

## Villas on Freddy Available Floor Plans



**Peppoli • 1,844 sqft • 2 bedrooms • 2 baths**  
From \$228,990

Single-story villa with 2 bedrooms and 2 full bathrooms. Large, open kitchen that includes large kitchen island that connects to the dining and living area. Spacious master suite includes walk-in closet, master bath with dual vanity sink, and is privately located at the rear of the home. Features a study room at the entrance of the home that can be converted into a second master suite. Comes standard with a 2-car garage, outdoor covered patio, and a welcoming porch in the front of the home.

Total sq ft: 1,844 Living sq ft: 1,225

**1,844 Total Living SQFT**



**Cortono • 1,953 sqft • 3 bedrooms • 2 baths**  
From \$235,990

Single-story villa with 3 bedrooms and 2 full bathrooms. Villa opens up to an open living room area that overlooks a spacious kitchen and informal dining area. Master suite features a walk-in closet and bathroom with a double-vanity sink. Comes standard with an outdoor covered patio and a 2-car garage.

Total sq ft: 1,957 Living sq ft: 1,410

**1,953 Total Living SQFT**



**Vinsanto • 2,403 sqft • 3 bedrooms • 2.5 baths**  
From \$264,990

Two-story villa with 3 bedroom and 2.5 bathrooms. First floor opens up to an open informal dining area that connects to a spacious kitchen and living room area. Includes an outdoor covered patio that sits at the rear left-hand corner of the villa. All 3 bedrooms are privately located on the 2nd floor. Master suite features a large walk-in closet as well as a bathroom with double-vanity sinks. Open loft area and laundry/utility room are also featured on the second floor. Comes standard with a 2-car garage.

Total sq ft: 2,403 Living sq ft: 1,823

**2,403 Total Living SQFT**



**Antinori • 2,256 sqft • 3 bedrooms • 2.5 baths**  
From \$264,990

Two story villa with 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Villa opens up to an open living and informal dining area. Connected kitchen features a spacious island and great view of the outdoor covered patio.

First floor also includes a half bath for guests. Second floor features 3 bedrooms, 2 full bathrooms, and a utility/laundry room. Master bedroom includes a large walk-in closet and a balcony with French doors overlooking the community.

Total sq ft: 2,256 Living sq ft: 1,657

**2,256 Total Living SQFT**



**Nikola • 2,586 sqft • 3 bedrooms • 2.5 baths  
From \$290,990**

Two-story villa with 3 bedrooms and 2.5 bathrooms. First floor features an open living and informal dining area, a half bath for guests, and a laundry/utility room. Kitchen includes a large island and a great view of the outdoor covered patio. Master suite is privately located downstairs and features double vanity sinks in the master bath. All secondary bedrooms, as well as a game room and full bathroom, are located on the second floor.

Total sq ft: 2,586 Living sq ft: 2,005

**2,586 Total Living SQFT**



**Grapa • 2,753 sqft • 3 bedrooms • 2.5 baths  
From \$300,990**

Two-story villa with 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Master bedroom is privately located on the first floor and includes a bedroom-sized walk-in closet. First floor also features an open living and informal dining area that have a great view of the outdoor covered patio. A utility/laundry room, half bathroom, and pantry storage are also included. The second floor features all secondary bedrooms as well as an open game room and storage space.

Total sq ft: 2,753 Living sq ft: 2,211

**2,753 Total Living SQFT**