



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



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

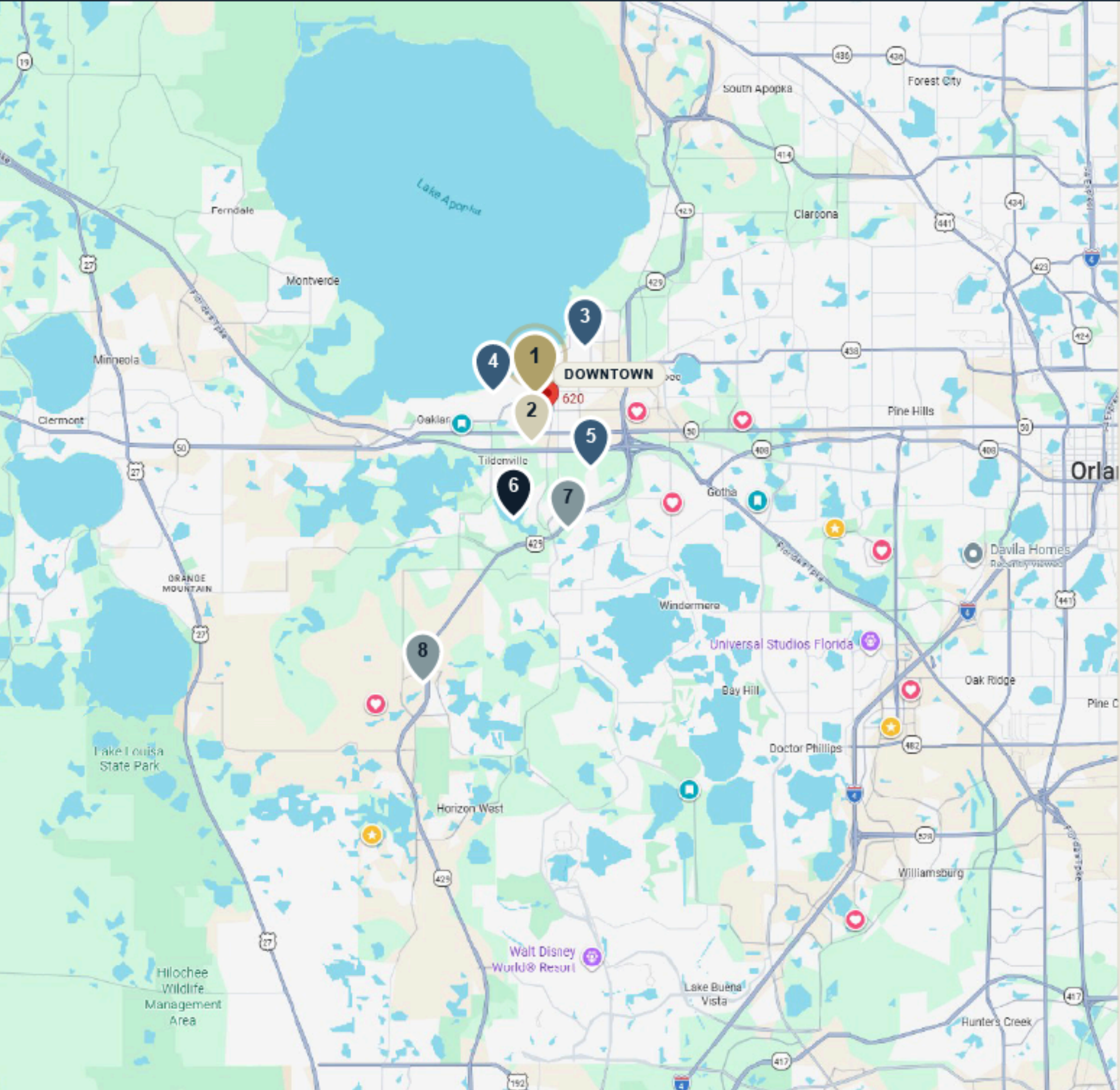
SFH - cover common area landscaping and maintenance, along with dog stations and pond maintenance. TH - cover landscaping, irrigation and roof replacement and paint reserves.



