COASTAL LIVING, THOUGHTFULLY DESIGNED

THE VILLAGES OF SANTA ROSA

SANTA ROSA BEACH, FL

STARTING AT $499,900 | SANTA ROSA BEACH

VT HOMEBUILDERS

Learn more at villagesofsantarosa.com

(850) 608-1383 | villagesofsantarosa@abbottmartingroup.com

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VILLAGES OF SANTA ROSA

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WELCOME TO VILLAGES OF SANTA ROSA

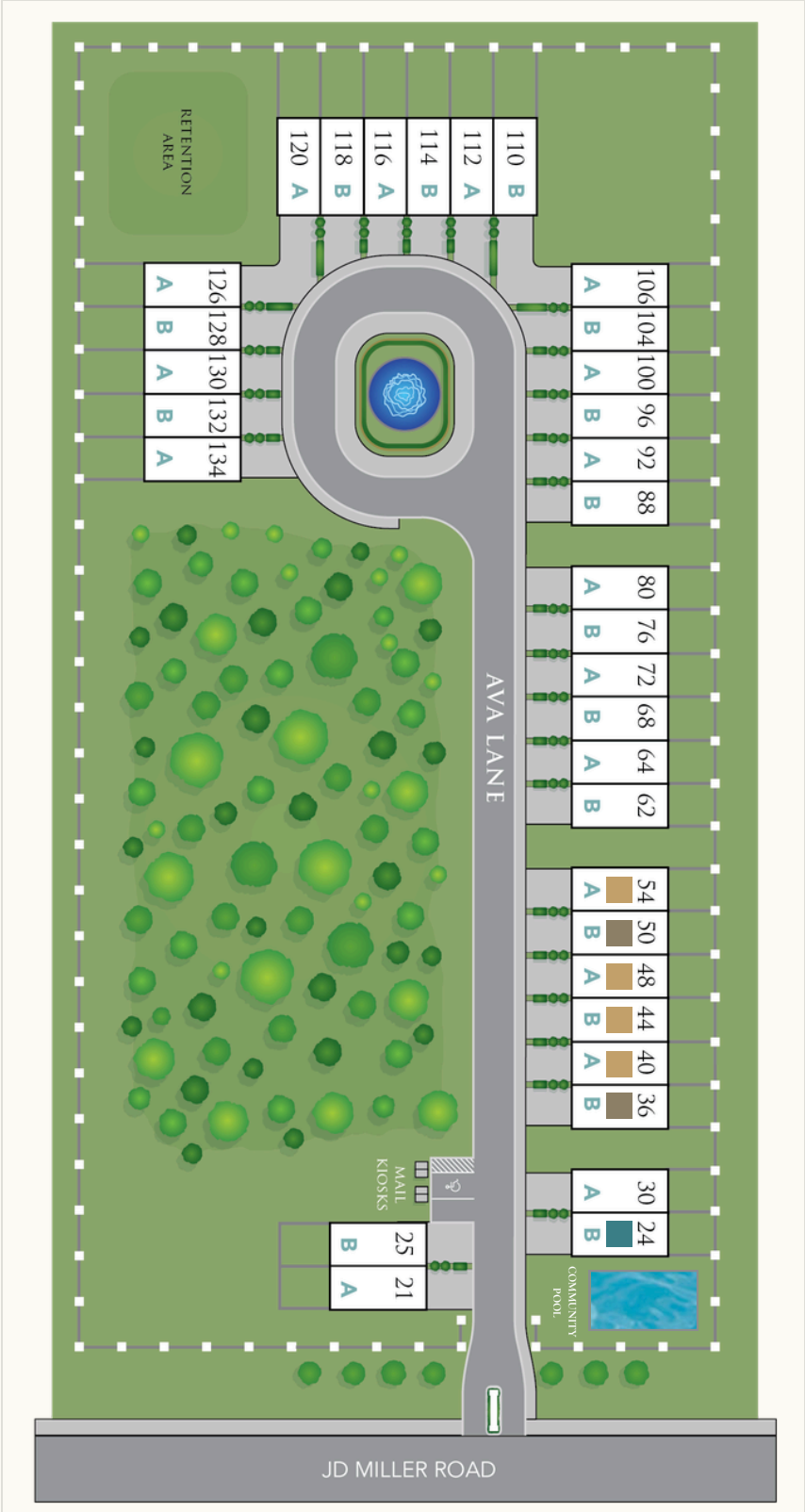
Set in the heart of Santa Rosa Beach, Villages of Santa Rosa offers new-construction townhomes designed for the coastal lifestyle with curated interiors, durable materials, and all just minutes from the coast.

