



LAKEVIEW

VILLAGE

COMMUNITY PACKAGE



# INCLUSIONS SINGLE-FAMILIES

## QUALITY CONSTRUCTION FEATURES IN YOUR HOME

- Reinforced Concrete Block Construction
- Monolithic Concrete Slab and Foundation
- Pre-Engineered Truss System
- Low "E" Double Pane Glass on All Windows, per plan
- Sherwin Williams Interior and Exterior Paint

## OUTSIDE YOUR HOME

- Roof - Architectural shingles
- Roof - Metal, per plans
- Siding and Stones, per elevations
- 8' Front Door- 2 Panel Square with Kwikset Hardware
- Aluminum Soffits
- Vinyl Shutters, per elevations
- Paved garage access, lead walk and entry
- HOA Landscape Package
- Garage Door w/ operator and 2 remotes
- Prewired Electric Car Charger station

## WARRANTY

- 1 Year Limited Warranty
- 7 Year Structural Warranty (Statue of Repose)

## INSIDE YOUR HOME

- Level 3 Flooring in Select Areas
- R19 - Open Cell Spray Foam Insulation at Living Area Only
- R19 - Fiberglass Batts Insulation Frame Wall
- Interior Doors with Kwikset Door Hardware
- 1 x 6 Baseboard encasing and flat casing throughout
- Highly Efficient Carrier Air Conditioning System with Programmable Thermostat
- LED Recessed Lighting, Per Plan
- Pre-Wire for Ceiling Fans in
- Bedrooms and Great Room, Per Plans
- Tankless Gas Water Heater
- Screwless White Faceplates Decor
- Style - per plan
- Light Fixtures Design Options
- Wood Shelving on Closets and
- Pantry
- Hardwired Smoke and Carbon Monoxide Detectors
- Light Orange Peel Texture on Walls/Knockdown Finish on Ceiling
- Prewired Security System
- Stair nosing and risers to match flooring selection
- 42" Iron Spindles Railing - Wood Cap - per plans
- 

## INSIDE YOUR KITCHEN

- Gas Appliances Package
- 42" Cabinets w/ 15" Upper Cabinets
- ½ HP Garbage Disposal with air switch
- Level 1 - Quartz Countertop and Full Backsplash
- Single Bowl, Stainless Steel Sink Under Mount
- Level 2 - Moen Sleek Kitchen Faucet

## INSIDE YOUR BATHS

- Frameless Glass Enclosure on Primary bathroom, per plan
- Framed Glass Enclosure on secondary bathrooms, per plans
- Level 3 - Wall Tile on Primary Bath and Secondary Baths, per plan
- Moen Faucets throughout
- Level 1 - Quartz Countertops w/ 4" backsplash
- Rectangular Porcelain
- Undermount Vanity Sinks
- One Piece White Elongated Toilet
- on all baths
- Decorative Mirrors on all Baths, per plans



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TO LEARN MORE ABOUT DAVILA HOMES, VISIT: [DAVILA-HOMES.COM](https://www.davila-homes.com)

4210 L B MCLEOD RD. STE 101 ORLANDO, FL 32811  
[SALES@DAVILA-HOMES.COM](mailto:SALES@DAVILA-HOMES.COM)





# INCLUSIONS TOWNHOMES

## QUALITY CONSTRUCTION FEATURES IN YOUR HOME

- Reinforced Concrete Block Construction
- Monolithic Concrete Slab and Foundation
- Pre-Engineered Truss System
- Low “E” Double Pane Glass on All Windows, per plan
- Sherwin Williams Interior and Exterior Paint

## OUTSIDE YOUR HOME

- Roof - Architectural shingles
- Siding- per elevations
- Front Door: 2 Panel square with Kwikset Hardware
- Balcony Door: 1 Panel Lincoln with Kwikset Hardware
- Aluminum Soffits
- Balcony Flooring- Composite Deck, per plans
- Vinyl Shutters, per elevations
- Paved Garage Acess, lead walk and Entry
- HOA Landscape Package
- Garage Door w/ operator and 2 remotes
- Pre-wired Electric Car Charger station
- 

## WARRANTY

- 1 Year Limited Warranty
- 7 Year Structural Warranty (Statue of Repose)

## INSIDE YOUR HOME

- Level 3 Flooring in Select Areas
- Blown fiberglass batt insulation Ceiling over Living Area
- R19 - Fiberglass Batts Insulation Frame Wall
- Interior Doors with Kwikset Door Hardware
- 2” Faux White Blinds
- 1 x 6 Flat Baseboard
- Highly Efficient Carrier Air Conditioning System with Programmable Thermostat
- LED Recessed Lighting, Per Plan
- Pre-Wire for Ceiling Fans in Bedrooms and Great Room, Per Plan
- 50 Gallon Electric Water Heater
- Screwless White Faceplates -
- Decor Style - per plan
- Light Fixtures Design Options
- Wood Shelving on Secondary Closets and Pantry
- Hardwired Smoke and Carbon Monoxide Detectors
- Light Orange Peel Texture on Walls/Knockdown Finish on Ceiling
- Prewired Security System
- Stair nosing and risers to match flooring selection
- 42” Iron Spindles Railing - Wood Cap - per plans
- 

## INSIDE YOUR KITCHEN

- Electric Appliances Package
- 42” Wall Cabinets
- ½ HP Garbage Disposal with air switch
- Level 1 - Quartz Countertop
- Level 2 - Tile Backsplash
- Single Bowl, Stainless Steel Sink Under Mount
- Level 2 - Moen Sleek Kitchen Faucet