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

LAKEVIEW

VILLAGE



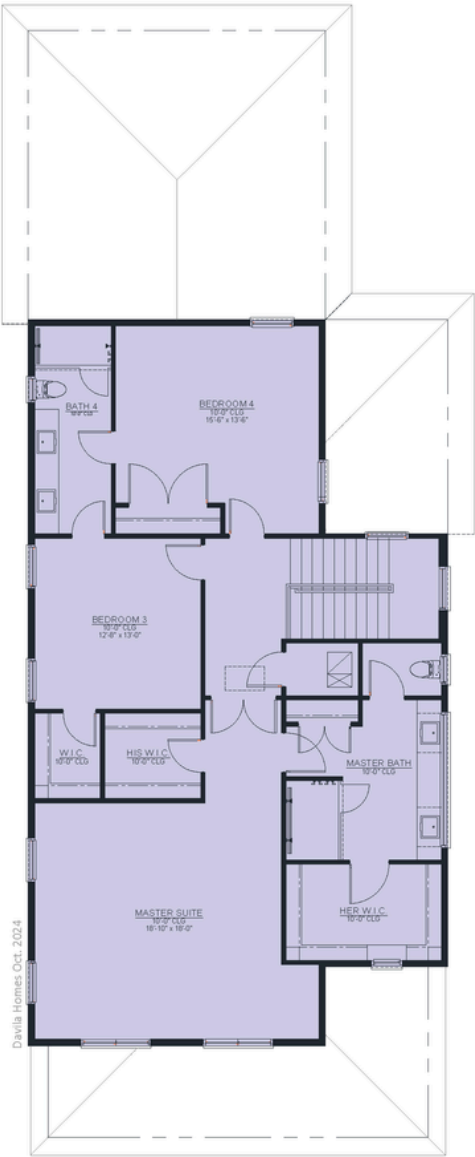
Living Area	3064	4
Back Entry	103	3
Front Porch	204	2
Garage	499	3064
Total SQFT	3870	

