



nova  
Private Residences by OXNARD

FORT LAUDERDALE / FLORIDA

**A NEW HORIZON.  
A NEW WAY OF LIVING.**

1720-1726 NE 6TH

[novabyoxnard.com](http://novabyoxnard.com)

# THE PRIVACY OF A HOME. THE ENERGY OF THE CITY.

Your own door.  
Your own garage.  
Your own pool.  
Your own space.

NOVA is a limited collection of four private residences created for a new expression of South Florida living - where architecture, privacy and effortless indoor-outdoor life come together in one distinctive Fort Lauderdale address.





# DEFINED BY DESIGN.

Four residences. One distinctive address.

THE COLLECTION

# FOUR PRIVATE RESIDENCES.

4

RESIDENCES

3

BEDROOMS

3.5

BATHROOMS

2

STOREYS



12,915.17 SQ.FT. SITE / 42.97% OPEN SPACE / 8 TOTAL PARKING SPACES / EV CHARGING OUTLET IN EACH GARAGE

Two floor-plan families define the collection: larger end residences at approximately 2,506 sq.ft. and interior residences at approximately 2,470 sq.ft. Each home is planned with a private outdoor area and pool.



VICTORIA PARK / FORT LAUDERDALE

# CONNECTED TO THE CITY. GROUNDED IN PLACE.

Set within Victoria Park in northeast Fort Lauderdale, NOVA pairs the calm of a residential neighborhood with easy access to the city, Las Olas and the coast.

|                       |        |
|-----------------------|--------|
| DOWNTOWN              | ~5 MIN |
| LAS OLAS BLVD         | ~6 MIN |
| FORT LAUDERDALE BEACH | ~8 MIN |





MATERIAL WORLD

## **WARM WHITE. WOOD. WATER. SUBTLE GREENERY.**

Clean geometry is softened by warm natural tones, large areas of glazing and lush tropical planting. The visual language is contemporary without becoming cold - a quieter expression of South Florida living.

**SUNLIGHT & SHADOW**

**LIMESTONE & SAND**

**WARM WHITE & WOOD**

**WATER & SUBTLE GREENERY**









## LIVING

# SPACE THAT FEELS OPEN, NOT EXPOSED.

Open-plan living, dining and kitchen spaces are organized as one continuous social environment, with large openings extending the visual experience toward the terrace and pool.





#### KITCHEN / DINING

A generous island, integrated storage and an open relationship with dining and living create a kitchen that works equally well for everyday life and entertaining.





INDOOR / OUTDOOR

# WHERE INDOORS MEETS OUT







#### PRIMARY SUITE

## PRIVATE BY DESIGN.

A calm primary bedroom, walk-in closet and dedicated bath create a quieter zone within the home - separate from the energy of the main living spaces.





# THE ROOMS THAT MAKE A HOME WORK.



WALK-IN CLOSET



LAUNDRY



2nd BATHROOM



3rd BATHROOM





LIFE AT NOVA

ROOM FOR LIFE  
TO HAPPEN.





## THE RESIDENCES

# A LIMITED COLLECTION OF FOUR.

**01**

END RESIDENCE

**2,506 SQ.FT.**

GROUND / SECOND: 1,175 / 1,330 SQ.FT.

**02**

INTERIOR RESIDENCE

**2,470 SQ.FT.**

GROUND / SECOND: 1,159 / 1,310 SQ.FT.

**03**

INTERIOR RESIDENCE

**2,470 SQ.FT.**

GROUND / SECOND: 1,159 / 1,310 SQ.FT.

