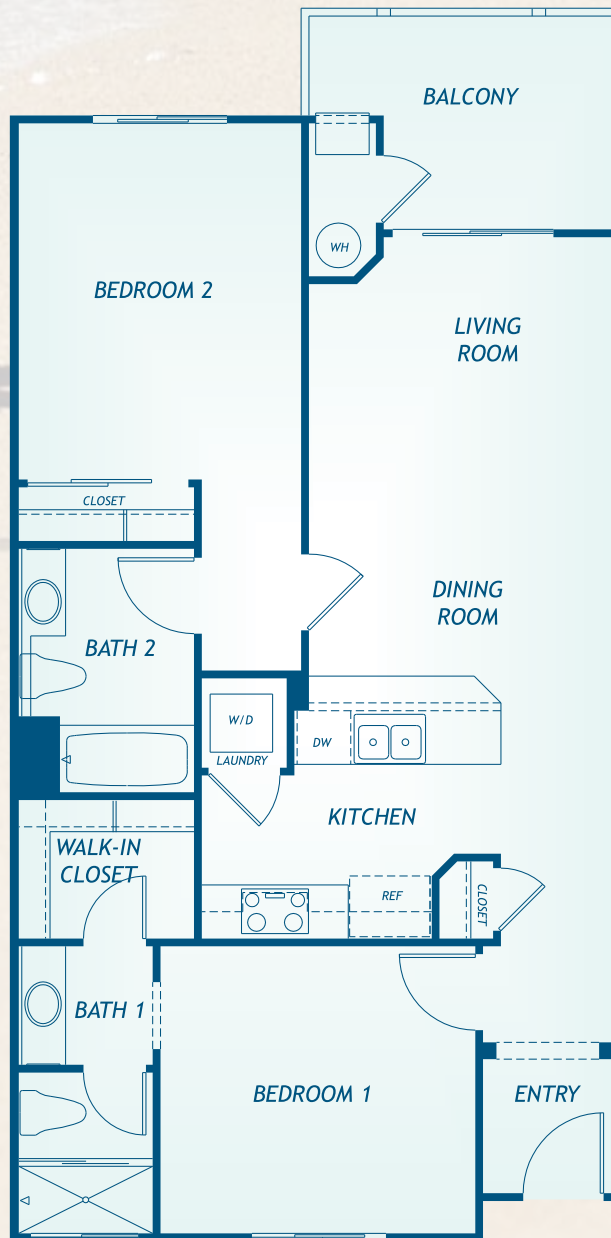
Floorplans not to scale. All square footages are approximate. Anastasi Development Co, LLC reserves the right to change prices, optional items, floorplans, features, exterior designs, materials and specifications without prior notice or obligation. See sales representative for details.



## B-PLAN


1 BEDROOM  
1 BATH  
819 SQ. FT.





## C-PLAN

2 BEDROOM  
2 BATH  
890-913 SQ. FT.  
(Varies per plan)

 Floorplans not to scale. All square footages are approximate. Anastasi Development Co, LLC reserves the right to change prices, optional items, floorplans, features, exterior designs, materials and specifications without prior notice or obligation. See sales representative for details.



## Community Features

- Community Room with kitchen, big screen TV, game tables, pool table, and conversation area with fireplace
- Exercise Room complete with state-of-the-art fitness machines
- Central courtyard with sparkling pool, built-in barbeque island and inviting separate outdoor fireplace area
- Lush community landscaping including trellis with covered seating and walking path
- Secure building with gated underground garage

## Exquisite Detailing

- Hardwood flooring in entries per plan
- Custom radius drywall corners
- Two tone paint in all rooms except closets
- Decora rocker light switches
- Extensive use of recessed lighting throughout
- Six panel front door
- Low E dual glazed windows
- 2-inch horizontal decorative blinds throughout
- Interior laundry with Whirlpool® washer and dryer
- Raised maple European style cabinets with concealed hinges
- Beveled mirrored wardrobe doors per plan
- Bedroom ceiling fans with lights per plan
- Central heating & air conditioning system with state-of-the-art thermostat control unit
- Spacious walk-in closets in bedrooms per plan

features






- Communications package including pre-wiring for digital satellite, cable TV and telephone utilizing CAT5e phone lines and RG-6 quad shield coaxial cable. All telephone and cable jacks are homerun to allow for advanced systems and distribution
- Medium orange peel finish on the walls with a light knockdown texture on the ceiling
- Smoke detectors with battery back-up
- Two panel Cremona style interior doors

## Gourmet Kitchen

- Stainless steel Whirlpool® appliances including refrigerator, gas range, microwave/hood and a Quiet Series dishwasher
- Hardwood flooring per plan
- Natural granite slab kitchen counter tops with a 6-inch backsplash
- Raised maple European style cabinets with concealed hinges
- Under cabinet florescent lighting
- Islands/counter per plan
- Delta® pullout faucet fixture with brushed nickel finish

## Bath Luxuries

- Flooring, tub and/or shower surround, slab counters with 6-inch backsplash finished in Travertine or Crema Marfil per plan
- Clear shower enclosure
- Delta® faucet fixtures with brushed nickel finish
- Raised maple European style cabinets with concealed hinges
- Mirrored medicine cabinets

 Anastasi Development Co, LLC reserves the right to change prices, optional items, floorplans, features, exterior designs, materials and specifications without prior notice or obligation. See sales representative for details.