MAGNOLIA

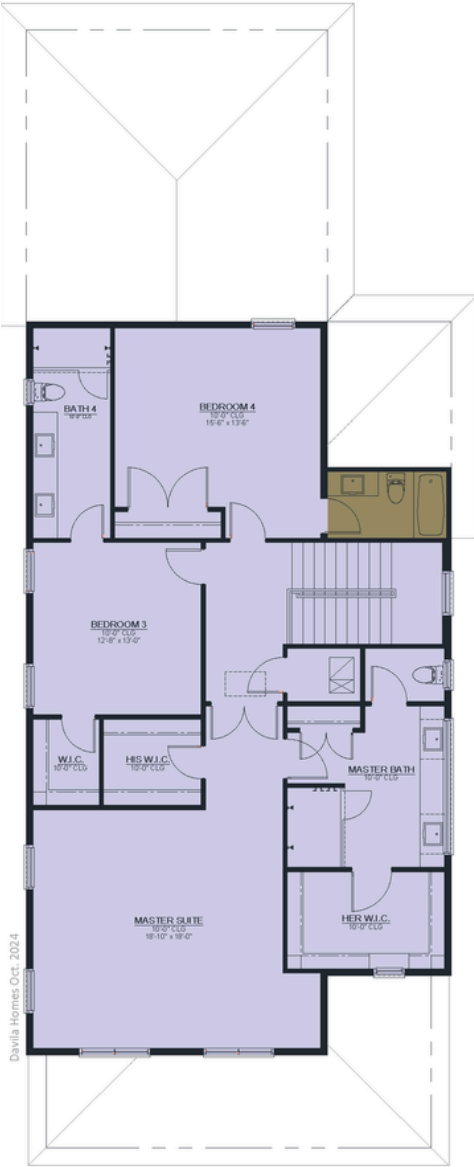
FIRST FLOOR



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

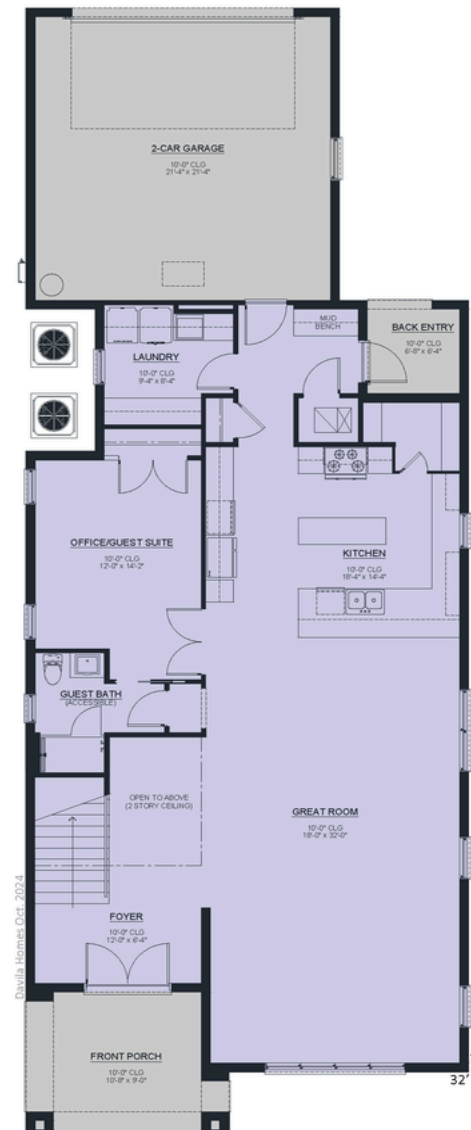
2

3087

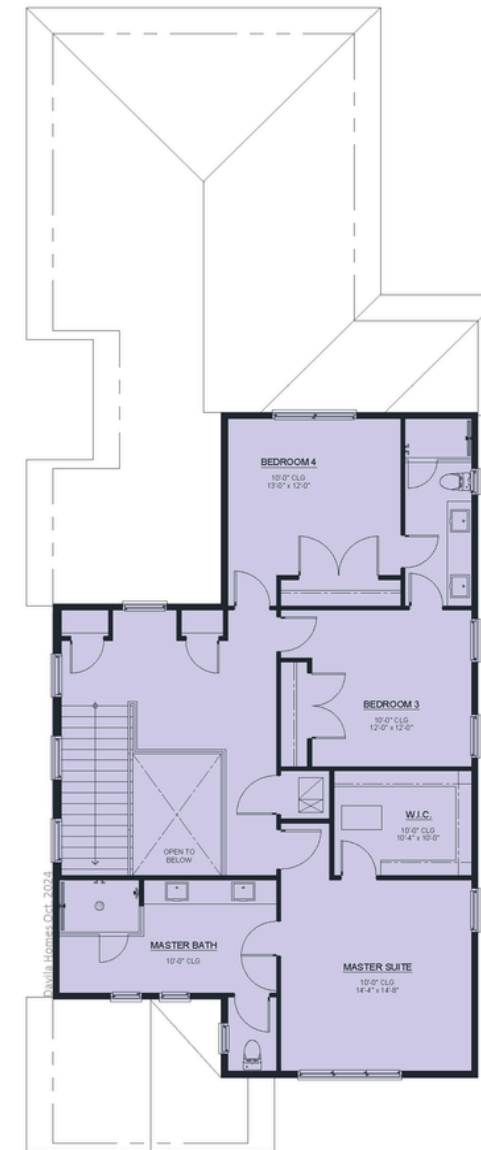
CYPRESS



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B
ADDS 185 S.F.



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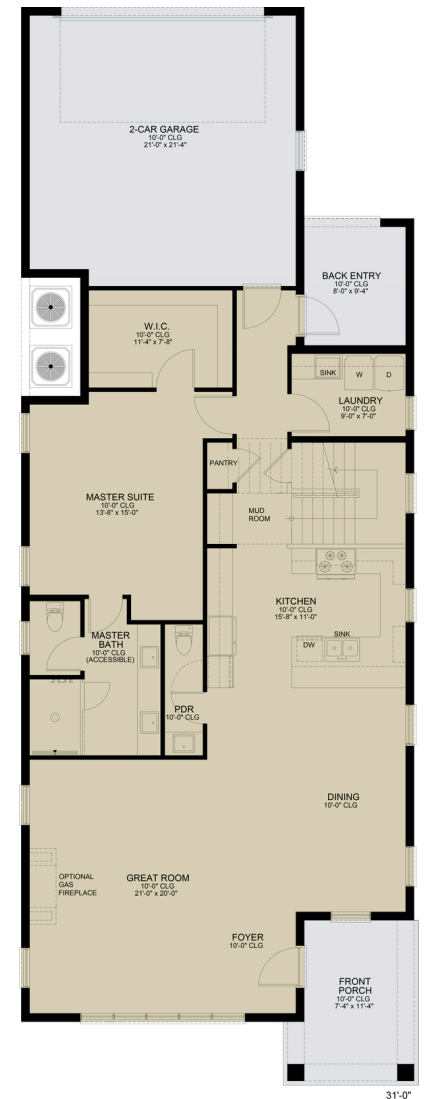
LAKEVIEW
VILLAGE