## INSIDE YOUR BATHS

- Frameless Glass Enclosure on Primary bathroom, per plan
- White Fiberglass Soaking Tub on secondary bathrooms, per plans
- Level 3 - Wall Tile on Primary Bath, per plan
- Level 2 - Wall Tile on Secondary Baths, per plan
- Moen Faucets Throughout
- Level 1 - Quartz Countertops w/ 4” backsplash
- Rectangular Porcelain Undermount Vanity Sinks
- One Piece White Elongated Toilet
- on all baths
- Decorative Mirrors on all Baths, per plan



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620 S Lakeview Ave- Winter Garden, FL 34787

SCHOOLS

|                                               |                |
|-----------------------------------------------|----------------|
| Orange County Public Schools                  | (407) 317-3200 |
| Dillard Street Elementary School              | (407) 877-5000 |
| Lakeview Middle School                        | (407) 877-5010 |
| West Orange High School                       | (407) 905-2400 |
| Foundation Academy (Pre-K - 6) - Plant Street | (407) 656-3677 |
| Foundation Academy (K - 6) - Lakeside         | (407) 614-1780 |
| Foundation Academy (7-12) - Tilden            | (407) 877-2744 |
| Oakland Avenue Charter School                 | (407) 877-2039 |
| Windermere Preparatory School (Pre-K - 12)    | (407) 905-7737 |
| Montverde Academy (Pre-K3 - 12)               | (407) 469-2561 |

CHILD CARE CENTERS

|                                     |                |
|-------------------------------------|----------------|
| Kiddie Academy of Oakland           | (407) 961-6060 |
| Young Innovators Academy            | (407) 904-0746 |
| The Goddard School of Winter Garden | (407) 777-2791 |
| Solnyshko Educational Child Care    | (407) 395-9869 |
| Bright Horizons at Winter Garden    | (407) 654-9693 |
| StarChild Academy Winter Garden     | (407) 877-0345 |

COLLEGES AND UNIVERSITIES

|                                        |                |
|----------------------------------------|----------------|
| Orange Technical College - West Campus | (407) 905-2018 |
| Valencia College West Campus           | (407) 299-5000 |
| Valencia College Winter Park           | (407) 299-5000 |
| UCF South Lake                         | (407) 312-6127 |
| Lake Sumter State College              | (352) 243-5722 |

HOSPITALS

|                                      |                |
|--------------------------------------|----------------|
| Advent Health Winter Garden          | (407) 614-0500 |
| Orlando Health Horizon West Hospital | (407) 407-0000 |
| Nemours Children's Health            | (407) 650-7715 |

PUBLIC OFFICES

|                                      |                |
|--------------------------------------|----------------|
| Winter Garden Police Department      | (407) 656-3636 |
| Winter Garden Fire Rescue Department | (407) 877-5175 |
| Police, Fire & Emergency Services    | Dial 911       |
| US Postal Service                    | (800) 275-8777 |
| Winter Garden Branch Library         | (407) 835-7323 |

UTILITIES

|                                       |                |
|---------------------------------------|----------------|
| City of Winter Garden                 | (407) 656-2256 |
| Duke Energy                           | (407) 905-3319 |
| Spectrum (Cable, Internet, Telephone) | (844) 748-4549 |
| Lake Apopka Natural Gas               | (407) 656-2734 |

Monthly HOA Assessments 2026:

Single-Family Homes- \$155 per month  
TownHomes - \$275 per month

SFH - cover common area landscaping and maintenance, along with dog stations and pond maintenance. TH - cover landscaping, irrigation and roof replacement and paint reserves.