Every townhome is finished in one of three designer collections; The Grove, The Harbor, or The Foundry and built with a metal roof and Hardie board exterior made for life on the Gulf Coast.

With the coast, dining, and the lifestyle of 30A just minutes away, Villages of Santa Rosa brings together comfort, quality, and coastal convenience.

Come see the difference!

THE VILLAGES OF SANTA ROSA
SANTA ROSA BEACH, FL



KEY

- Model Home
- Move-In Ready
- Sold
- Community Pool

Quality. Comfort. *Coastal* convenience.

COMMUNITY FEATURES

- Metal roof & Hardie board exteriors
- Three designer finish collections
- Open-concept floor plans
- Covenient access to 30A & the coast
- Mailbox Kiosk
- Community Pool

- VISIT OUR MODEL AT **26 AVA LANE, LOT 24, SANTA ROSA BEACH, FL 32459**







AN INSIDE LOOK

Love where *you live.*

INSIDE VILLAGES OF SANTA ROSA, townhomes designed around naturally lit open-concept kitchens, dining, and living spaces that make everyday life and entertaining feel effortless.

Choose from three curated collections; the warm garden-inspired **Grove**, the light coastal **Harbor**, or the modern **Dune.** Each curated collection is coordinated across countertops, cabinetry, tile, hardware, and lighting so your home feels uniquely yours from day one.











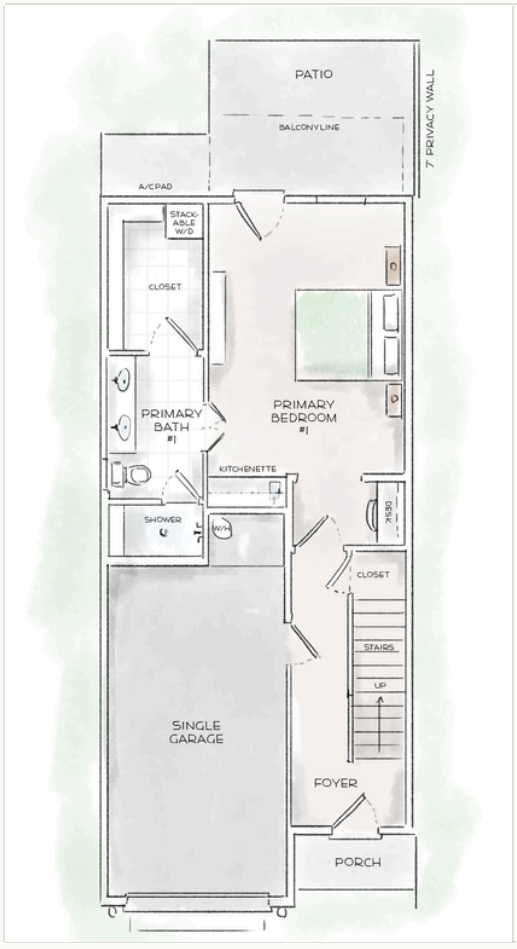






Floor Plan *A*

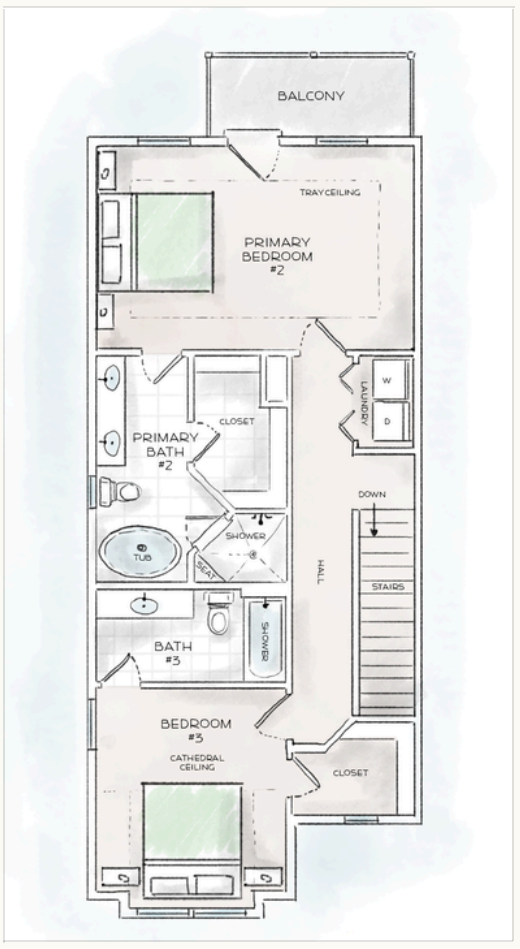
3 BEDROOMS | 3.5 BATHS | 2,250 SQ. FT.