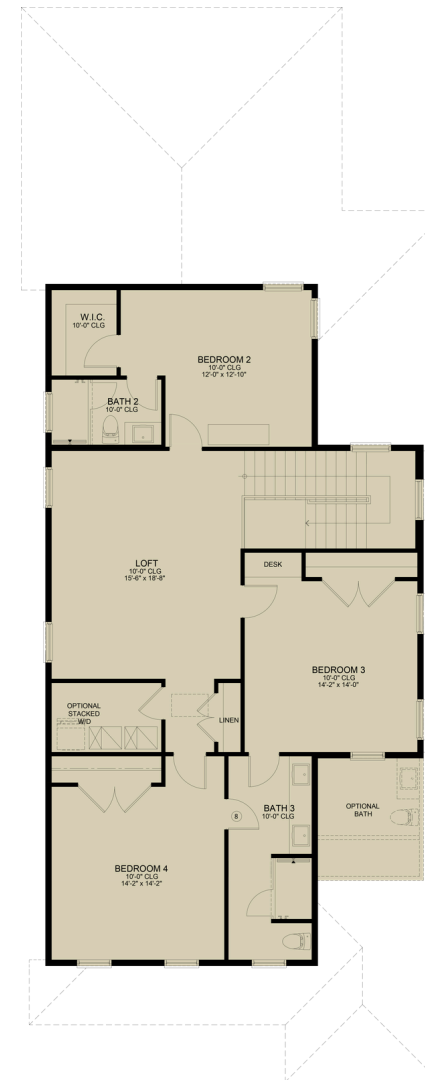
Living Area	2995	🛏️	4 or 5
Back Entry	87	🛁	3.5 or 5.5
Front Porch	116	🚗	2
Garage	488	🏠	2995+
Total SQFT	3686		

PALMETTO

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B
ADDS 488 S.F.



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LAKEVIEW

VILLAGE



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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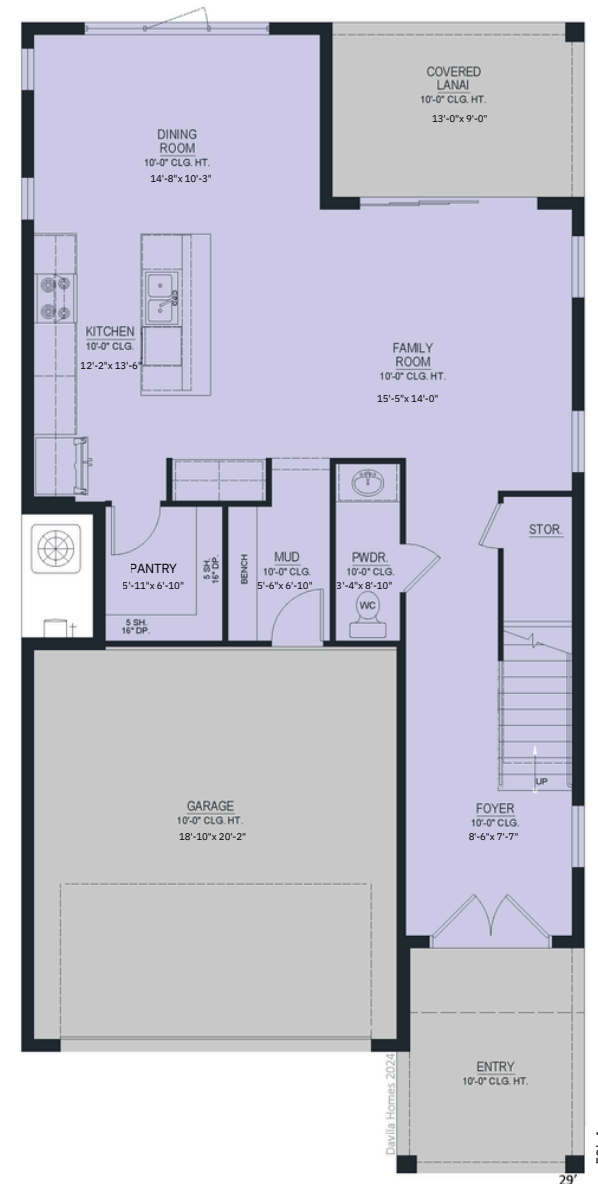
LAKEVIEW
VILLAGE