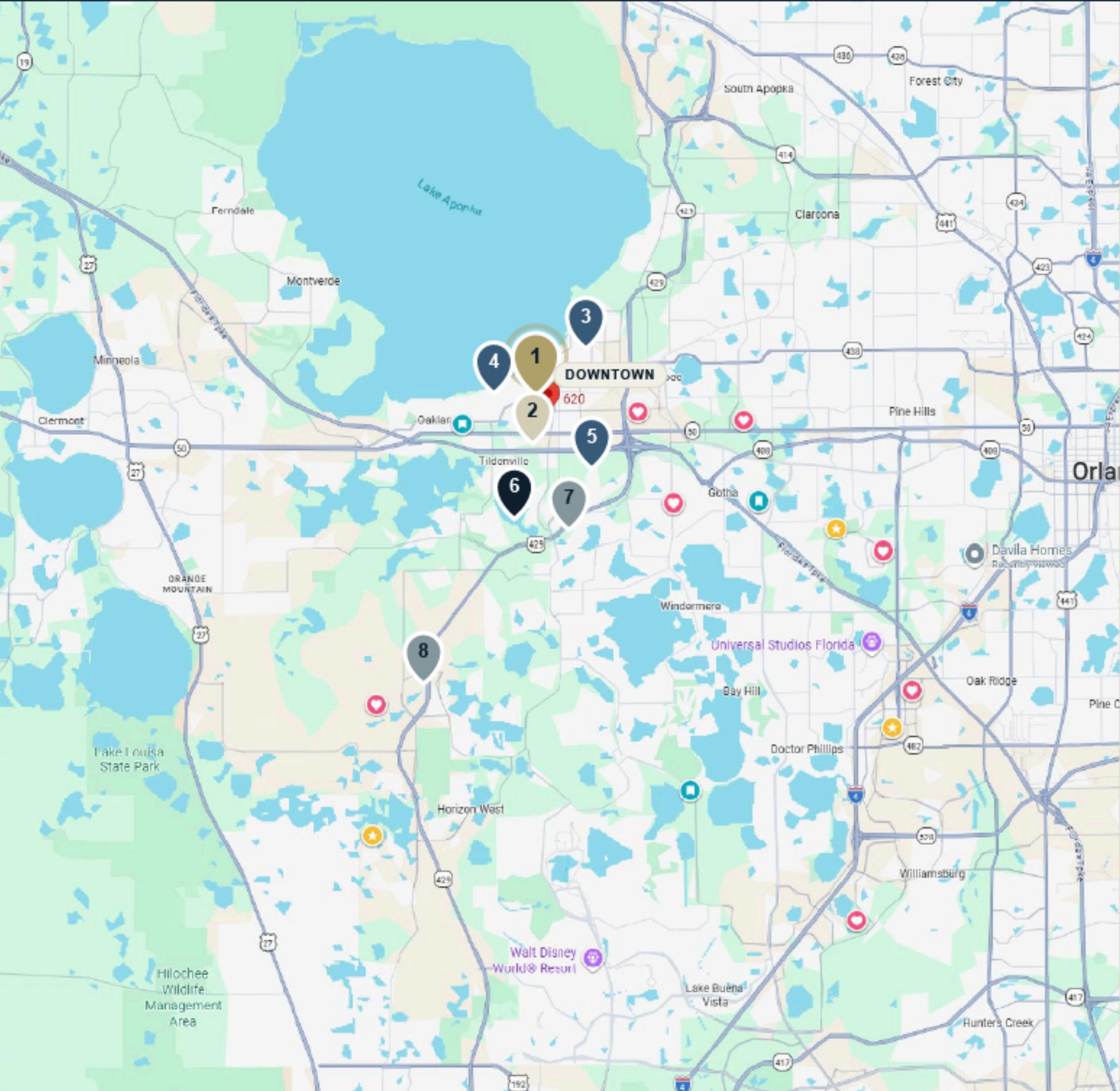


620 S Lakeview Ave  
Winter Garden, FL 34787

- FUTURE TH MODEL
- FUTURE SFR MODEL







Key Locations

DISTANCE FROM LAKEVIEW

Local life Grocery Schools Healthcare Shopping

|   |                                                                                                   |                          |
|---|---------------------------------------------------------------------------------------------------|--------------------------|
| 1 | Downtown Winter Garden<br>Plant St Market · Crooked Can · Farmers Market · Trail · Harlow · Urban | 0.4 mi<br>8 min walk     |
| 2 | Publix · West Point<br>Everyday grocery                                                           | 0.69 mi<br>~5 min drive  |
| 3 | Dillard St. Elementary<br>School · elementary                                                     | 0.87 mi<br>~4 min drive  |
| 4 | Lakeview Middle School<br>School · middle                                                         | 1.04 mi<br>~5 min drive  |
| 5 | West Orange High School<br>School · high                                                          | 1.68 mi<br>~8 min drive  |
| 6 | AdventHealth Winter Garden<br>Hospital · 24/7 ER                                                  | 2.39 mi<br>~9 min drive  |
| 7 | Winter Garden Village<br>Target · cinema · Best Buy                                               | 2.50 mi<br>~8 min drive  |
| 8 | Hamlin Town Center<br>Cinema · shops · Horizon West                                               | 6.42 mi<br>~15 min drive |



# LAKEVIEW

VILLAGE



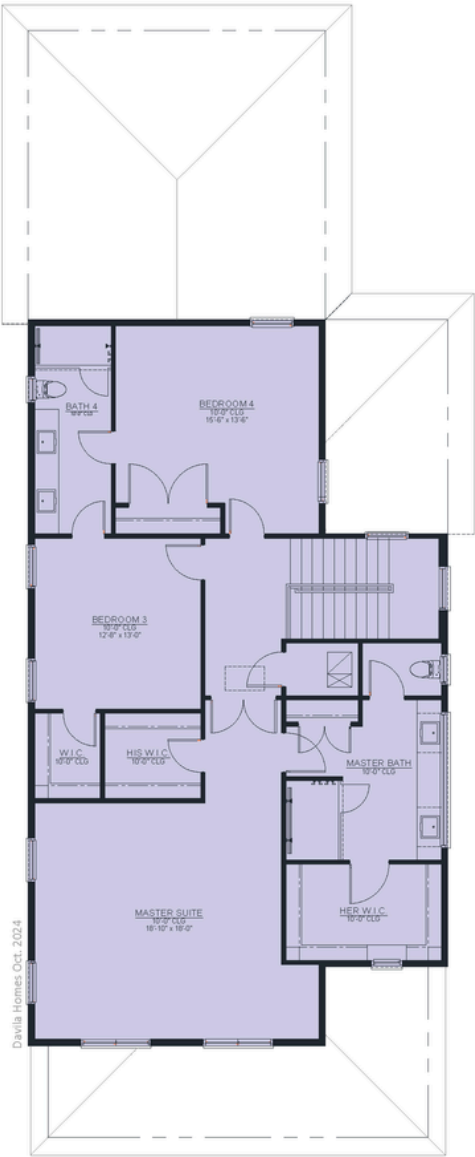
|             |      |  |      |
|-------------|------|--|------|
| Living Area | 3064 |  | 4    |
| Back Entry  | 103  |  | 3    |
| Front Porch | 204  |  | 2    |
| Garage      | 499  |  | 3064 |
| Total SQFT  | 3870 |  |      |