**04**

END RESIDENCE

**2,506 SQ.FT.**

GROUND / SECOND: 1,175 / 1,330

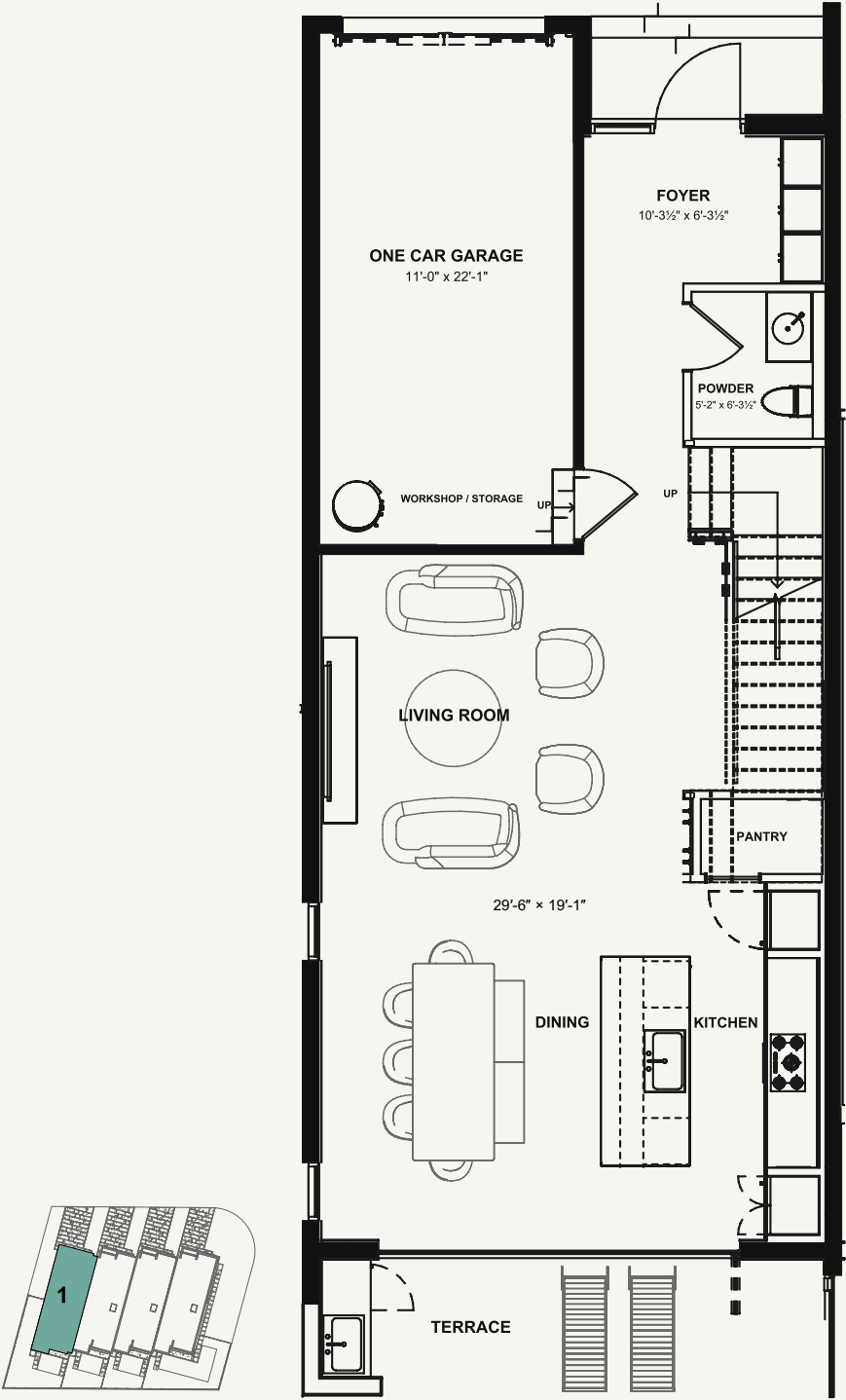
All residences: 3 bedrooms / 2.5 bathrooms / 1-car garage + driveway / private terrace and pool. Residence 4 features the expanded end-lot pool configuration shown in the architectural set.



RESIDENCE 1 / FLOOR PLAN

# GROUND FLOOR

1,175 SQ.FT.