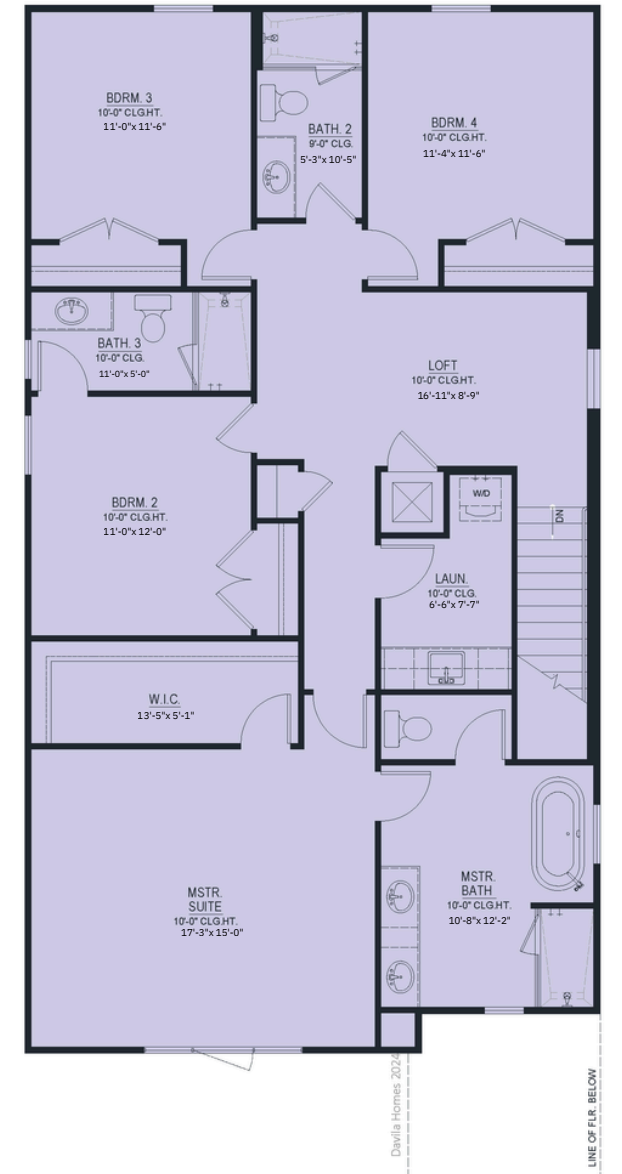
Living Area	2432	4
Entry/Lanai	226	3.5
Garage	411	2
Total SQFT	3092	2432