MAGNOLIA

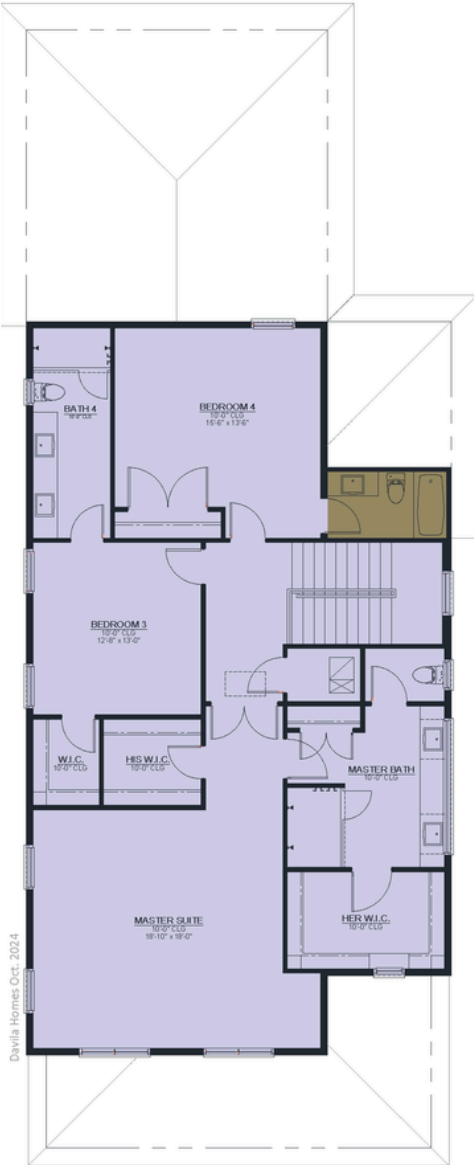
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B  
ADDS 50 S.F.



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# LAKEVIEW

VILLAGE

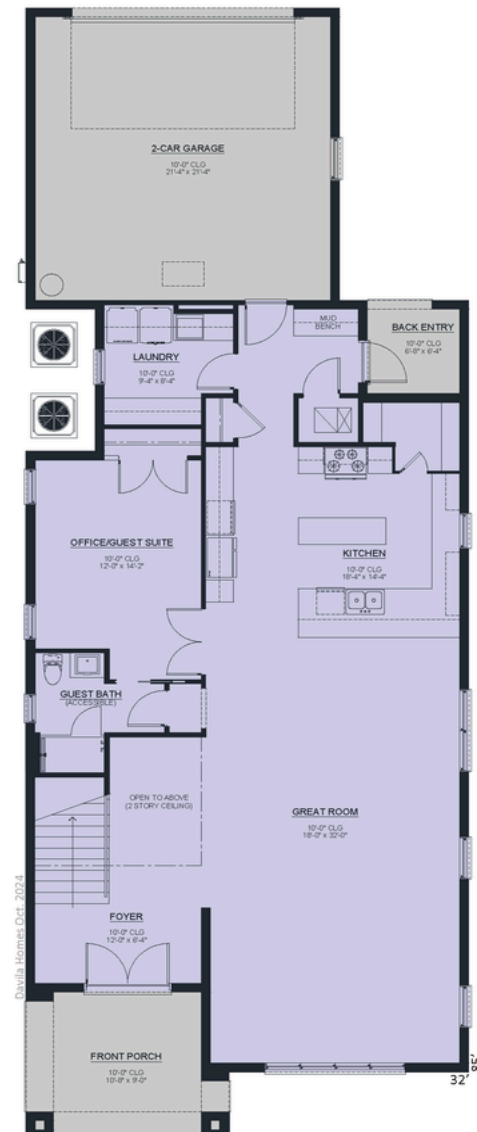
|             |      |
|-------------|------|
| Living Area | 3087 |
| Front Porch | 149  |
| Back Entry  | 51   |
| Garage      | 502  |
| Total SQFT  | 3789 |

- 4
- 4
- 2
- 3087

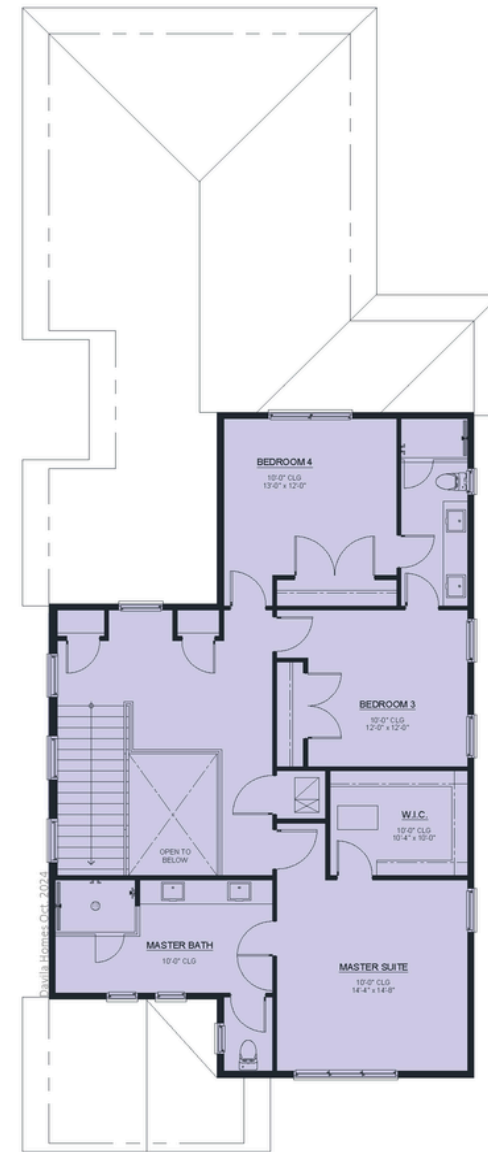
CYPRESS



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B  
ADDS 185 S.F.



