

Montclair Lake Townhomes & Villas

Presented by DiGiovanni Homes

Luxurious Living
in the Heart of
Clearwater

DiGiovanni Homes

727-637-5134

Sales@DiGiovanniHomes.com



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Site Map

MONTCLAIR LAKE TOWNHOMES & DUPLEX



Pricing for Townhomes and Villas

<u>Model</u>	<u>Base Price</u>	<u>Description</u>
The Condor	\$392,900	2200 Sq Ft; 3 Bed (Opt 4); 2.5 Bath (Opt 3.5); 2 Car Garage
The Abilene	\$349,900	1800 Sq Ft; 3 Bed; 2.5 Bath, 2 Car Garage
The Saint Meran	\$279,900	1600 Sq Ft; 3 Bed; 2.5 Bath; 2 Car Garage

Call us at 727-637-5134 for pricing details!

*Certain lots may be subject to a lot premium

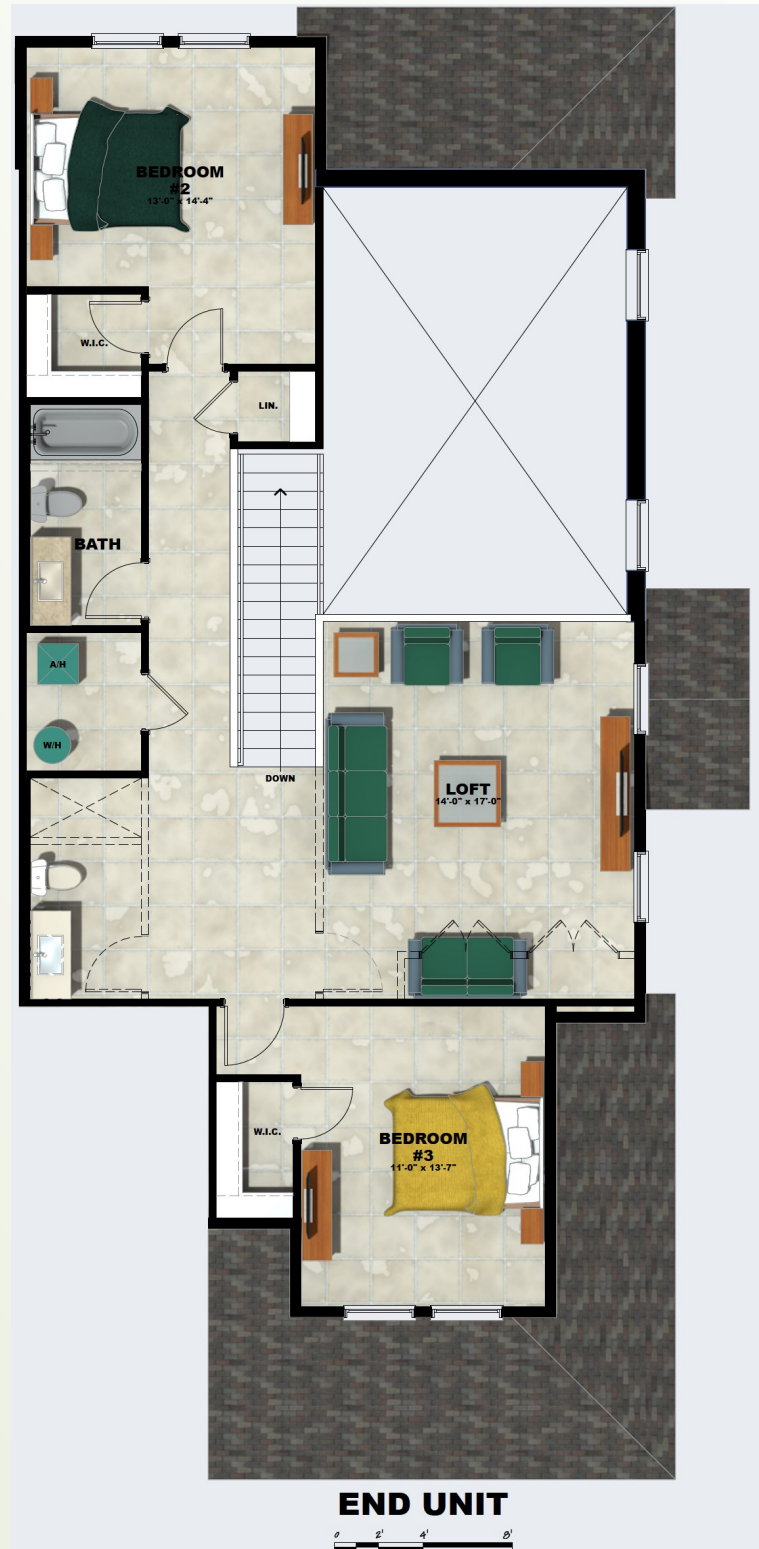
*Select units may include additional lot premium. Upgrade option are available for an additional price. Prices are subject to change without notice. Offer valid on new sales only. Please see a sales representative for more details.



