

# 1689-Amalfi

3 Beds | 2 Full Baths | 1 Half Bath | 1,689 sq. ft.



4Plex Craftsman

See Important Legal Notices for terms and conditions.

# 1689-Amalfi

3 Beds | 2 Full Baths | 1 Half Bath | 1,689 sq. ft.

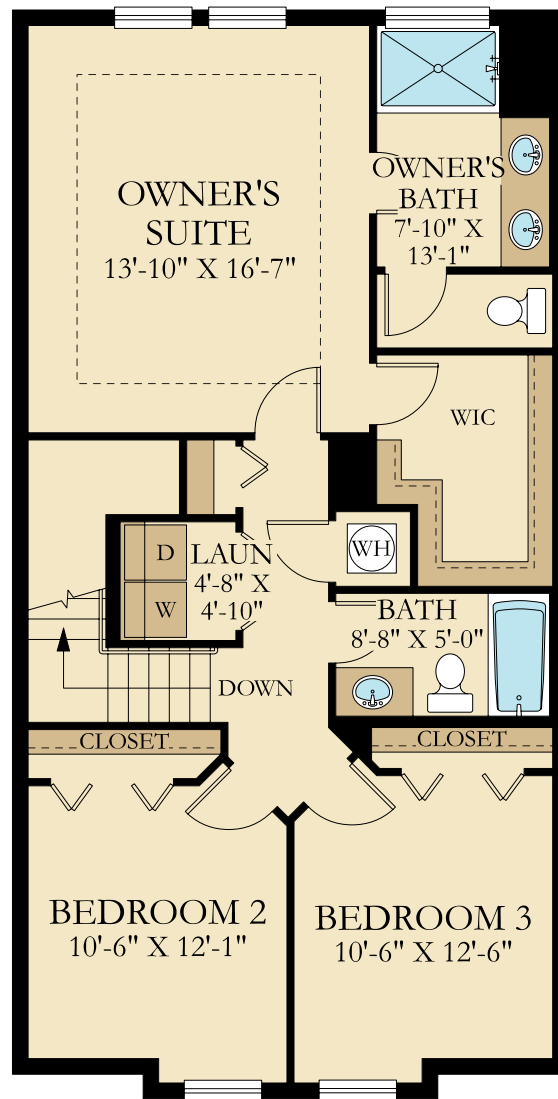


4Plex Farmhouse

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# 1689-Amalfi

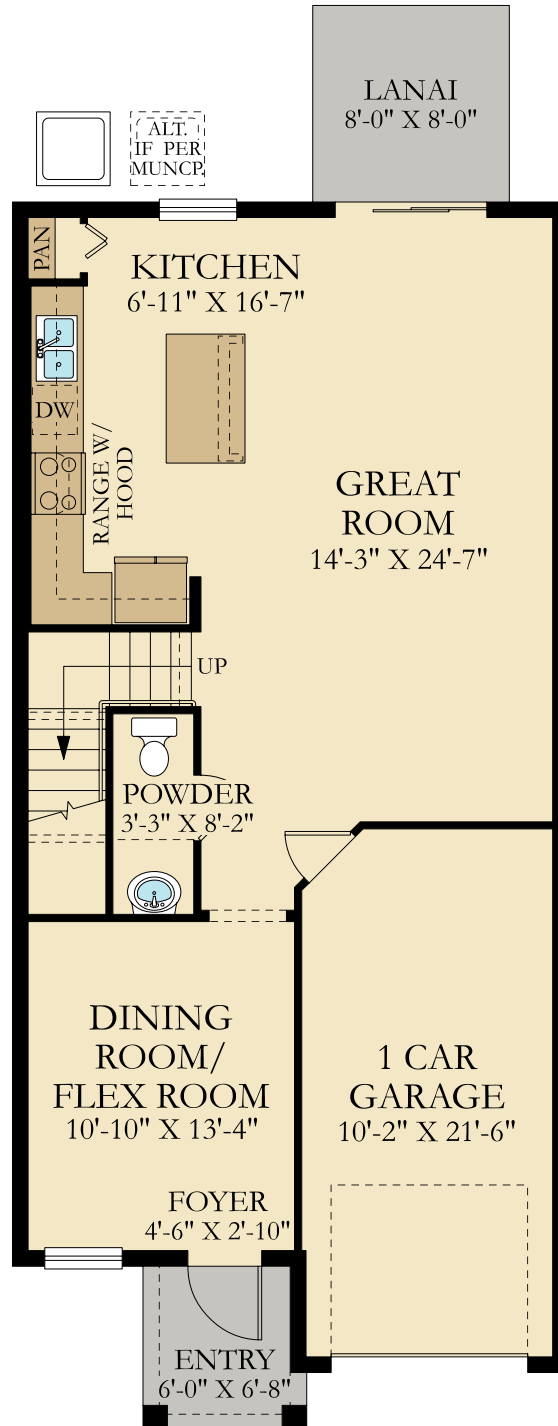
3 Beds | 2 Full Baths | 1 Half Bath | 1,689 sq. ft.