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LAKEVIEW  
VILLAGE

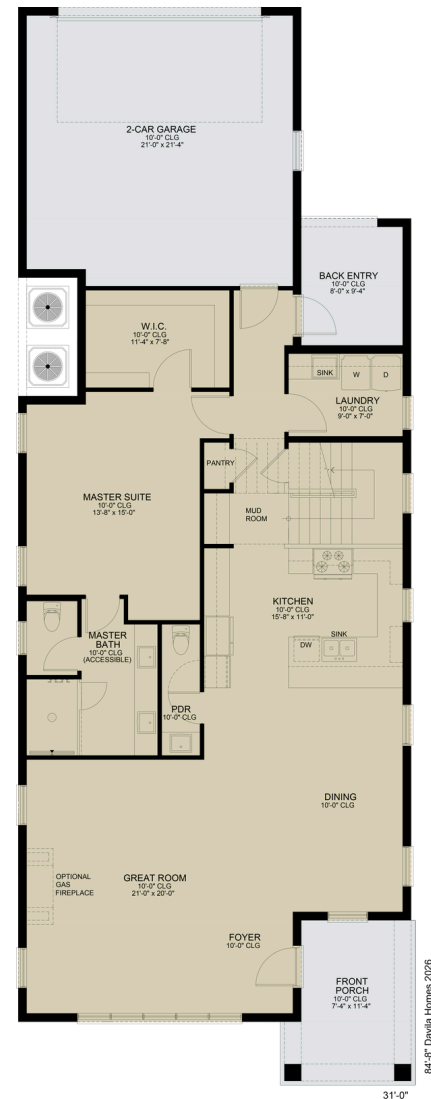


|             |      |
|-------------|------|
| Living Area | 2995 |
| Back Entry  | 87   |
| Front Porch | 116  |
| Garage      | 488  |
| Total SQFT  | 3686 |

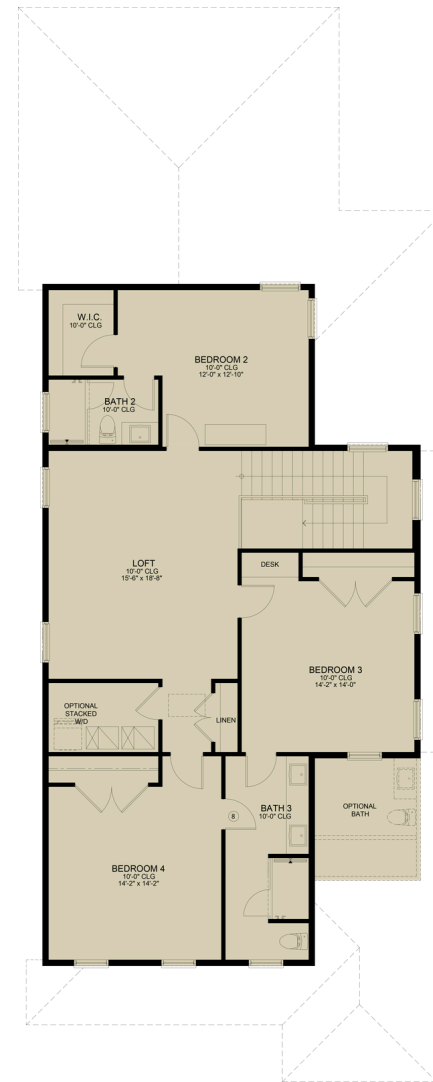
- 4 or 5
- 3.5 or 5.5
- 2
- 2995+

PALMETTO

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B  
ADDS 488 S.F.



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HOMES DESIGNED FOR **THE LIFE YOU'RE LIVING**







|             |      |        |
|-------------|------|--------|
| Living Area | 2708 | 4 or 5 |
| Back Entry  | 71   | 3 or 5 |
| Front Porch | 318  | 2      |
| Garage      | 513  | 2708+  |
| Total SQFT  | 3610 |        |

