



MATANZAS = COVE =

AN AGE-RESTRICTED COMMUNITY

- AGE-RESTRICTED TO 55+
- LOW MAINTENANCE LIVING
- LAKE-FRONT SITES AVAILABLE
- HOA COMMUNITY WITH LAWN CARE
- 15-YEAR STRUCTURAL WARRANTY
- GATED ENTRANCE
- BLOCK CONSTRUCTION
- RECREATION AREA (TBD)

SITEMAP LEGEND:

- AVAILABLE
- RESERVED
- QUICK MOVE-IN HOMES
- MODEL HOME
- COMING SOON



REV. 8/21/2026

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Pricing



Polo Collection

Model	Bed/ Bath	Living Area	Total Area	Architectural Style		
				A	B	C
Charlotte II	3 / 2	1,623	2,318	\$345,900	\$346,900	N/A
Kingsley II ¹	2/2 + Den	1,645	2,257	\$350,900	\$351,900	\$356,900
Lillian II ¹	2/2 + Den	1,658	2,267	\$352,900	\$353,900	\$354,900
Sebring II ¹	2/2 + Den	1,751	2,450	\$363,900	\$364,900	\$367,900
Monroe II	3/2	1,738	2,558	\$366,900	\$367,900	N/A
Norris II ¹	2/2 + Den	1,905	2,593	\$361,900	\$362,900	\$365,900
Bennet II	3/2	2,008	2,635	\$372,900	\$373,900	\$375,900
Pierce II	3/2 + Den	2,034	2,733	\$375,900	\$376,900	N/A

¹ Avail. 3rd Bedroom Opt.

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Homesite Premiums

Lot	Address	Location	Status	Lot Premium
1	10 Matanzas Cove Dr	Lake	Available	\$7,500
2	12 Matanzas Cove Dr	Lake	MODEL - Sold	\$15,000
3	14 Matanzas Cove Dr	Lake	Available	\$17,000
4	16 Matanzas Cove Dr	Lake	Available	\$17,000
5	18 Matanzas Cove Dr	Lake	Available	\$17,000
6	20 Matanzas Cove Dr	Partial Lake	Available	\$15,000
7	22 Matanzas Cove Dr		Available	\$8,000
8	24 Matanzas Cove Dr	Corner	SOLD	\$10,000
9	4 Lakeland Way	Lake	SOLD	\$16,000
10	6 Lakeland Way	Lake	Available	\$16,000
11	8 Lakeland Way	Lake	SOLD	\$16,000
12	10 Lakeland Way	Lake	Available	\$16,000
13	12 Lakeland Way	Lake	SOLD	\$18,000
14	14 Lakeland Way	Culdesac	SOLD	\$17,000
15	15 Lakeland Way	Culdesac	SOLD	\$20,000
16	13 Lakeland Way	Culdesac	SOLD	\$20,000
17	11 Lakeland Way	Culdesac/Lake	SOLD	\$20,000
18	9 Lakeland Way	Lake	SOLD	\$18,000
19	7 Lakeland Way	Lake	SOLD	\$18,000
20	5 Lakeland Way	Lake	SOLD	\$18,000
21	3 Lakeland Way	Lake	SOLD	\$18,000
22	30 Matanzas Cove Dr	Corner	Available	\$10,000
23	32 Matanzas Cove Dr		SOLD	\$8,000
24	34 Matanzas Cove Dr	Partial Lake	Quick Move-In	\$15,000
25	36 Matanzas Cove Dr	Lake	SOLD	\$17,000
26	38 Matanzas Cove Dr	Lake	SOLD	\$17,000
27	40 Matanzas Cove Dr	Lake	SOLD	\$17,000
28	42 Matanzas Cove Dr	Lake	SOLD	\$17,000
29	44 Matanzas Cove Dr	Lake	SOLD	\$17,000
30	46 Matanzas Cove Dr	Lake	SOLD	\$20,000
31	51 Matanzas Cove Dr	Lake	SOLD	\$20,000
32	49 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
33	47 Matanzas Cove Dr	Preserve	SOLD	\$15,000
34	45 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000



Homesite Premiums

Lot	Address	Location	Status	Lot Premium
35	43 Matanzas Cove Dr	Preserve	SOLD	\$15,000
36	41 Matanzas Cove Dr	Preserve	SOLD	\$15,000
37	39 Matanzas Cove Dr	Preserve	SOLD	\$15,000
38	37 Matanzas Cove Dr	Preserve	Available	\$15,000
39	35 Matanzas Cove Dr	Preserve	Available	\$15,000
40	33 Matanzas Cove Dr	Preserve	Available	\$15,000
41	31 Matanzas Cove Dr	Preserve	Available	\$15,000
42	29 Matanzas Cove Dr	Preserve	Available	\$15,000
43	27 Matanzas Cove Dr	Preserve	Available	\$15,000
44	25 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
45	23 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
46	21 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
47	19 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
48	17 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
49	15 Matanzas Cove Dr	Preserve	Available	\$15,000
50	13 Matanzas Cove Dr	Preserve	Available	\$10,000