3 BEDROOMS

3.5 BATHROOMS

1-CAR GARAGE + DRIVEWAY

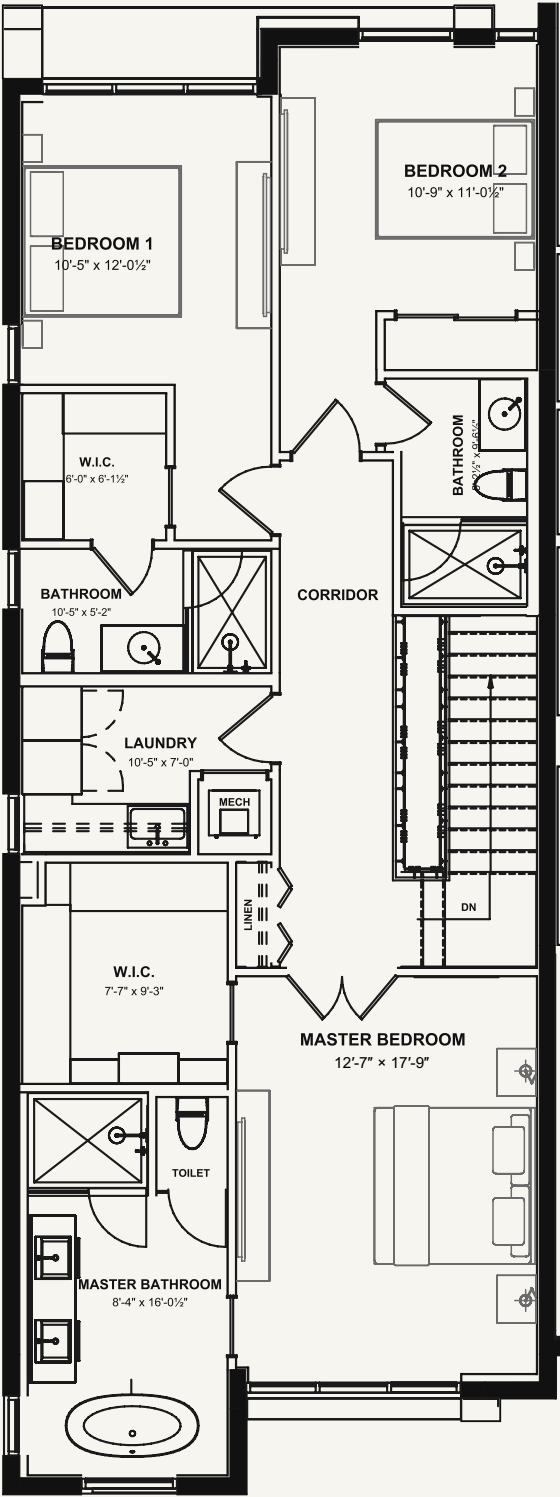
PRIVATE POOL

Floor plans and dimensions are based on the architectural construction set and are subject to final verification.



# SECOND FLOOR

1,330 SQ.FT.