WILLOW



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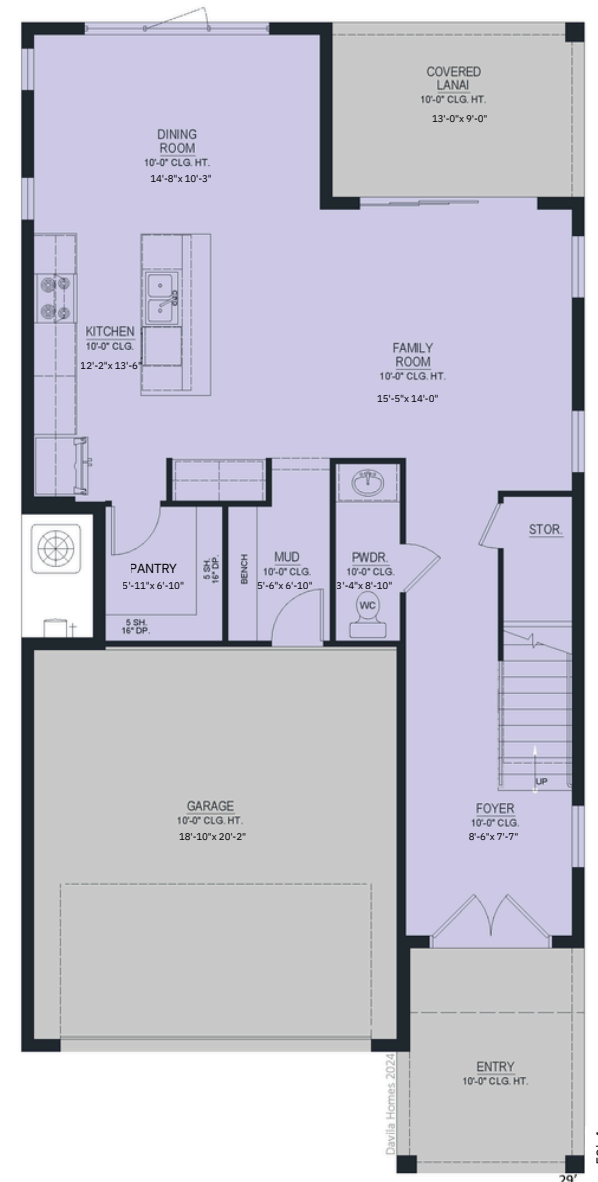
LAKEVIEW  
VILLAGE



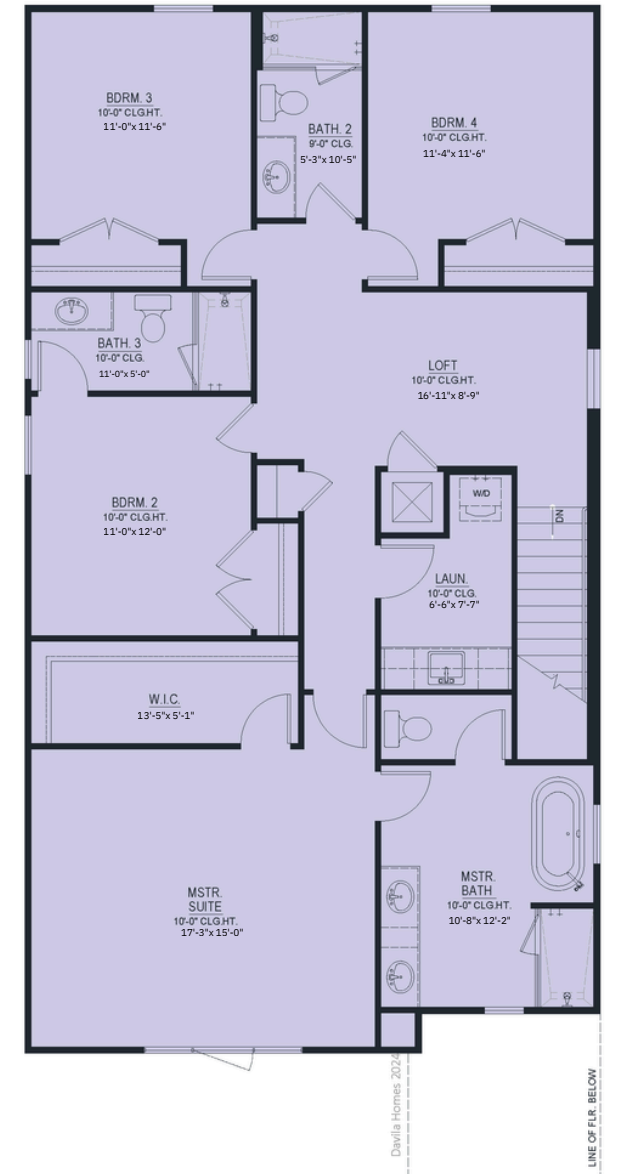
|             |      |                                                                                     |      |
|-------------|------|-------------------------------------------------------------------------------------|------|
| Living Area | 2432 |  | 4    |
| Entry/Lanai | 226  |  | 3.5  |
| Garage      | 411  |  | 2    |
| Total SQFT  | 3092 |  | 2432 |

MAPLE

FIRST FLOOR



SECOND FLOOR



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HOMES DESIGNED FOR **THE LIFE YOU'RE LIVING**





LAKEVIEW  
VILLAGE

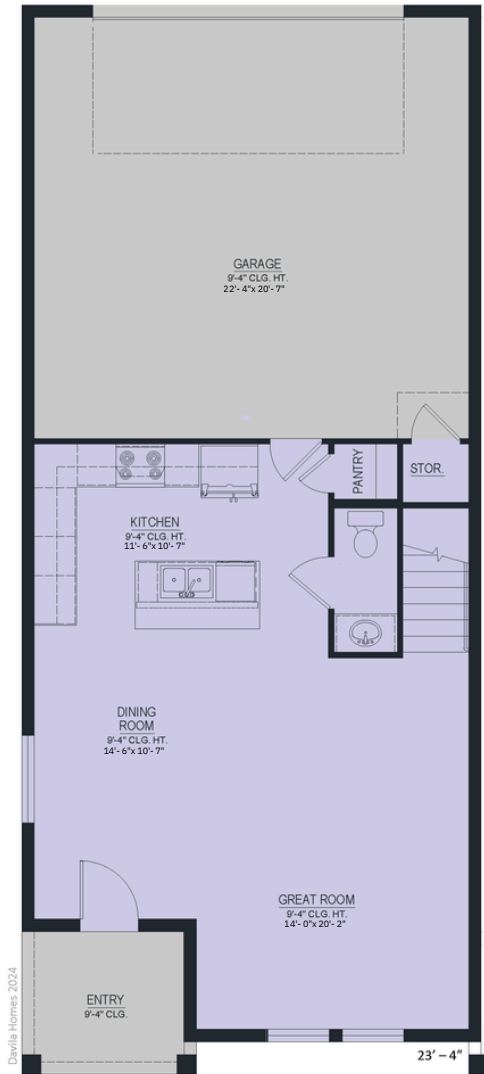


|             |      |
|-------------|------|
| Living Area | 1852 |
| Entry/Lanai | 68   |
| Garage      | 533  |
| Balcony     | 68   |
| Total SQFT  | 2521 |

