

# Topaz

## PATIO VILLA

- Modern Interior Design
- 2-Car Garage
- Screened Lanai
- Open Floorplan

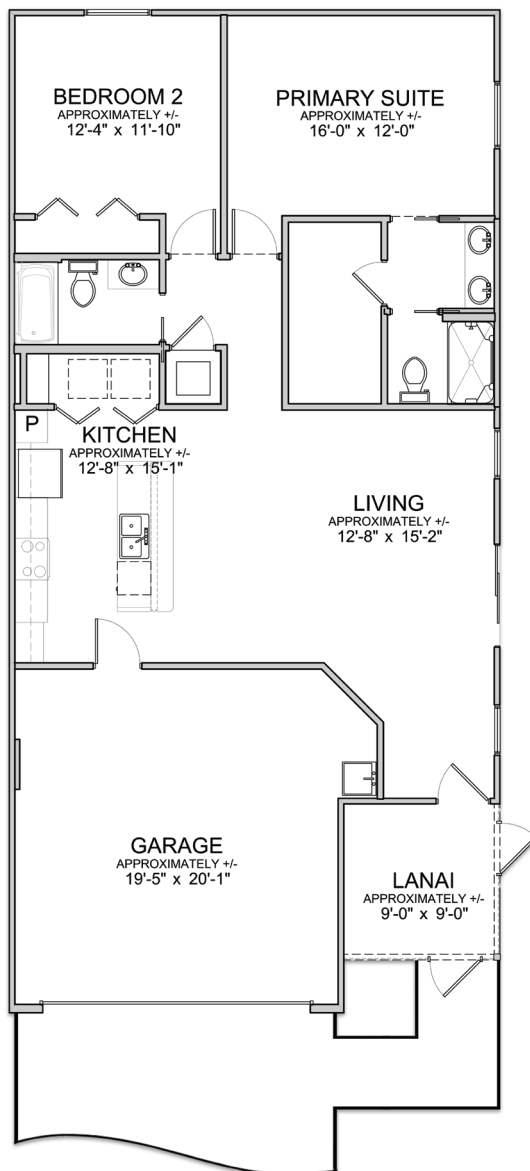
2 bedrooms

2 bathrooms

1730 total square feet

1220 living square feet

Frame Construction



# The Villages®

352-753-6700 | [TheVillages.com](http://TheVillages.com)

1000 Lake Sumter Landing | The Villages, FL 32162

*Floorplans and renderings are artists' conceptions and may differ from finished homes.*

# PATIO VILLA

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## QUALITY CONSTRUCTION & DESIGN

### INTERIOR

- Central Air Conditioning and Heat
- Water Heater
- Smoke Detection System
- Wiring for Data and Cable
- Ceiling Fan Outlets in Selected Rooms
- Interior Light Fixtures
- Lighting and Fans
- Laundry Tub with Faucet
- Single Pole Switches
- Wood Cabinetry
- Interior Doors

### KITCHEN

- Stainless Steel Appliances: Refrigerator, Range, Microwave Over Range, and Dishwasher
- Garbage Disposal
- Double Bowl Sink with Faucet
- Wood Cabinets

### BATH

- Bathtubs, Sinks, and Toilets
- Faucets and Shower Accessories
- Molded Tubs and Showers
- Towel Bars and Tissue Holders
- Bath Exhaust Fans

### STRUCTURAL

- Frame Construction with Vinyl Siding
- House Wrap and R-11 Wall Insulation

### EXTERIOR

- Architectural Shingles
- R-38 Ceiling Insulation
- Insulated Windows
- Fiberglass Entry Doors
- Garage Door with Electric Opener
- Underground Utilities
- Push Button Door Chime
- Weatherproof Electrical Outlets
- Front Yard Lamp Post
- Exterior Hose Bibs
- Landscaping with WIFI Capable Controller and Rain-Click Sensor Irrigation System
- St. Augustine Grass
- Concrete Driveway and Sidewalk
- Covered Entryway
- Exterior Lighting at Entry
- Lighting and Fans

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## A VARIETY OF POPULAR FEATURES AVAILABLE IN SOME VILLAS:

- Raised Panel Interior Doors
- Window Treatments
- Cathedral/Volume Ceilings
- Ceiling Fans
- Screen Lanai
- Washer/Dryer

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*The Villages reserves the right to change or improve specifications contained hereon without notice or obligation.*

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