3 BEDROOMS

3.5 BATHROOMS

1-CAR GARAGE + DRIVEWAY

PRIVATE POOL

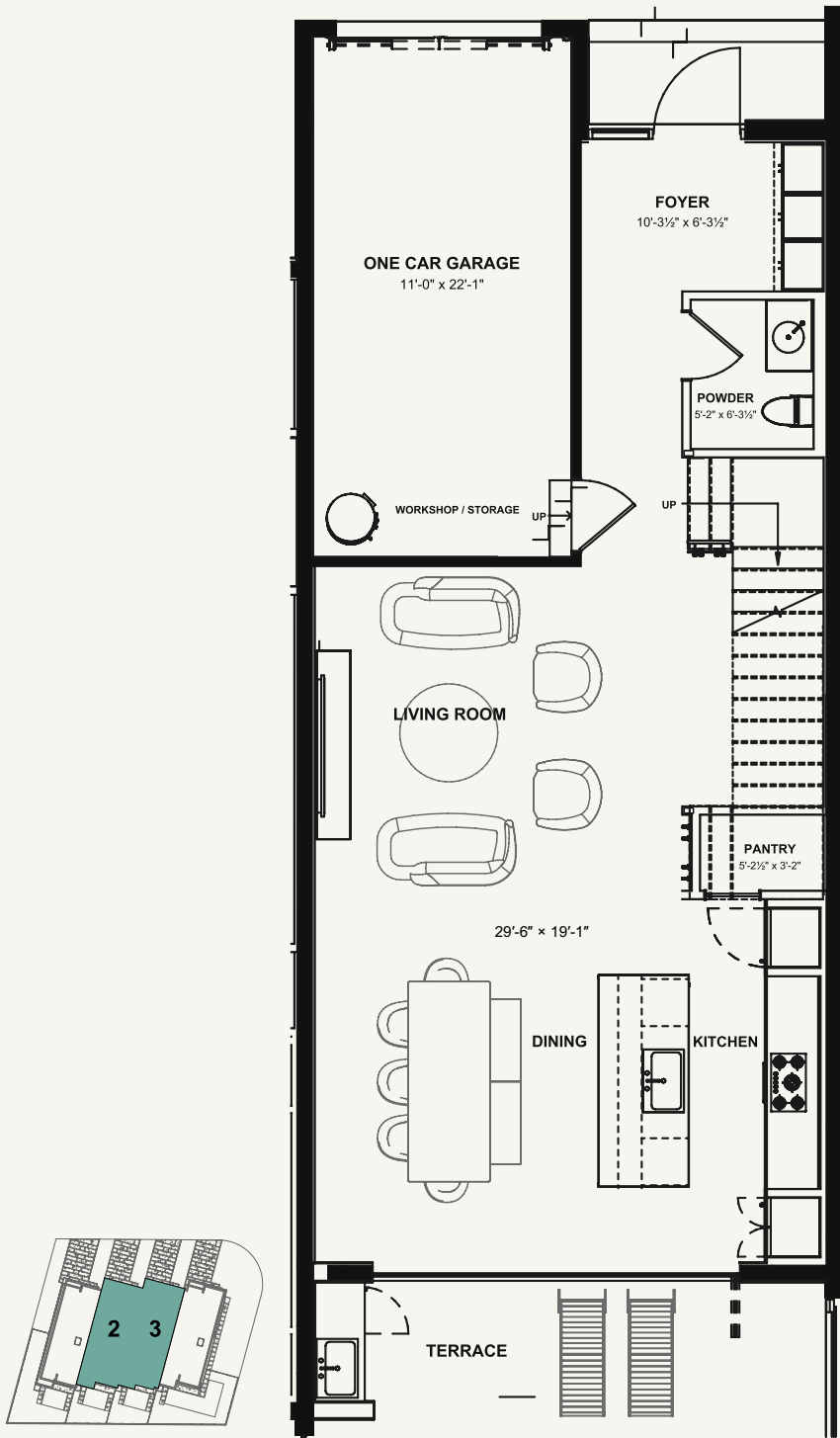
Floor plans and dimensions are based on the architectural construction set and are subject to final verification.



RESIDENCE 2 / 3 FLOOR PLAN

# GROUND FLOOR

1,159 SQ.FT.