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The Condor



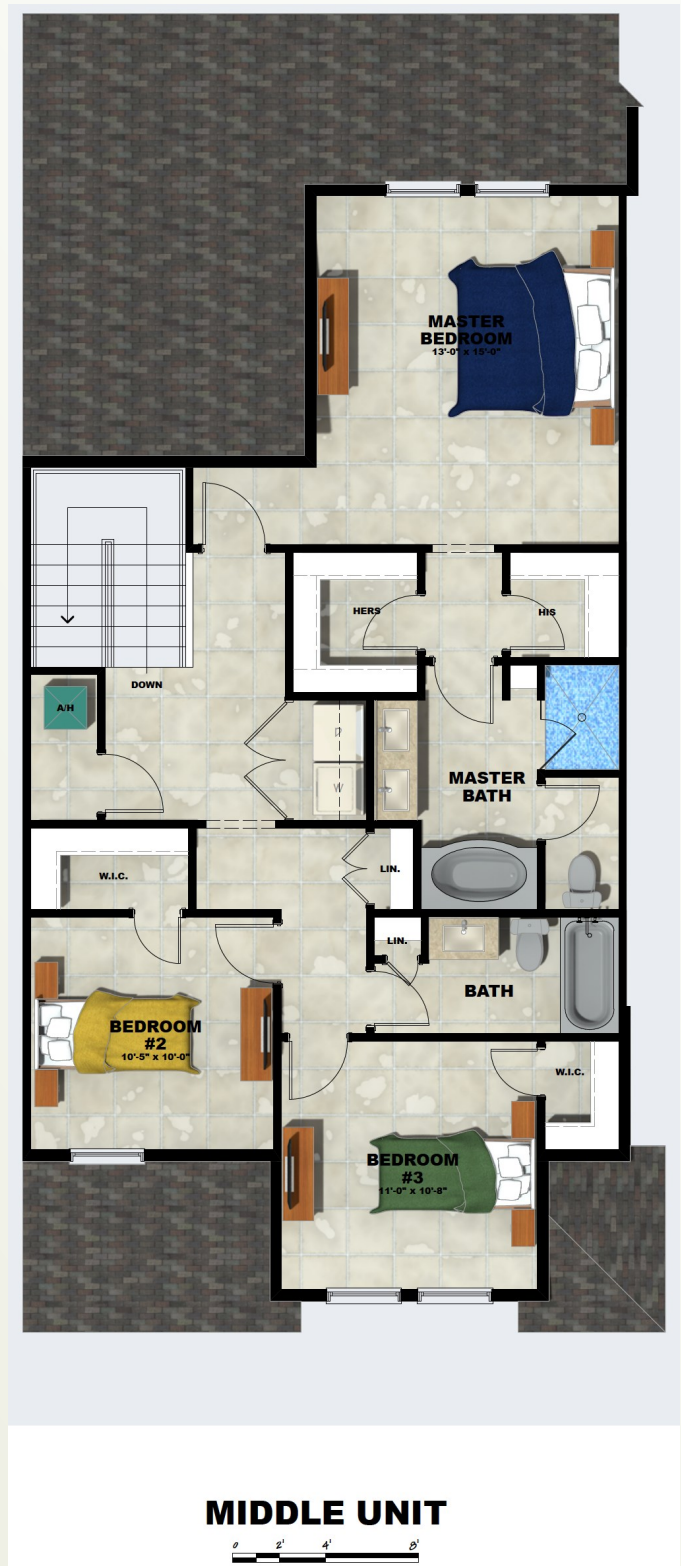
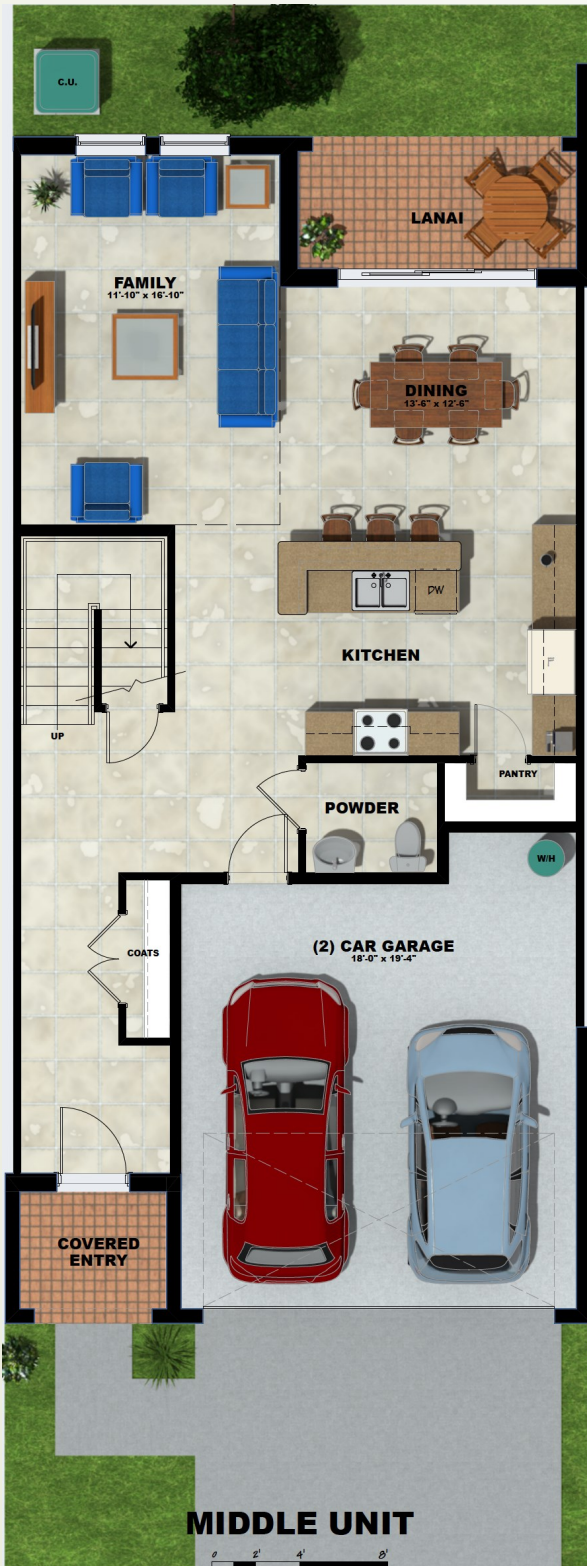
*Although all elevations and floorplans are believed accurate at time of publication, the right is reserved to make changes without notice or obligation. Optional items indicated are available for additional cost. Some features, including but not limited to windows, doors, ceilings, and room sizes may vary depending on options and elevations selected. Not all features are shown. Consult a sales representative for more details.



