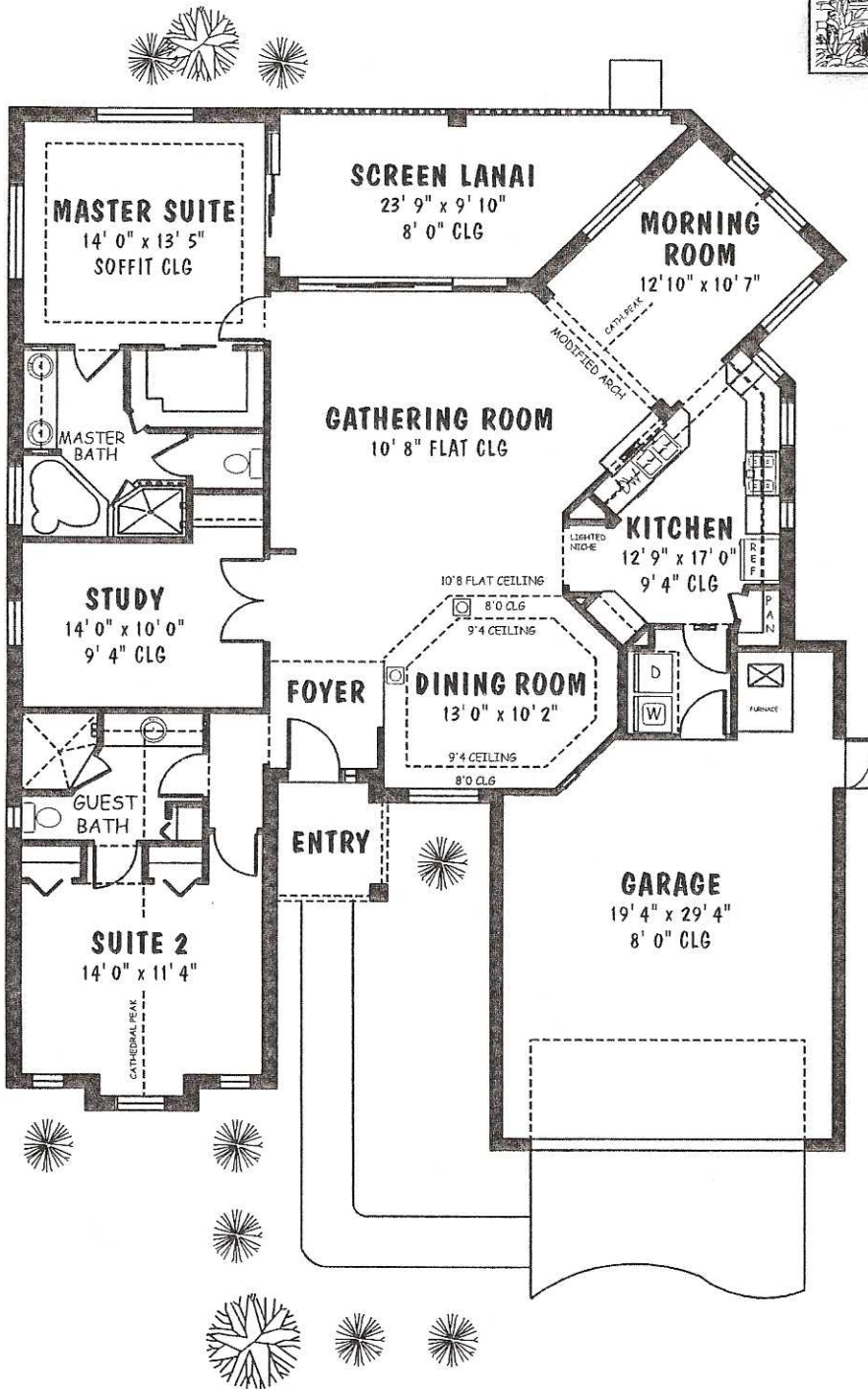


# The Duchess



## Features

There are very few homes that are blessed with the curb appeal of the Duchess. But that's only the beginning. As you pass through the raised Entry and Foyer, your view will encompass a columned, formal Dining Room; a Study, complete with French doors; an expansive Gathering Room; and a very cozy Morning Room tucked in between the Kitchen and rear Screened Lanai.

You will also find a Master Suite and a Guest Bedroom Suite that are just as appealing and spacious as the rest of this elegant home.

## Highlights

- 2 Bedroom / 2 Bath with Study (Third Bedroom)
- Special "Morning Room" or Breakfast Nook
- Luxurious Master Bath
- Columned Formal Dining Room
- Built-In Desk in Kitchen
- Large Screened Lanai
- Air Conditioned Laundry Room
- 2 Car Garage

## Royal Highlands

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Pringle Construction Co. CGC056993

Builder of custom homes at Riverside, Scottish Highlands, Highland Lakes, Royal Highlands, Royal Harbor, and other fine communities.

Floorplan Shown in  
Block Version



Because we continually strive to find new ways to improve and change our homes, we reserve the right to change specifications, brands, and architectural details without notice. Dimensions may also vary from those shown in the sales literature and some features depicted may not be included as standard when you buy your home.

## Standard Floorplan

01/01-K INV# 52