




LAKEVIEW

VILLAGE ESTATES

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

4210 L B MCLEOD RD. STE 101 ORLANDO, FL 32811
SALES@DAVILA-HOMES.COM



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- 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 Access, 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.



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- **FUTURE TH MODEL**
- **FUTURE SFR MODEL**



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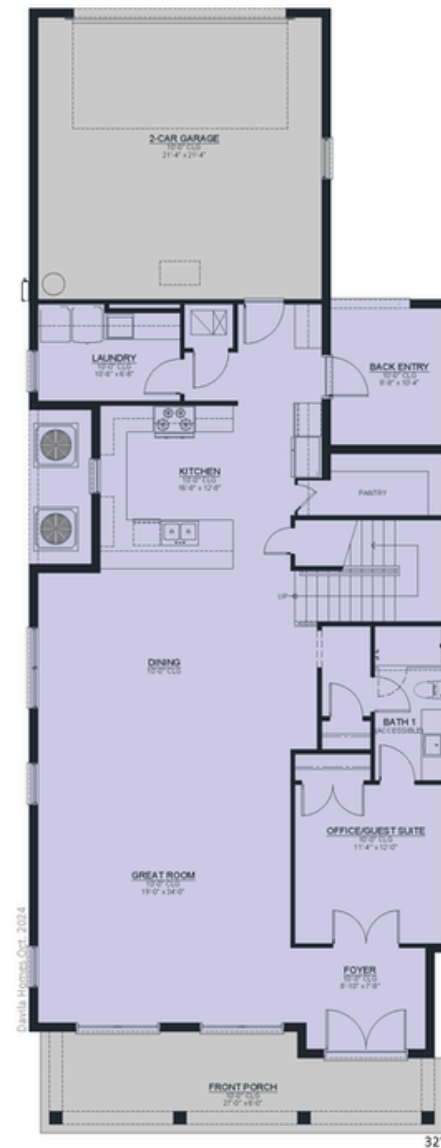


Living Area 3064
Back Entry 103
Front Porch 204
Garage 499
Total SQFT 3870

4
3
2
3064

MAGNOLIA

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B
ADDS 50 S.F.



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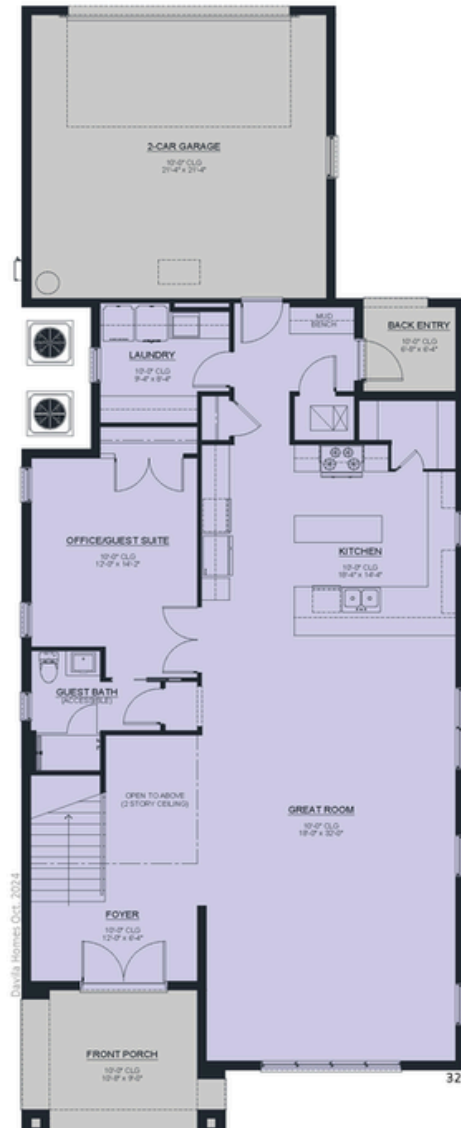
Living Area 3087
Front Porch 149
Back Entry 51
Garage 502
Total SQFT 3789

