



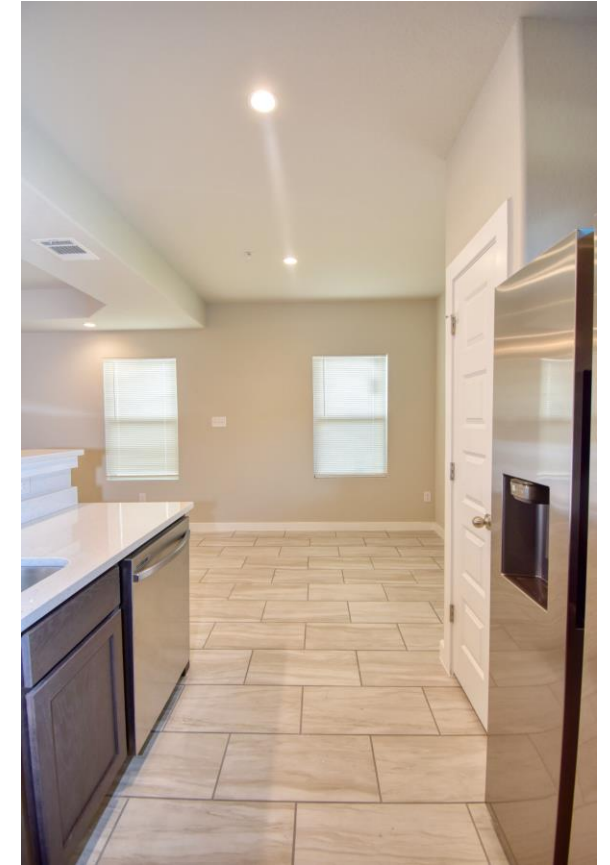
TUSCANY
VILLAS ENCLAVE

Tuscany Villas Enclave

LUXURY TOWNHOME COMMUNITY

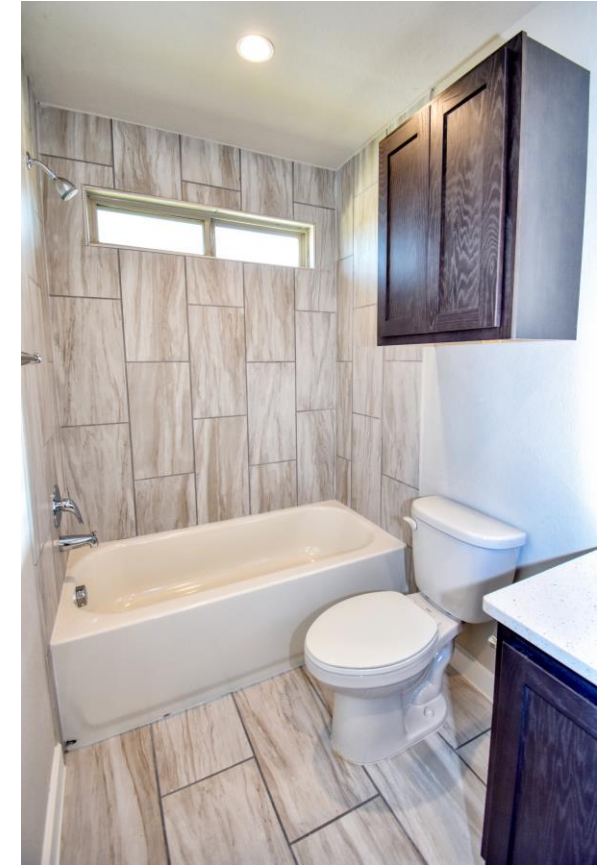


Tuscany Villas Enclave First Floor

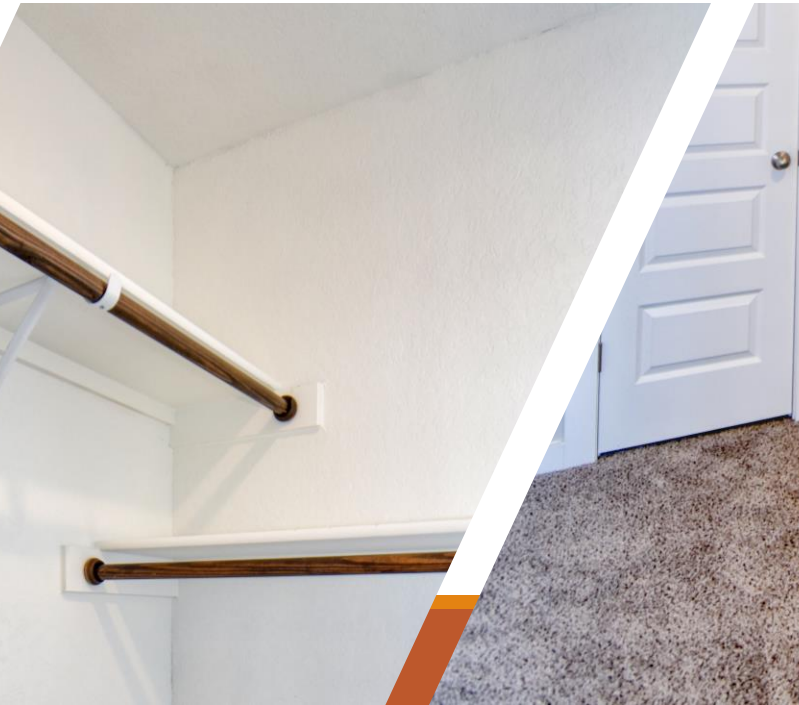


A spacious design with great attention to detail including panel doors, tile flooring, quartz countertops, recessed lighting, tray ceiling and window coverings.

TUSCANY VILLAS ENCLAVE SECOND FLOOR



BEAUTIFUL CERAMIC TILE FLOORING IN ALL THE WET AREAS. CARPET IN THE BEDROOMS AND HALLWAYS. EXTRA CABINET STORAGE IN LAUNDRY AND BATHROOMS. ATTRACTIVE TILED SHOWERS WITH SMALL WINDOW FOR NATURAL LIGHT AND VENTILATION.