FIRST FLOOR



SECOND FLOOR

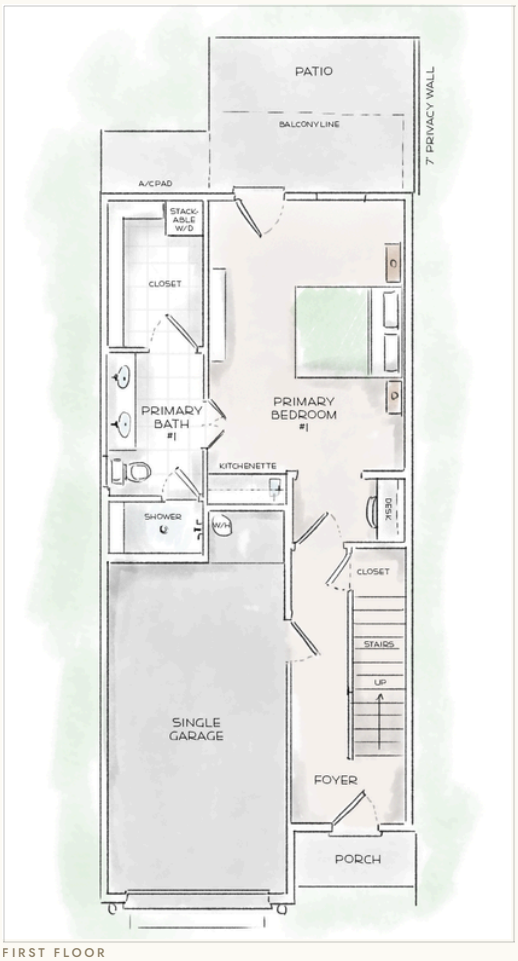


THIRD FLOOR

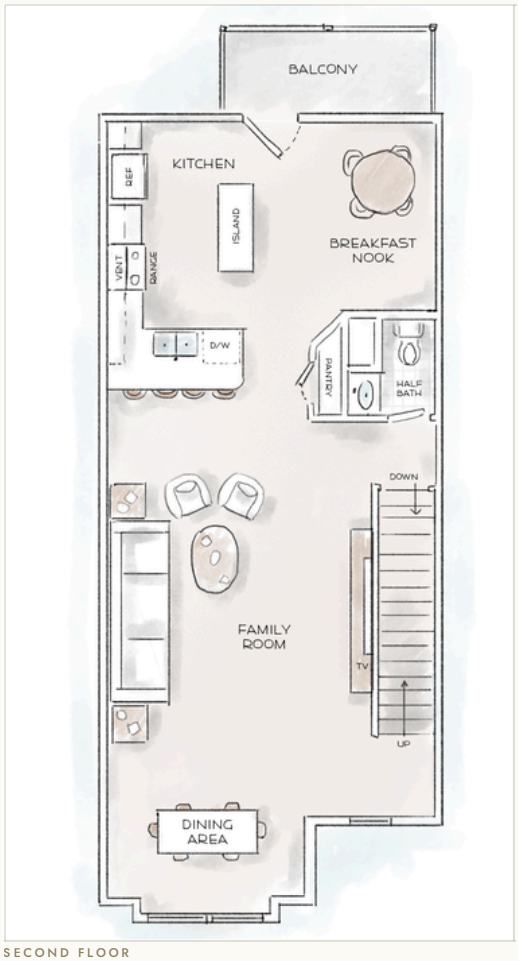
*Floor plans and elevations are not to scale. Dimensions, square footage and other finish and fixture variations may occur. Porches, bedroom windows and garage doors may change depending on elevation—please refer to blueprints for specific details.