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# 1689-Amalfi

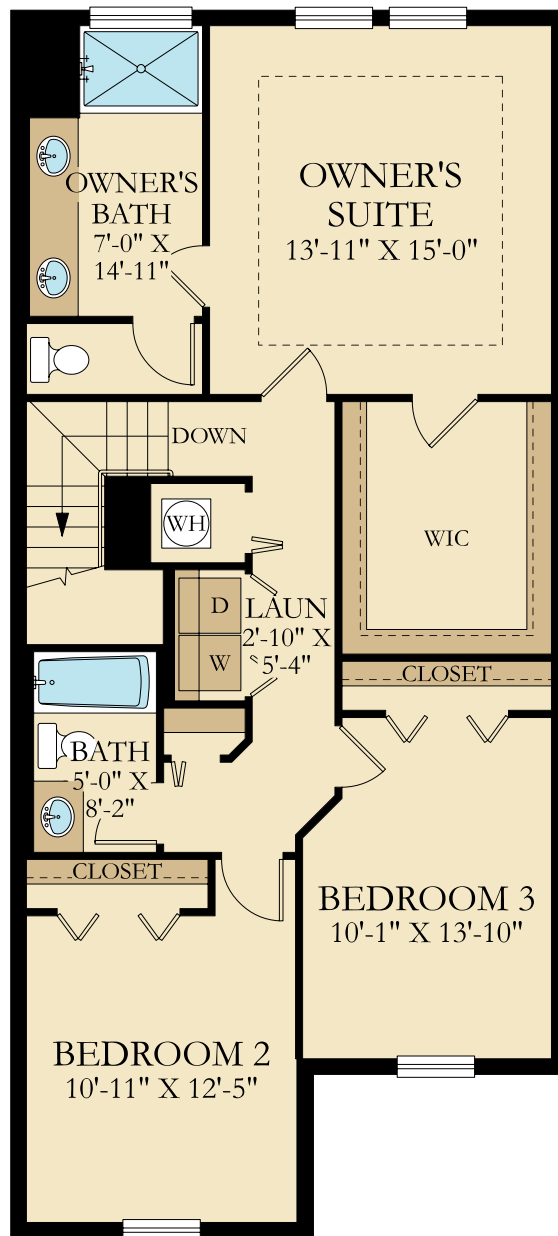
3 Beds | 2 Full Baths | 1 Half Bath | 1,689 sq. ft.