3 BEDROOMS

3.5 BATHROOMS

1-CAR GARAGE + DRIVEWAY

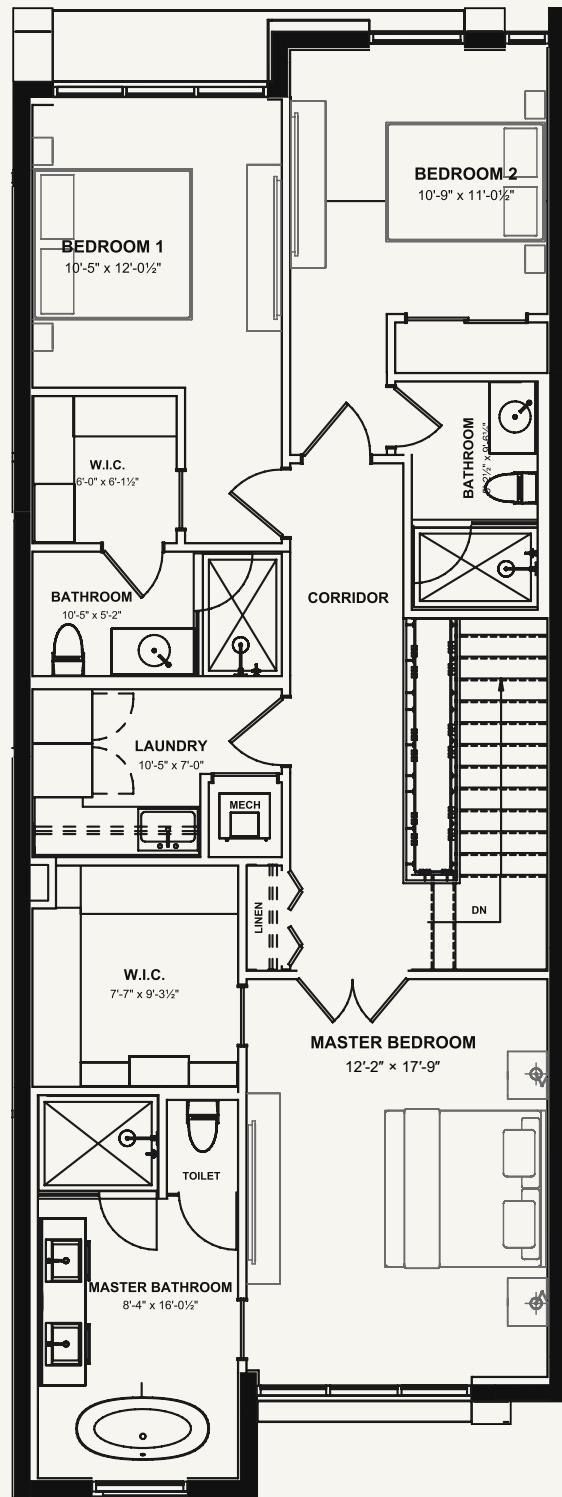
PRIVATE POOL

Floor plans and dimensions are based on the architectural construction set and are subject to final verification.