4
4
2
3087

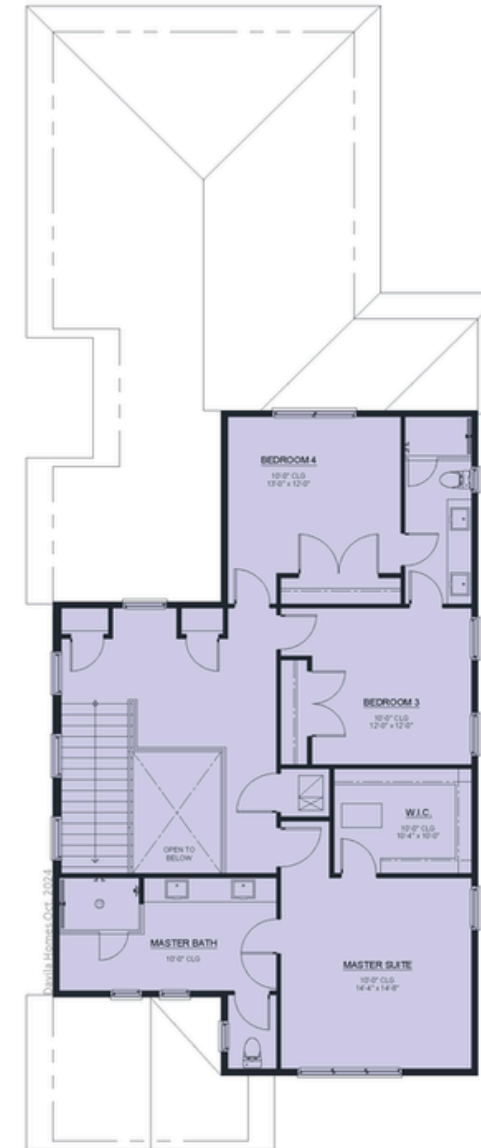
CYPRESS



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR - OPTION B
ADDS 185 S.F.



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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 ESTATES



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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LAKEVIEW
VILLAGE ESTATES