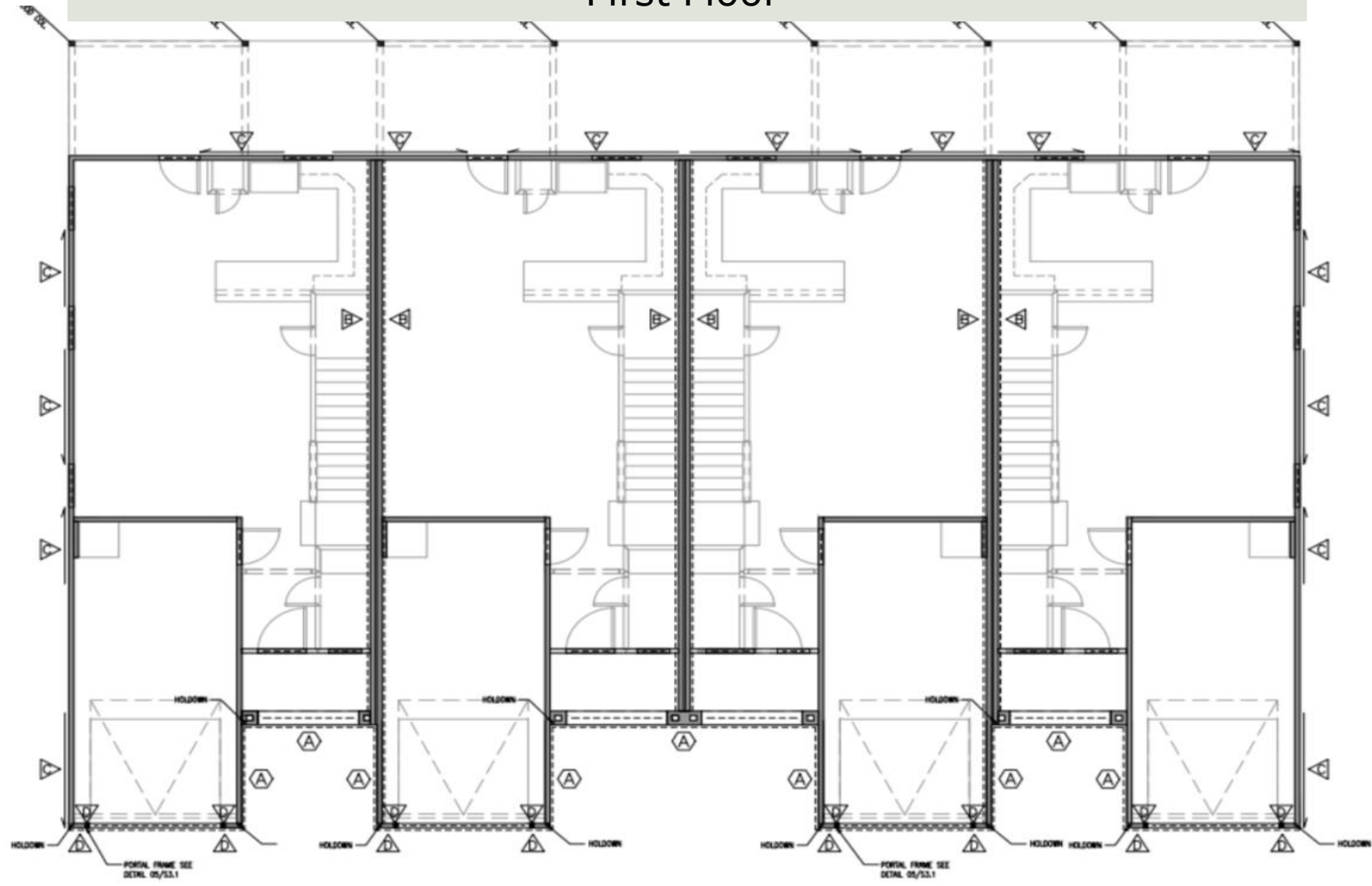


Tuscany Villas Enclave specifications page

- Four unit building with a total square feet of 5448
- Each unit is 1362 square feet
- 3 bedrooms and 2.5 baths
- 1 car garage fully finished(texture, paint,& baseboards)
- Spray Foam insulation in the rafters and garage ceiling
- R-13 Batts interior/exterior walls and double insulated firewall.
- 220 outlet in the garage for EV charging
- Stainless steel Samsung appliances including the stove, dishwasher, microwave and side by side refrigerator with an icemaker and water dispenser.
- Beautiful ceramic tile flooring at the entryway, living area, dining area, kitchen , laundry room and bathrooms.
- Luxurious quartz countertops in the kitchen and the bathroom sinks.
- Energy efficient LED lighting throughout.
- Attractive tiled showers with a windows for natural light.
- 50 gallon electric water heater
- Two Ton Carrier high efficiency HVAC
- Upstairs laundry room for convenience
- Window coverings included
- Bedrooms are blocked and wired for ceiling fans
- Wireless doorbell system
- 100 watt solar flood lights one per building
- Garage door opener with 2 remotes.
- Stucco exterior at the front of the building
- Hardie board siding on three sides
- Rebar slab foundation
- 50 ft driveway for 2 parking spaces
- 25 year dimensional shingles on the roof
- All buildings are wired for 120 Volt floodlights, two per side
- Fire sprinkler system for safety
- Front and back yard sod(St. Augustine grass)
- Three live oak trees
- Front and backyard irrigation
- Fenced back yard and covered patio
- Water cut off valve, one per building
- Electronic water meters for precise usage control
- Hydraulic solid 9" concrete streets with a life time warranty
- Gated community with three access gates, one main, and two secondary gates
- 2 gate remotes per unit
- Central Mailbox with shaded parking
- Walking park with covered picnic areas
- Overflow parking spaces available
- 1-2-10 builder warranty included

HOA includes gate maintenance, road maintenance, Front yard irrigation and landscaping, common area maintenance, irrigation, landscape, lighting and Park maintenance. HOA Fee is \$400 per quarter.

First Floor



Second Floor