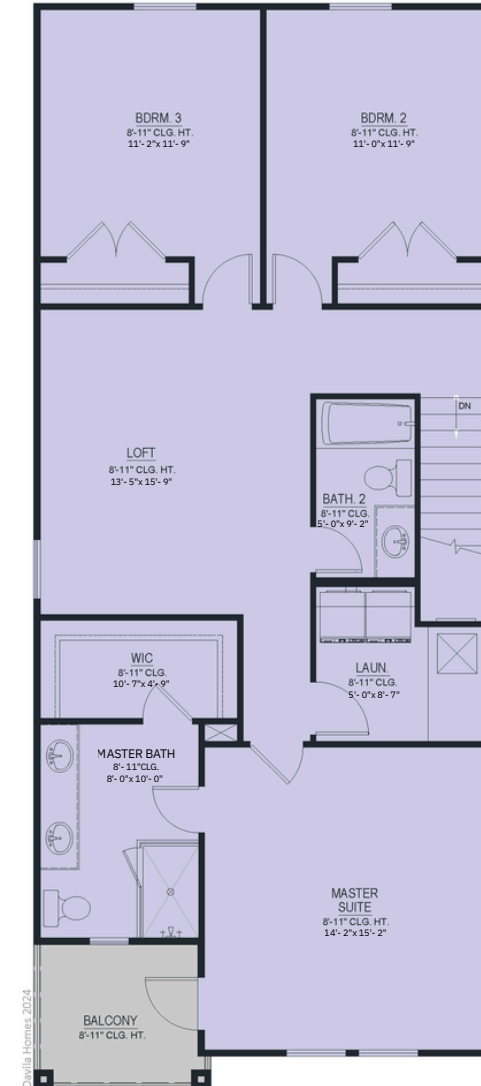
- 3 or 4
- 2.5
- 2
- 1852

BAYVIEW

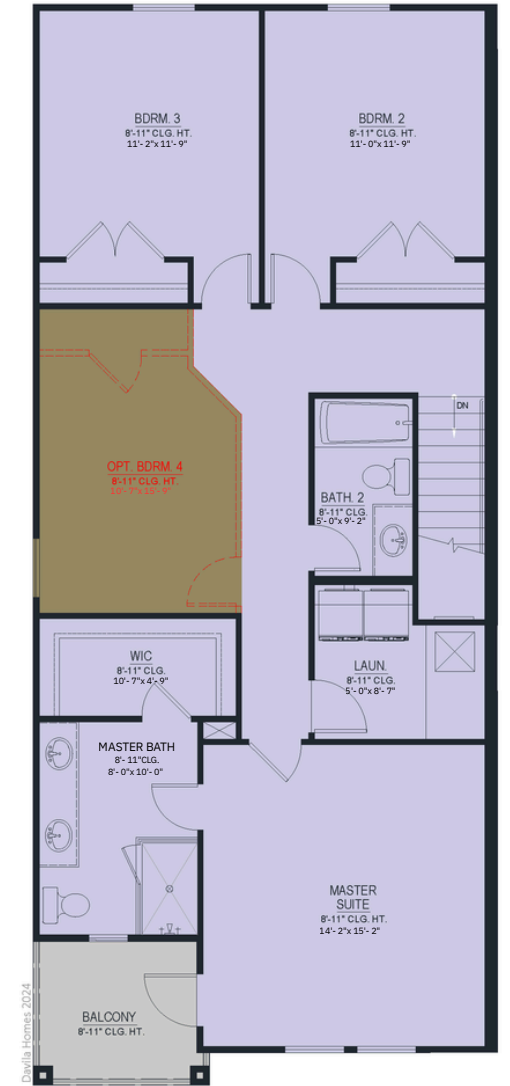
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B



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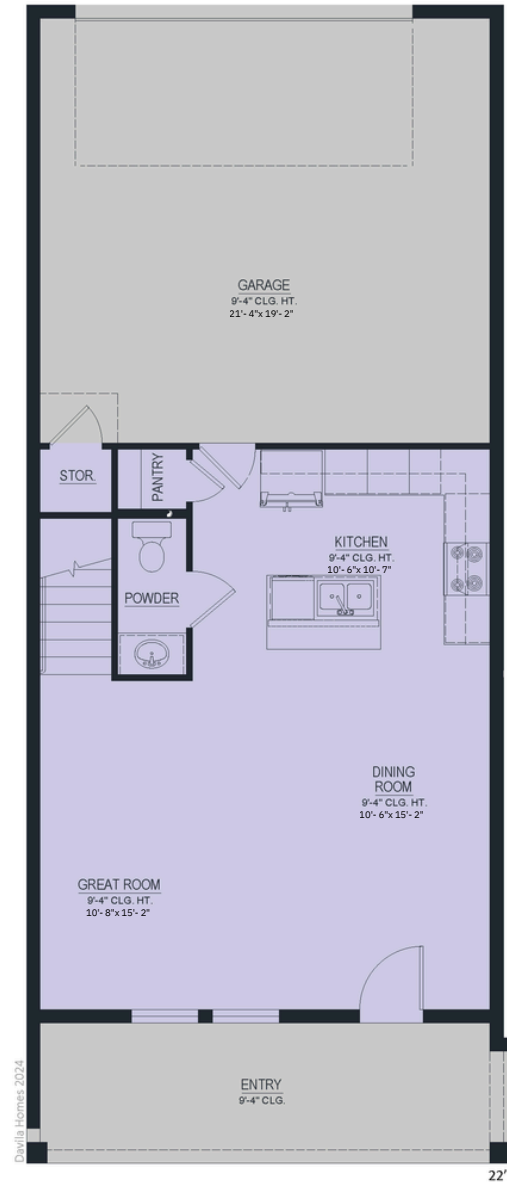
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VILLAGE