Floor Plan *B*

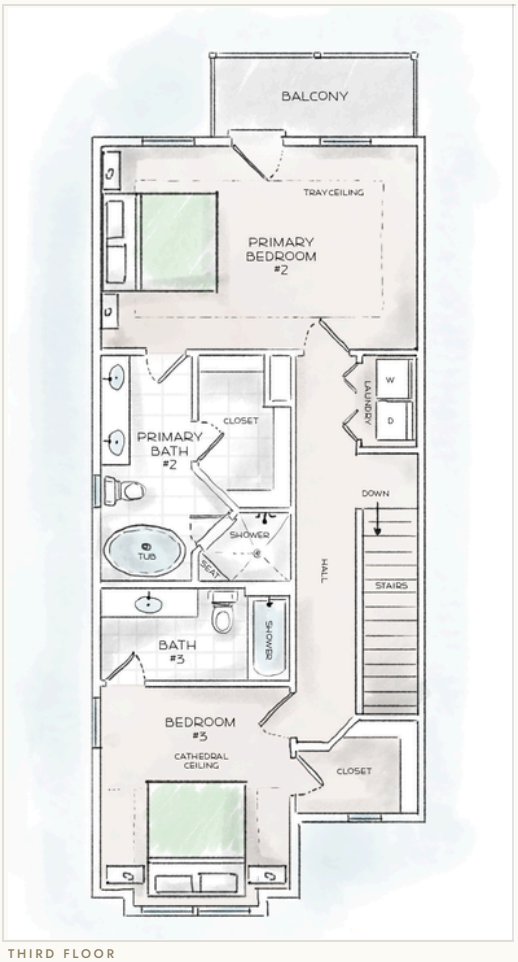
3 BEDROOMS | 3.5 BATHS | 2,250 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

*Floor plans and elevations are not to scale. Dimensions, square footage and other finish and fixture variations may occur. Porches, bedroom windows and garage doors may change depending on elevation—please refer to blueprints for specific details.

BUILT TO LAST

Features *& Finishes*

ENERGY SAVING FEATURES

- Exterior of house wrapped; ductwork wrapped & sealed
- Energy efficient HVAC system
- Dual air conditioning — 90% efficiency rating
- Programmable thermostats with digital reader
- Formaldehyde-free fiberglass insulation
- Low-E double-paned windows with tilt-in sashes and impact glass
- 20-year glass warranty & argon gas filled for superior insulation
- Ridge vent attic ventilation system
- Insulated fiberglass exterior doors
- Energy Star certified stainless steel appliances
- Energy efficient insulation package
- R-38 5.5″ open cell foam
- R-21 exterior wall insulation, 5.5″ open cell foam

EXTRAVAGANT INTERIOR FEATURES

- Spacious open floor plans
- 10′ ceilings on 1st floor (per plan)
- 9′ ceilings on 2nd & 3rd floors (per plan)
- Custom doors & woodwork
- Low-VOC paint with gloss trim (options)
- Black custom-style door handles
- Waterproof hard-surface flooring downstairs (options)
- Designer brushed nickel lighting (custom selection available)
- Energy & water monitoring
- Wired for smart home living speakers, lighting, security, climate, appliances, outdoor lighting, & cameras

DESIGNER KITCHEN DETAILS

- Custom painted Shaker-style cabinets — 2 color choices
- Quartz countertops (options)
- Kitchen pantry
- Fridgidaire stainless steel appliance package
- Tile backsplash

BATH DETAILS

- Premium fixtures
- Designer bathroom mirrors
- Shaker-style vanities with quartz & granite tops (options)
- Designer tiles with mosaic accents (options)
- Semi-frameless barn-door-style shower doors

EXTERIOR FEATURES

- Hardie board & shake siding
- Seamless aluminum gutters & downspouts
- Metal roof — 26-gauge Tuff-Rib Galvalume
- Fire-rated insulated fiberglass exterior door with deadbolts
- Turf back yards with patio
- Concrete lead walks & stoops
- Lavish landscaping packages
- Designer exterior light fixtures & door hardware
- Two freeze-proof exterior hose bibs
- Two waterproof electrical outlets
- Water & sewer clean-outs
- Attached single-stall garage
- Aluminum custom handrails
- Composite decking balconies
- Hillcrest 3000 recessed impact-glass garage doors

*Features, selections and specifications are subject to change without notice. ** When applicable.

THE BUILDER

With a commitment to excellence that spans generations, VT Home Builders has honed their skills to perfection, blending old-world charm with cutting-edge techniques to create homes that stand the test of time.

50+ YEARS OF EXCELLENCE | LUXURY HOME CONSTRUCTION

YOUR DEDICATED TEAM

Meet the *team.*

The Abbott Martin Group is honored to be the dedicated sales team for Villages of Santa Rosa. With extensive native real estate and new construction experience along the Emerald Coast, the Abbott Martin Group remains in the top 1% of sales production in the Florida Panhandle. With deep local roots, they bring extensive knowledge and firsthand insight into the communities they represent.



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FINANCING FOR VILLAGES OF SANTA ROSA

All Loan Types Are Accepted

Market conditions and mortgage programs change, so it matters who you work with. Our lending and title partners are trusted professionals who provide quick, accurate guidance and the highest level of service.

LENDING PARTNERS



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Sales Team

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Selections, finishes, fixtures and renderings are representative and subject to change without notice. Builder reserves the right to substitute materials of equal or greater quality. Equal Housing Opportunity.