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

GARDENIA

FIRST FLOOR

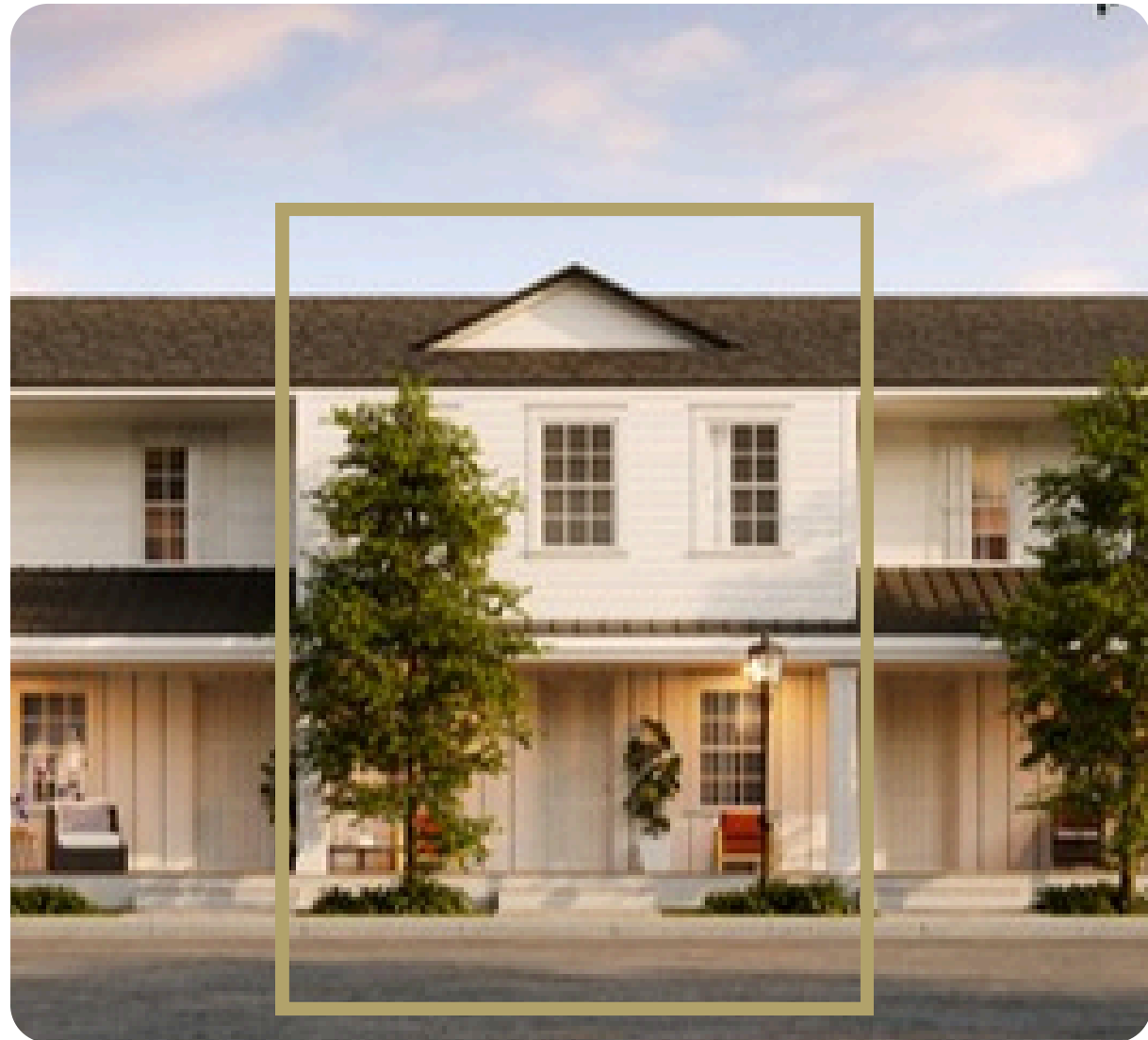


SECOND FLOOR



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VILLAGE ESTATES



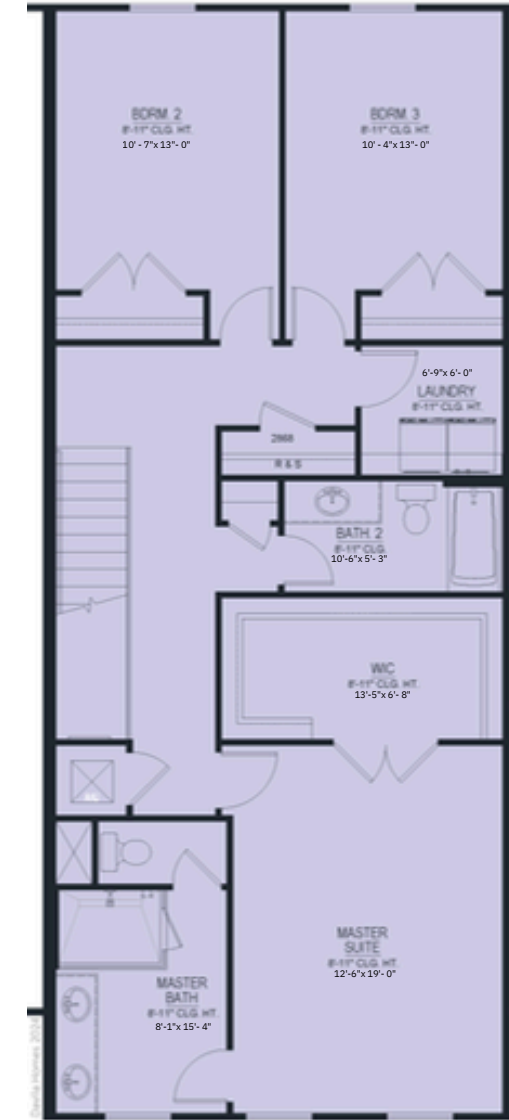
Living Area	1760		3
Entry/Lanai	176		2.5
Garage	448		2
Total SQFT	2384		1760

SEASIDE

FIRST FLOOR



SECOND FLOOR



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CBC1260435 LICENSE