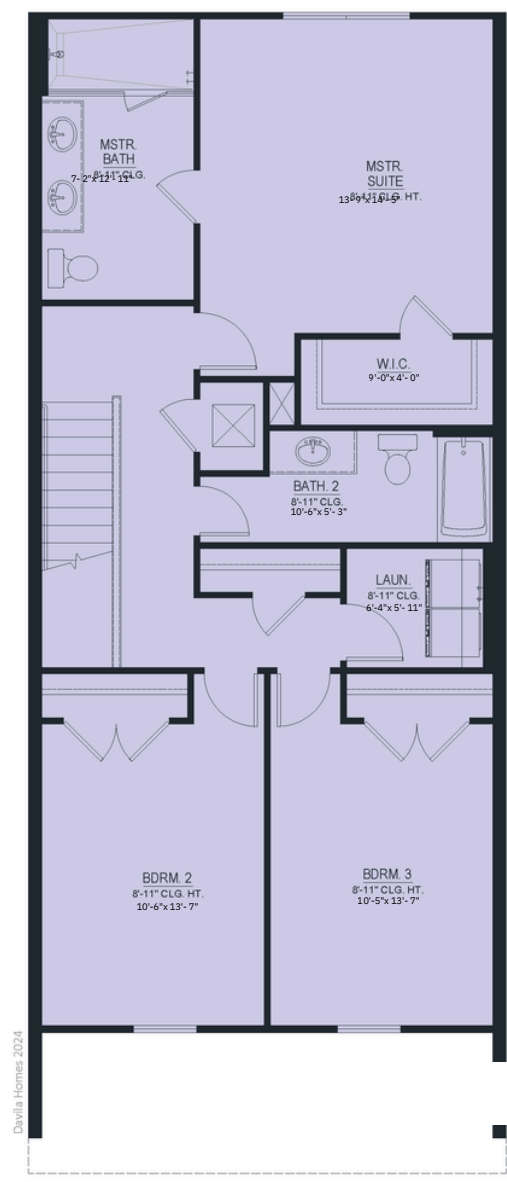
|             |      |      |
|-------------|------|------|
| Living Area | 1653 | 3    |
| Entry/Lanai | 177  | 2.5  |
| Garage      | 448  | 2    |
| Total SQFT  | 2278 | 1653 |

GARDENIA

FIRST FLOOR



SECOND FLOOR



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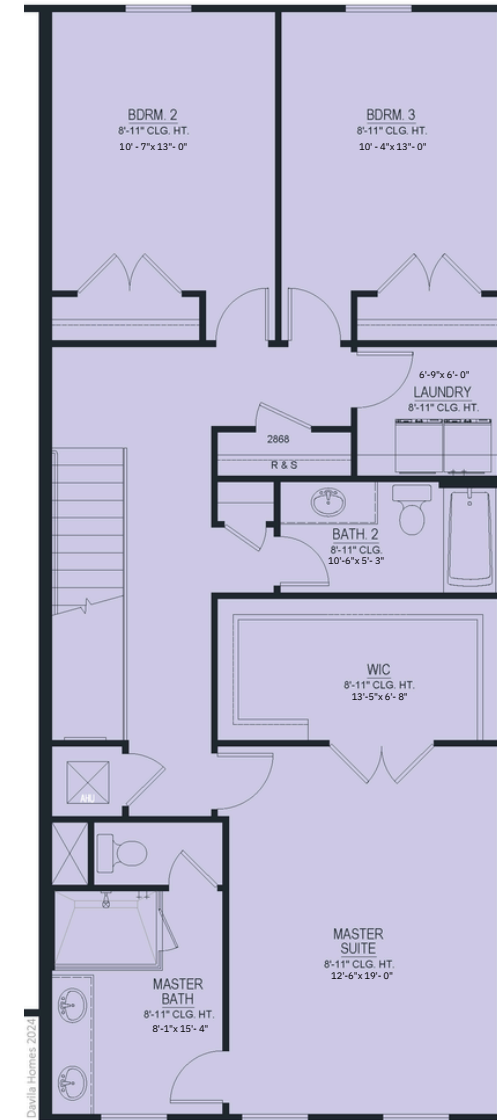
|             |      |      |
|-------------|------|------|
| Living Area | 1760 | 3    |
| Entry/Lanai | 176  | 2.5  |
| Garage      | 448  | 2    |
| Total SQFT  | 2384 | 1760 |

SEASIDE

FIRST FLOOR



SECOND FLOOR



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HOMES DESIGNED FOR **THE LIFE YOU'RE LIVING**



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