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The Abilene



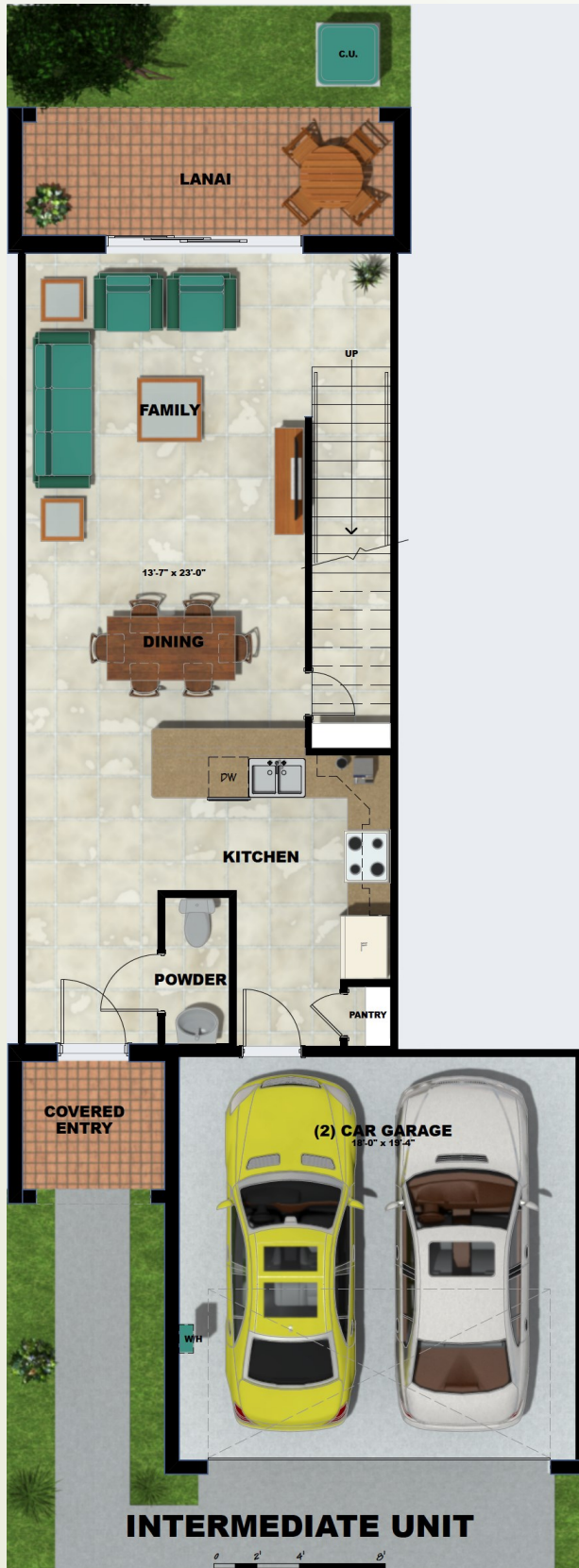
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The Saint Meran