# SECOND FLOOR

1,310 SQ.FT.



3 BEDROOMS

3.5 BATHROOMS

1-CAR GARAGE + DRIVEWAY

PRIVATE POOL

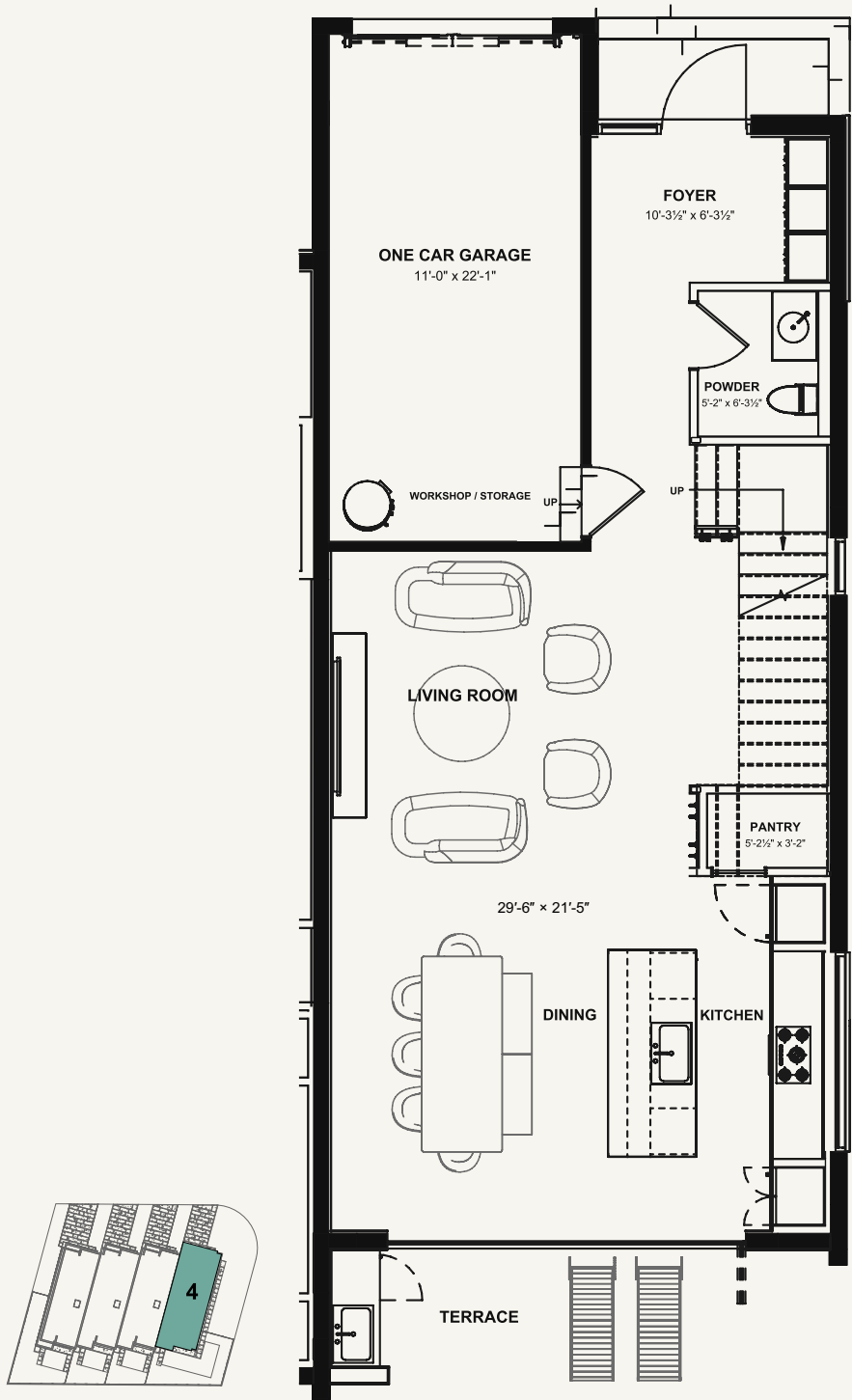
Floor plans and dimensions are based on the architectural construction set and are subject to final verification.