MAPLE

FIRST FLOOR



SECOND FLOOR



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LAKEVIEW

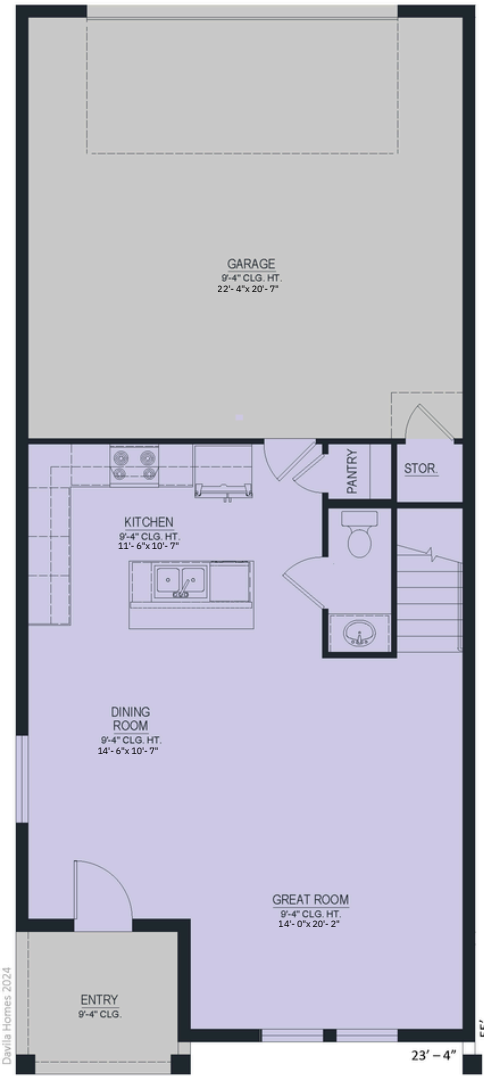
VILLAGE



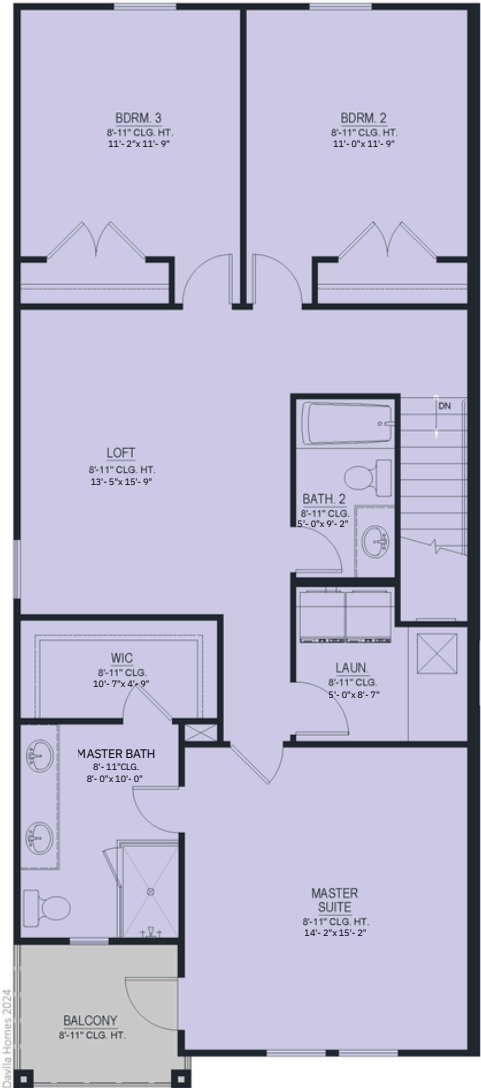
Living Area	1852	3 or 4
Entry/Lanai	68	2.5
Garage	533	2
Balcony	68	1852
Total SQFT	2521	

BAYVIEW

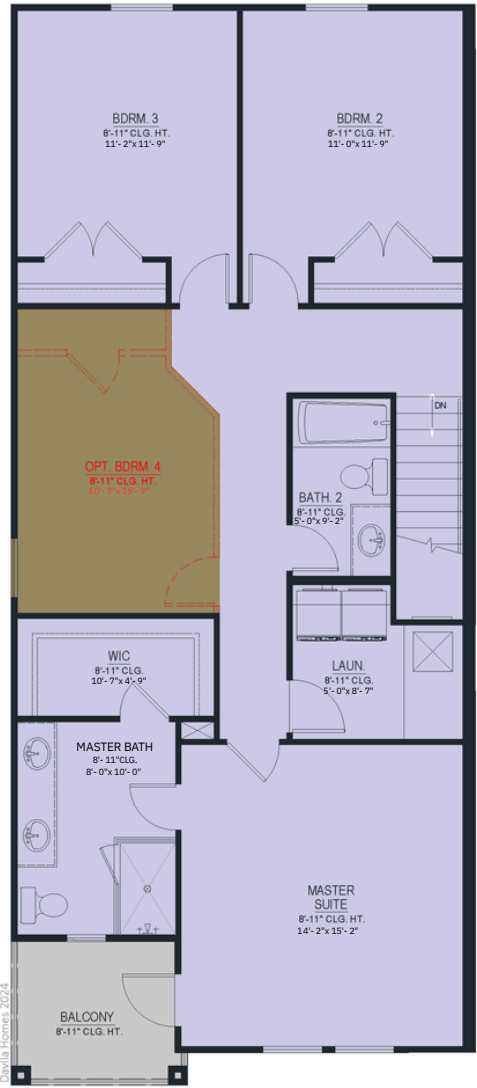
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B