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# 1834-Minori

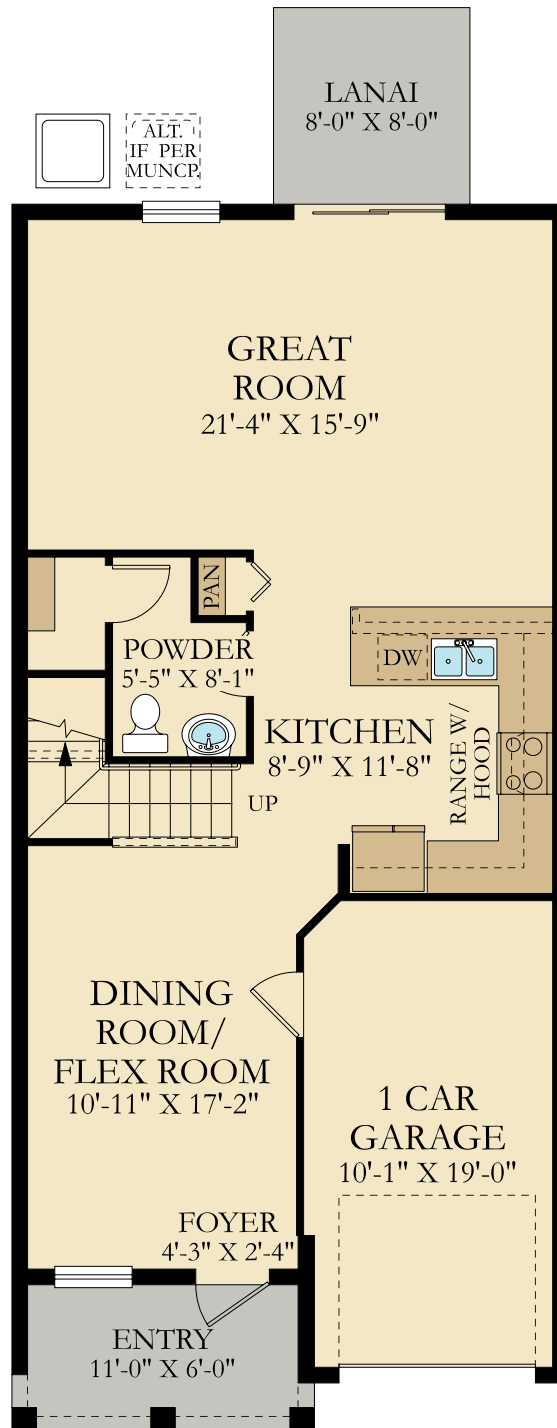
3 Beds | 2 Full Baths | 1 Half Bath | 1,834 sq. ft.



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# 1834-Minori

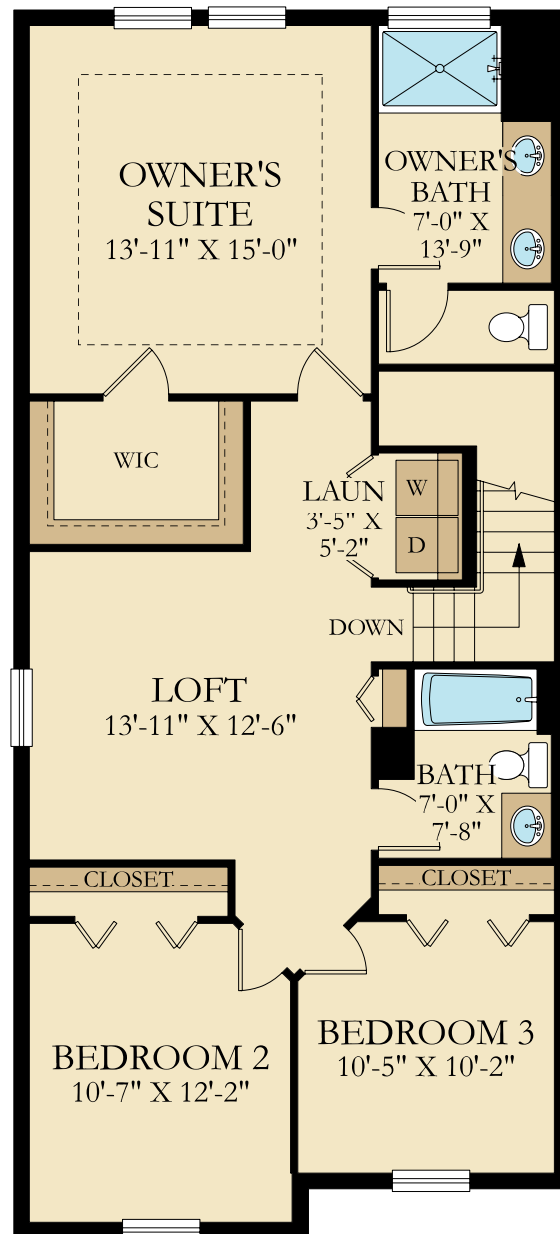
3 Beds | 2 Full Baths | 1 Half Bath | 1,834 sq. ft.