RESIDENCE 4 / FLOOR PLAN

# GROUND FLOOR

1,175 SQ.FT.



3 BEDROOMS

3.5 BATHROOMS

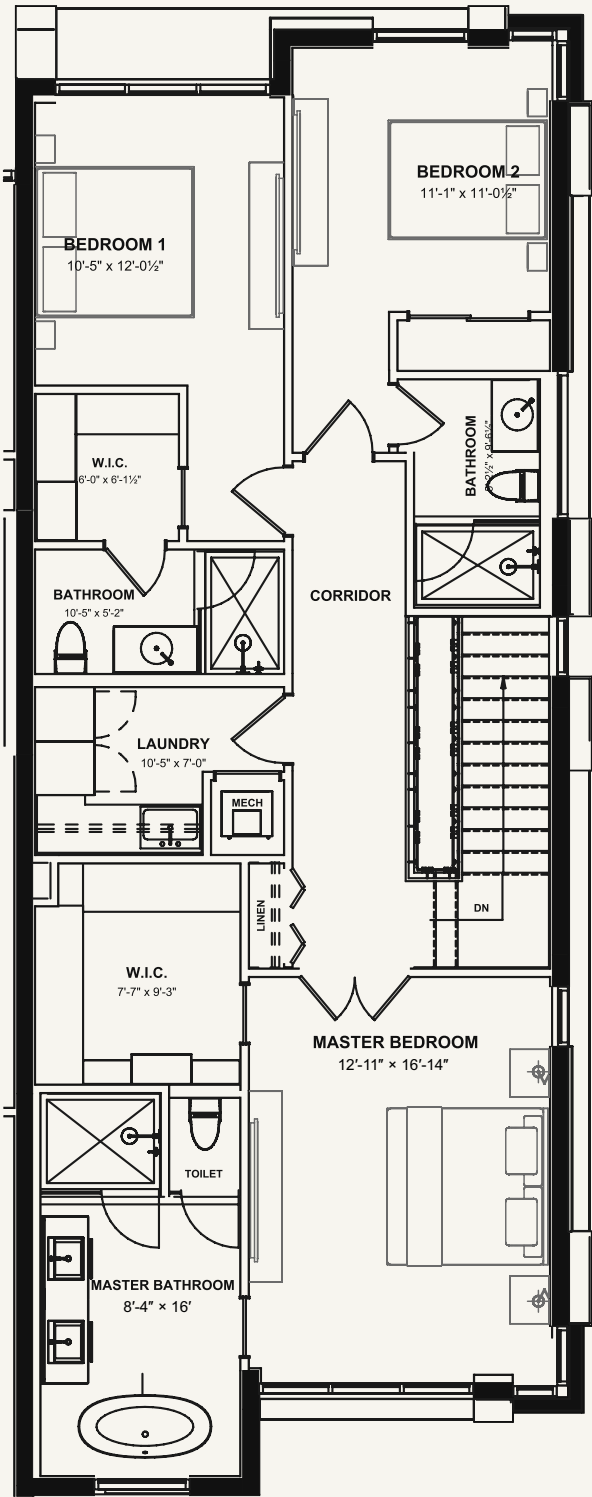
1-CAR GARAGE + DRIVEWAY

PRIVATE POOL

Floor plans and dimensions are based on the architectural construction set and are subject to final verification.

# SECOND FLOOR

1,330 SQ.FT.



3 BEDROOMS

2.5 BATHROOMS

1-CAR GARAGE + DRIVEWAY

PRIVATE POOL

Floor plans and dimensions are based on the architectural construction set and are subject to final verification.











# SCHEDULE A

## STANDARD FEATURES & SPECIFICATIONS

### 3 BEDROOMS

### 3.5 BATHROOMS

### 1-CAR GARAGE + DRIVEWAY

### PRIVATE POOL

#### EXTERIOR CONSTRUCTION DETAILS

- Four fee simple, two-storey townhomes
- Smooth Succo finish with composite wood panels.
- Flat roof design with drainage slope, coordinated waterproofing and R-30 Icynene insulation at roof/ceiling assemblies.
- Concrete paver driveways
- Private rear terrace for each residence with exterior kitchen and sink
- Insulated steel garage door with glass panels

#### INTERIOR FINISHING

- Open-concept living, dining and kitchen arrangement with direct connection to the rear terrace.
- 4'X4' tiles on main floor and all wet areas with hardwood on second floor.
- 10' Ceiling on main floor
- Floating Stairs with Glass railing stairs to be stained to match hardwood.
- Solid wood doors with black hardware

#### KITCHEN & LAUNDRY

- Custom cabinetry with millwork in master ensuite to have led.
- Large kitchen island with full-height and base cabinetry.
- All kitchen appliances to be Sub Zero Wolf.
- Stove to be gas.
- Laundry Appliances to be Samsung or LG

#### DOORS & WINDOWS

- Exterior windows and doors to be high quality aluminum impact-resistant.
- Large Glazing.

- Glazing tint / colour and lever-style door hardware to be black.

#### BATHROOM FINISHINGS All fixtures to be Kohler

- Powder room to have wall hung toilet.
- Bathrooms to all have smart toilets with
- All toilets comfort height and elongated
- All showers to have rain heads with hand held faucets

#### ELECTRICAL & LIGHTING

- Lighting provisions include 4 in. pot lights, wall sconces, step lights and low-voltage cabinet lighting.
- GFCI-protected receptacles at wet areas and kitchen counters as required.
- Ceiling fan location in each room to be R/I and capped for future.
- Each townhome garage is specified with R/I for future EV charging outlet.
- Exterior-grade / waterproof lighting at applicable exterior.

#### OUTDOOR LIVING & SITE FEATURES

- Private rear terrace for each residence with direct access from the principal
- Living / Dining area.
- A private salt water pool for each residence Approx 10'X10' heated with jets and lights.
- Dedicated exterior kitchen with sink and barbecue.
- Landscape and pool decking to be all done with sod co
- Corner site fronts NE 6th Street and NE 17th Way.

A black and white photograph of a group of people in formal attire walking on a checkered plaza. In the background, there are palm trees and a city skyline. A large, stylized orange 'X' logo is superimposed on the image.

*Modern Living, Made for South Florida  
Private Residences by OXNARD*

OWN THE WAY YOU LIVE

## EXPERIENCE BEHIND US. POSSIBILITY AHEAD.

For more than four decades, OXNARD has grown through building, delivering and repeating. The South Florida chapter brings that development experience into a contemporary residential and commercial platform designed around the expectations of a new generation.

40+

YEARS

2

COUNTRIES

THOUSANDS

OF HOMES

1

STANDARD

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BUILDING WHAT'S NEXT.

OXNARD.dev