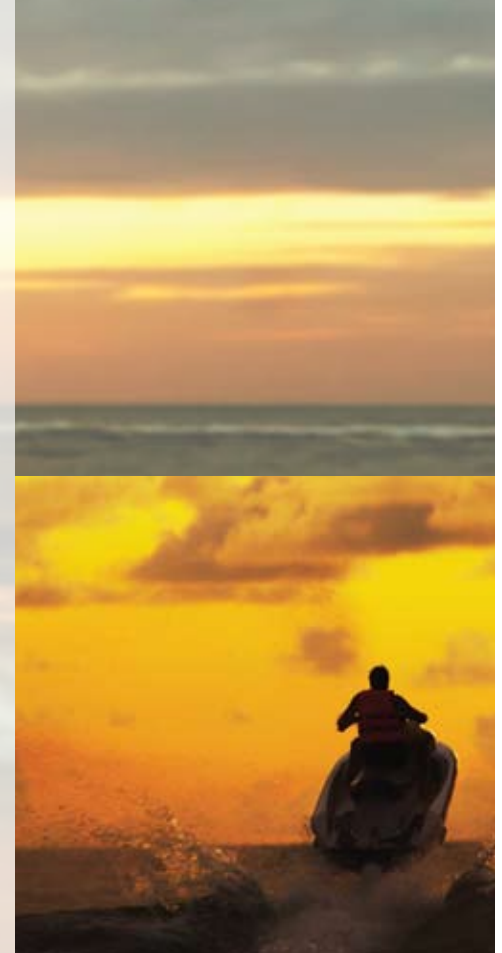
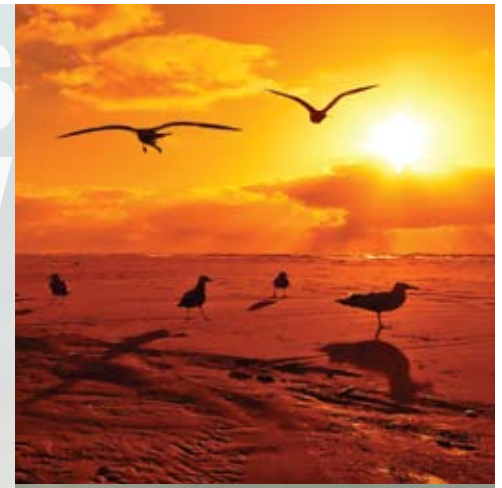
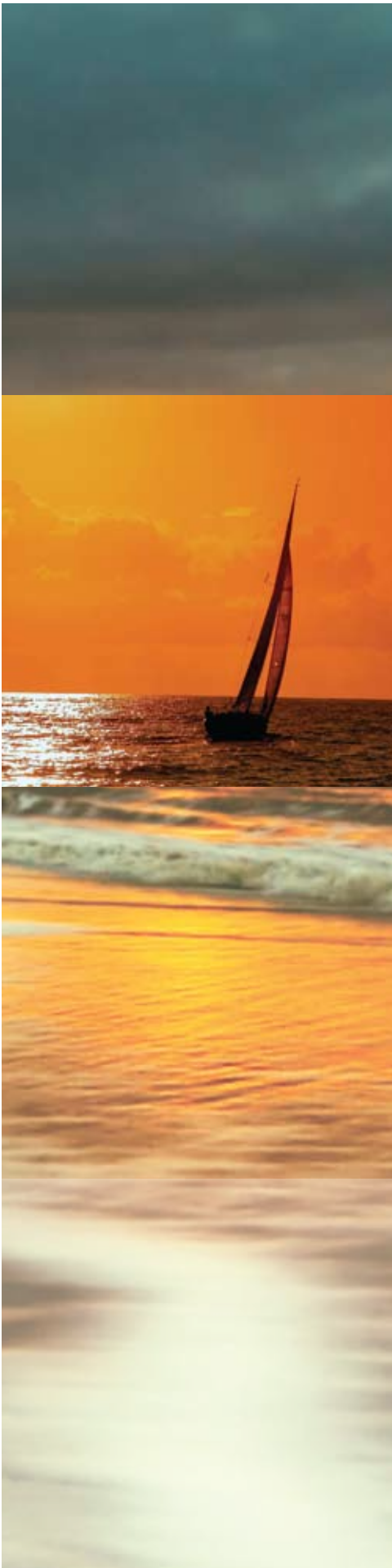
# community

At the center of this well appointed escape is a refreshing pool, built-in barbecue and inviting outdoor fireplace area. The Community Room provides a setting for fitness, movie nights in the theatre room, a friendly game of billiards or a welcome gathering of friends. Neighbors can greet each other over conversation and activities that range from game nights to watching afternoon sports around the state-of-the-art flatscreen television.

# builder's story

Anastasi Development Company is in the business of building trust, home by home. Since 1962, the Anastasi family has taken great pride in building quality crafted homes of exceptional value. Each home is built with an unwavering devotion to delivering a superior product through passionate attention to detail. Anastasi Development Company is committed to you and servicing your home as if it was their own.

This tradition continues today. When that special time comes to turn the key to your new home, you can be confident that your family will cherish your investment for years to come. You'll discover that the Anastasi family builds homes where your dreams can come true.



2750 Artesia Blvd  
Redondo Beach, CA 90278  
(310) 542-6040  
**Anastasi.com**