Included Features



COMMUNITY FEATURES

- A planned community of only 50 homes, with many homes overlooking lakes.
- Fully sodded homesite using Floritam sod w/zoned irrigation system and timer and professionally designed landscape package
- Paver Driveway, walkway, and entry
- Lawn care and maintenance (through Homeowner's Association)
- Community street lights and sidewalk
- Aluminum Gutters with underground drains
- Covered lanai with acrylic finish (per plan)
- Underground utilities and stormwater management system

ADDED VALUE

- Building permits, all municipal impact fees, soil tests, surveys, compaction and density tests
- Bora-Care Termite Treatment with a renewable termite bond with
- \$1,000,000 repair and retreat coverage
- 6 mil thick visqueen vapor barrier under slab
- All footings are steel reinforced with #5 rebar with a 4 in.
- 3000 PSI concrete fiber reinforced monolithic slab
- Concrete Block exterior wall construction
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcements
- Roof trusses are engineered for a 130 mph wind load
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- 30-year premium algae-resistant dimensional fiberglass roof shingles with 25-year shingles for hip and ridge cap
- Smoke Detectors
- Washer and dryer connections
- Pre-wired for garage door opener and coach lights
- Air handler suspended from garage ceiling to maximize floor space (per plan)
- 200 AMP electrical service with Copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)
- Two (2) USB 110-volt outlets (per plan)

ENERGY AND MONEY SAVING ADVANTAGES

- R-38 ceiling insulation over living areas
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-
- 8.8 insulation rating at all exterior block walls
- Ceiling fan pre-wires in Den, Bedrooms, Family Room or Great Room and lanai (per plan)
- White single hung insulated vinyl low-e windows with clear, double paned glass. Vinyl screens installed on all operable windows and sliding glass doors
- Insulated six-panel fiberglass front door
- Maintenance-free aluminum fascia with vented vinyl soffits
- Energy efficient 16 SEER2 air conditioning system with jumper ducts in all bedrooms and den/study (per plan)
- 50-gallon energy saver water heater
- Water conserving toilets and shower heads

IMPRESSIVE EXTERIORS

- Sherwin Williams® 100% Acrylic Satin paint over cementitious textured exterior finish for low maintenance
- Steel thirty-two panel overhead garage door with opener
- Recessed rain stop at threshold of garage door(s)
- Two (2) Exterior hose bibs
- Minimum 2x6 sub-fascia for stronger bridging with 16 in.
- overhang on long spans (12 in. overhang on gables)

ELEGANT INTERIORS

- Recessed Ceilings in Owner's Bedrooms (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown textured ceilings and orange peel finish on walls
- Up to 18 in. ceramic tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Raised-panel interior doors with colonial trim
- LED Recessed Lighting in kitchen, great room or family room, lanai and in baths over tubs and/or shower (per plan)
- Designer lighting package with Decora rocker switches
- Stain-resistant carpeting in a variety of textures and colors
- Two (2) CAT-5 telephone outlets (per plan)
- Pre-wired RG-6 satellite compatible television outlets in each Bedroom and Family Room or Great Room with homeruns to multimedia panel (location per plan)
- Sherwin Williams® white wall and trim paint
- White Carrera Marble window sills
- Vinyl-coated, ventilated closet shelving and linen shelving (per plan)
- Kwikset® Satin Nickel Balboa door hardware with SmartKey® entry lock and deadbolt lock on front entry

LUXURIOUS BATHS

- Timberlake® raised height vanities in oak or maple flat panel doors
- 3 CM Granite countertops in choice of colors with drop-in sinks
- Elongated comfort height China commodes
- Mirrors over vanities
- Moen® vanity sink faucets and anti-scald shower valves with lifetime chrome finish in all baths
- Elustra Window Sills and knee wall caps in Owner's Bath (per plan)
- Ceramic tile shower with tile walls to ceiling and glass enclosure in owner's bath
- American Standard Steel tub with ceramic tile walls to ceiling in guest baths

SPLENDID KITCHENS

- Timberlake® oak or maple flat panel cabinets with 42 in. wall cabinets
- Level I granite countertops in choice of colors with stainless steel undermount sink with 12" flat overhangs on bar tops and/or islands
- Stainless steel under-mount sink with Moen® single-lever faucet and separate in-sink sprayer
- Samsung® Stainless Steel Smooth top range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Sound-insulated Samsung® Stainless Steel dishwasher
- Garbage disposal
- Ice maker connection
- Spacious pantry (per plan)

ADDED BENEFITS

- Meetings with a personal Design Consultant at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
- Comprehensive 1 year warranty and a 15 year structural warranty through Home Buyers Warranty® Corporation plus manufacturer's warranties.

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