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# 1873-Sienna

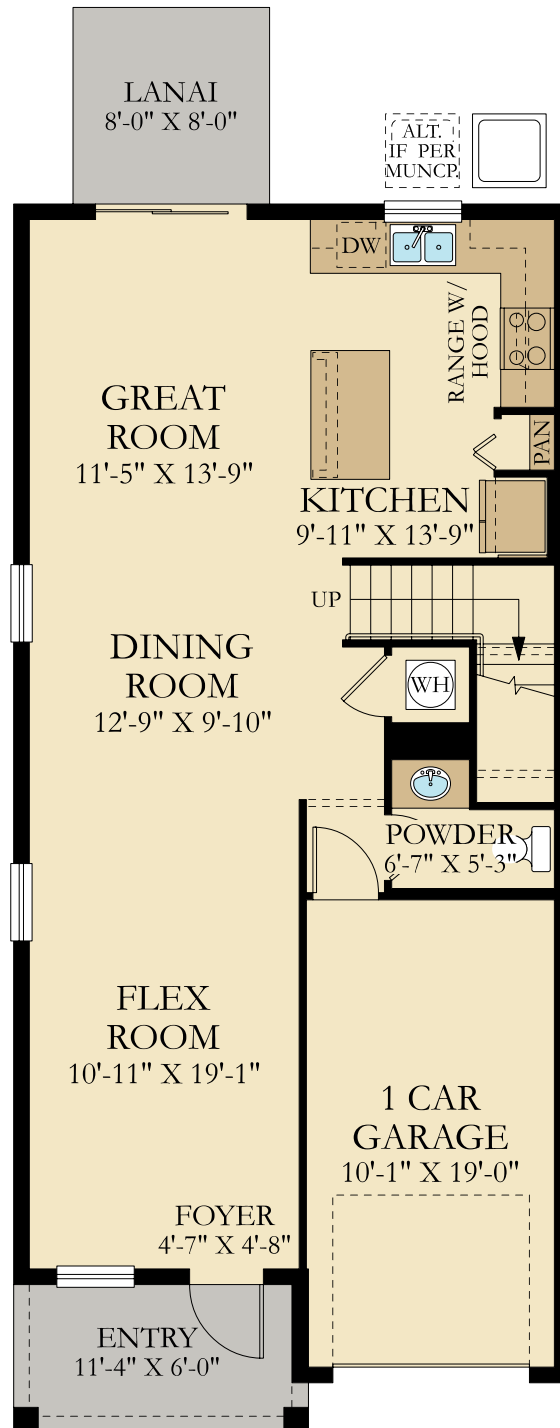
3 Beds | 2 Full Baths | 1 Half Bath | 1,873 sq. ft.



See Important Legal Notices for terms and conditions.

# 1873-Sienna

3 Beds | 2 Full Baths | 1 Half Bath | 1,873 sq. ft.



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# Townhomes

## Site Plan

### Legend

Available

Model

Sold

Closed

Reserved



Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OR THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

See Important Legal Notices for terms and conditions.

# Important Legal Notices

## Floor Plans and Elevations

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "furnished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles.

## Pictures of Interiors

Pictures are conceptual in nature and are merely an artist's rendition and may contain options or features which are not standard. These pictures are solely for illustrative purposes and should never be relied upon. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

## Site Map

Any photographs depict the community as of the dates taken. Site plans, community maps and photographs are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OR THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

## Pictures of Amenities

Photographs may or may not show the actual amenities in the community and are intended to be conceptual in nature and are merely an artist's rendition. These photographs are solely for illustrative purposes and should never be relied upon. The amenities may change or not be built. The responsibility for constructing certain amenities may rest with parties other than Seller, and Seller has no obligation to Buyer to ensure the construction of any such amenities."

## Price Sheets

Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. The prices of our homes are based upon standard locations, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.

## Features

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

# Chateau at Astonia

## 2023 Fees and Features



**Chateau at Astonia HOA**  
Capital Contribution Fee

\$ 170.00 per month  
\$100.00

**Astonia CDD**  
Townhome

O&M \$524.19 ; Debt \$1,290.33 per year  
estimated

### Included Features & Amenities

- Professional Management of Association and CDD
- Professional Maintenance of Common Area Landscaping and Ponds (CDD)
- Professional Maintenance of Individual Lot Landscaping (HOA)
- Roof Repairs and Replacement (HOA)
- TH Building Painting every 7 years (HOA)
- TH Building Termite Protection (HOA)
- Community Mail Kiosk
- Street Lights (CDD)
- Pool with Restroom Cabana (CDD)
- Playground(CDD)
- Dog Park(CDD)

**LENNAR**



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



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