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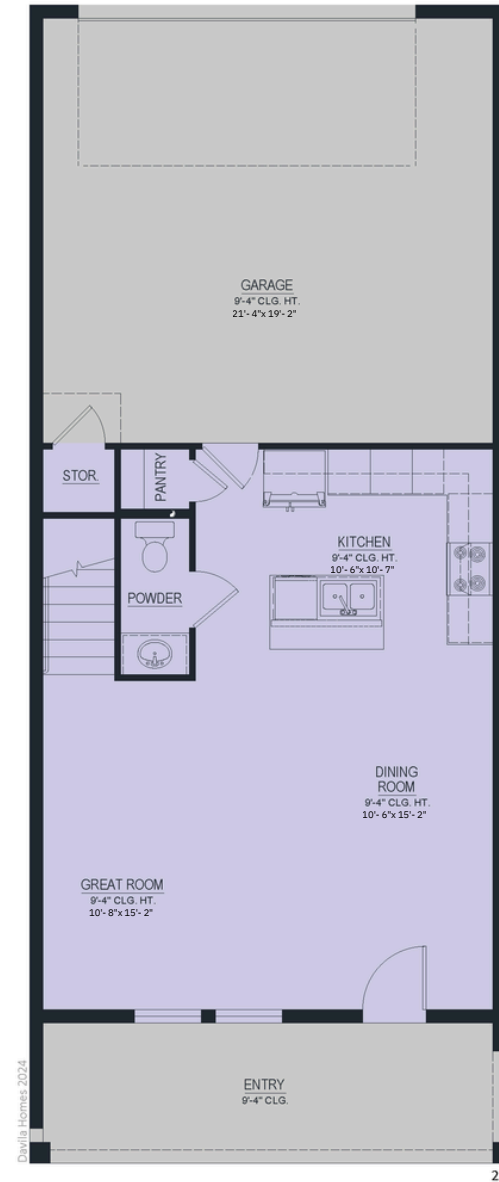
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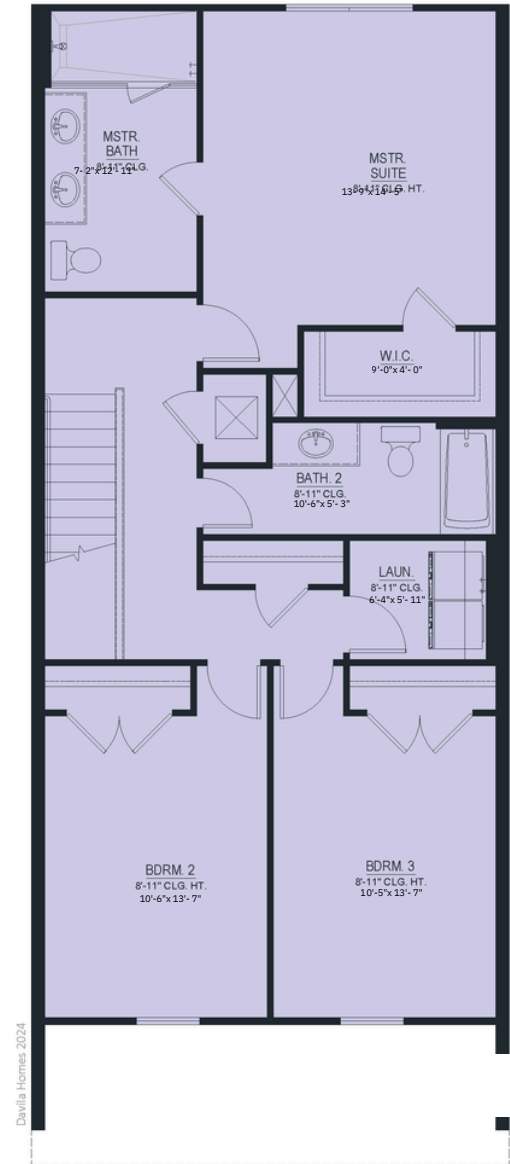
Living Area	1653	3
Entry/Lanai	177	2.5
Garage	448	2
Total SQFT	2278	1653