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HOA Information

Home Owner's Association Information

\$195 a Month

One Time Initial Capital Contribution of \$300

Amenities and Services Included with HOA fee:

- Landscaping & Irrigation of all common areas
- Pool & Club House maintenance and management
- Dog Park maintenance
- Recreation Area maintenance
- Street Light & Curb maintenance
- Pond, Gate, & Fountain maintenance

*Current HOA fees are based on 2016's annual budget and subject to change without notice. Please contact your sales representative for details.



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Standard Features

Interior

- 9'4" ceiling height first level
- 9' vaulted ceiling height at second level bedrooms
- Spanish Lace textured ceilings throughout
- Orange peel textured walls throughout
- Square corner bead on all 90° outside drywall corners, around windows and doors
- Sherwin Williams (or equal) interior flat latex primer and interior latex flat finish paint on walls and ceilings in designer white
- Vinyl, low-e, energy efficient windows
- Molded Panel, hollow-core interior doors
- 2 1/4" Colonial style casing around all interior doors
- 3 1/4" Colonial style wood baseboard throughout house
- Dexter Corona (or equal) doorknobs
- Marble windowsills on all non-radius windows
- Granite countertops with 4" backsplash in Kitchen and all Bathrooms. Standard & upgraded color choices available
- Ceramic tile flooring in all wet areas, including Kitchen and Bathrooms
- All wood, soft close cabinets in standard and upgraded styles and stains
- Stainless Steel GE appliance package, including refrigerator, dishwasher, stove, and mounted microwave

Exterior

- West Indies design with two tone paint scheme, stone façade, & molded trim to accentuate building features
- Professional engineered roof system with Fiberglass three dimensional shingle roofing
- Professional engineered concrete slab and masonry block with vertical steel reinforcements
- Impact resistant 2 Car Garage Door
- Underground utilities for water, sewer, telephone and television cable.

Energy Efficient Features

- R-38 fiberglass insulation in all flat ceilings
- R-19 exterior framed wall insulation
- R-5 masonry wall insulation
- High efficiency, electric water heater supplied with a 6 year limited tank and parts warranty
- GE Energy Star appliances (or equal) 36" Refrigerator, Electric Range, Over the Range Microwave and Dishwasher
- Rheem minimum 15 SEER, high efficiency heat pump/central air-conditioning with programmable thermostat
- Dual-zone AC in all townhome units

Plumbing & Mechanical Features

- Glow Guard CPVC plumbing lines
- 1/2 HP garbage disposal for Kitchen Sink
- Moen (or equal) faucets, Chrome finish
- Pelican (or equal) stainless steel under counter sink in Kitchen
- Pelican (or equal) lavatory bowls (white) in bathrooms
- Electrical front door chime
- White Leviton Decora lever switches and receptacles (per plan)
- Recessed can lighting as per plan
- Standard lighting fixture selection for bathrooms in Montclair Lake approved style

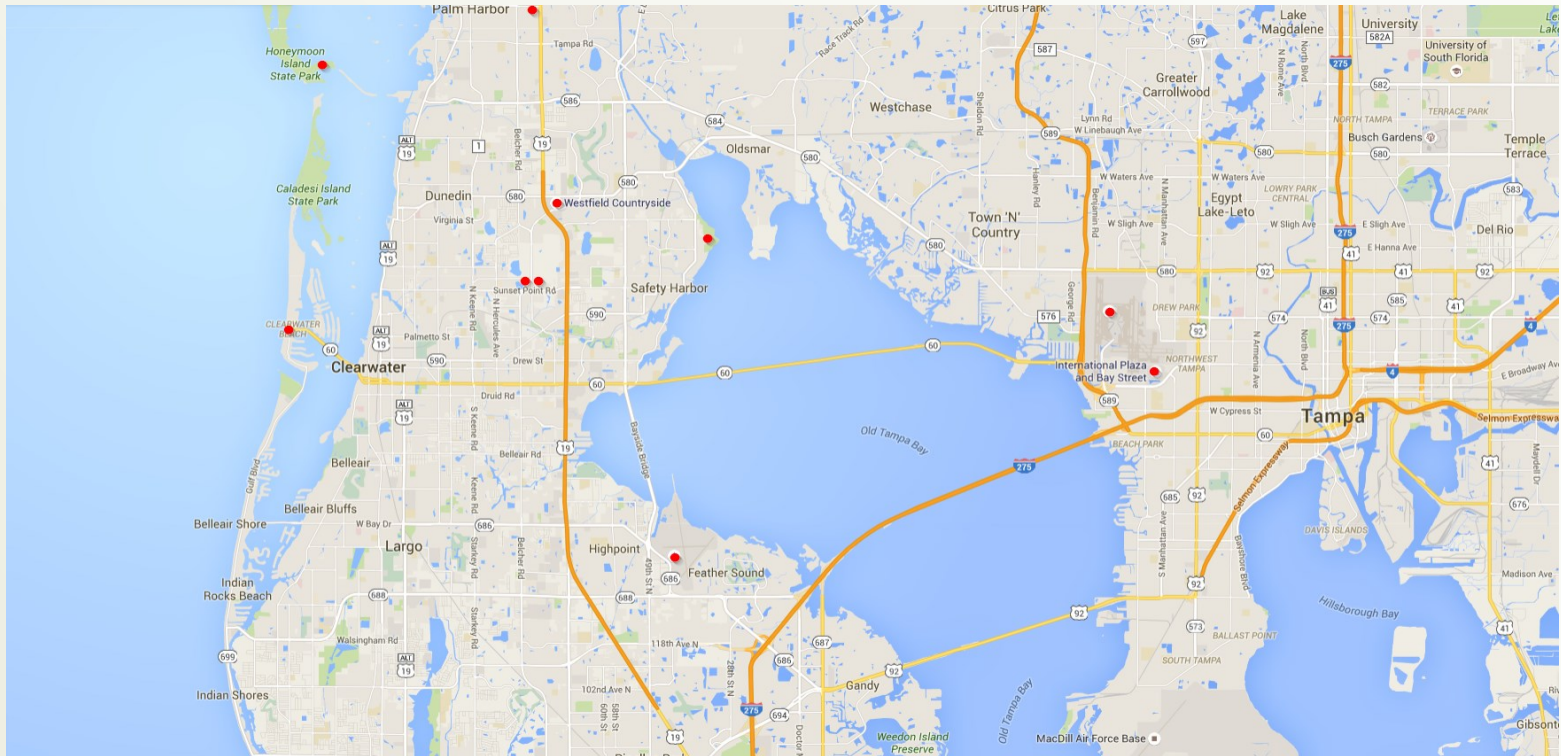
*Please see a sales representative for more details. Not all features are available with all home sites and/or homes. Features are subject to change without prior notice.



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Community Information



Community Amenities

- Gated Entrance
- Community Pool
- Club House
- Dog Park
- Walking Path

Schools

- Pinellas County School District
- McMullen Booth Elementary
- Safety Harbor Middle School
- Dunedin High School

Colleges

- University of South Florida
- University of Tampa
- St. Petersburg College
- Eckerd College
- Stetson University College of Law

Shopping

- International Mall
- Countryside Mall
- Publix Super Market
- Wal Mart
- Home Depot

Recreation

- Clearwater Beach
- Philippi Park
- Fred E. Marquis Pinellas Trail
- Innisbrook National Golf Course
- Florida Aquarium
- Lowry Park Zoo
- Largo Central Park Natural Preserve
- Countryside Bowling Lanes

Transportation

- Tampa International Airport
- St. Petersburg / Clearwater International Airport
- Pinellas Suncoast Transit Authority

Utilities

- Duke Energy
- Spectrum
- Clearwater Utility Billing (water and trash service)

*This information is to the best of the seller's knowledge. Seller is not responsible for the accuracy of this information. School assignments can be changed without notice. There is no guarantee of school assignments for this community. Items are subject to change without notice.



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