GARDENIA

FIRST FLOOR



SECOND FLOOR



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DAVILA HOMES

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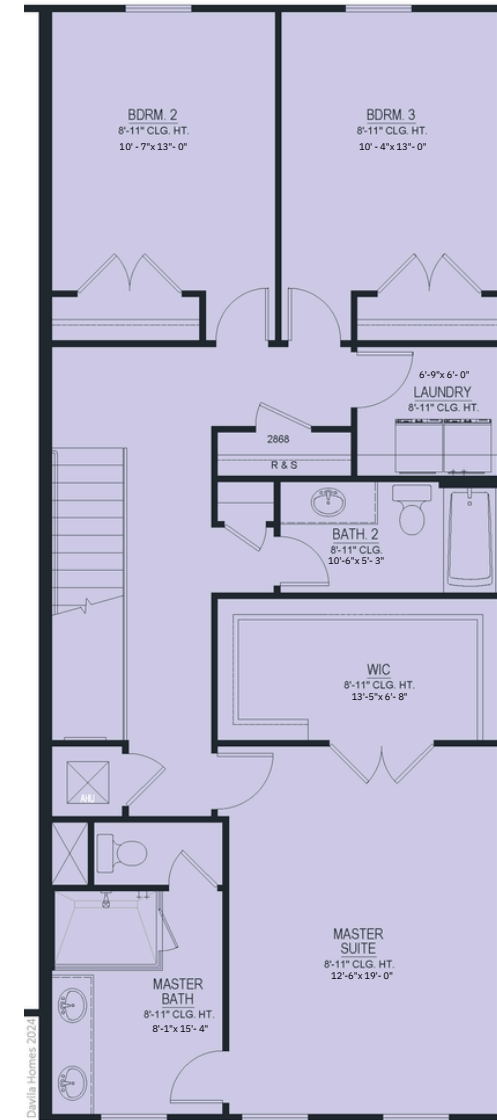
Living Area	1760	3
Entry/Lanai	176	2.5
Garage	448	2
Total SQFT	2384	1760

SEASIDE

FIRST FLOOR



SECOND FLOOR



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DAVILA HOMES

PRICE LIST

HOMES
DESIGNED
FOR THE
LIFE YOU'RE
Living.



SINGLE FAMILY HOMES

PHASE 1

LOT #	PLAN	ELEV.	OPTION	SQFT	BED	BATH	GARAGE	SALES PRICE
Lot 1	Palmetto	C	-	2995	4	3.5	2	\$1,137,150
Lot 2	Magnolia	B	-	3064	4	3	2	\$1,141,180
Lot 3	Willow	A	C	3173	5	5	2	\$1,179,010
Lot 5	Cypress	A	B	3087	4	4	2	\$1,157,190
Lot 6	Magnolia	A	-	3064	4	4	2	\$1,145,680
Lot 7	Palmetto	B	-	2995	4	3.5	2	\$1,137,150
Lot 10	Palmetto	C	-	3109	4	3.5	2	\$1,169,330
Lot 13	Cypress	B	B	3087	4	4	2	\$1,154,190
Lot 17	Maple	A	-	2432	4	3.5	2	\$899,760
Lot 21	Willow	B	-	2708	4	3	2	\$1,038,960
Lot 23	Palmetto	C	B	3445	5	5.5	2	\$1,303,650

*Price revision 05/18/2026

TOWNHOMES

LOT #	PLAN	ELEV.	OPTION	SQFT	BED	BATH	GARAGE	SALES PRICE
Lot 27	Bayview	end unit	-	1852	4	2.5	2	\$697,240
Lot 28	Gardenia	middle unit	-	1653	3	2.5	2	RESERVED
Lot 29	Seaside	center unit	-	1760	3	2.5	2	\$651,200
Lot 30	Gardenia	middle unit	-	1653	3	2.5	2	\$611,610
Lot 31	Bayview	end unit	-	1852	3	2.5	2	RESERVED
Lot 32	Bayview	end unit	-	1852	4	2.5	2	RESERVED
Lot 33	Gardenia	middle unit	-	1634	3	2.5	2	RESERVED
Lot 34	Gardenia	middle unit	-	1634	3	2.5	2	\$604,580
Lot 35	Bayview	end unit	-	1852	3	2.5	2	RESERVED
Lot 36	Bayview	end unit	-	1852	4	2.5	2	RESERVED
Lot 37	Gardenia	middle unit	-	1653	3	2.5	2	\$611,610
Lot 38	Seaside	center unit	-	1760	3	2.5	2	\$651,200
Lot 39	Gardenia	middle unit	-	1653	3	2.5	2	\$611,610
Lot 40	Bayview	end unit	-	1852	3	2.5	2	\$685,240

*Price revision 05/20/2026



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