

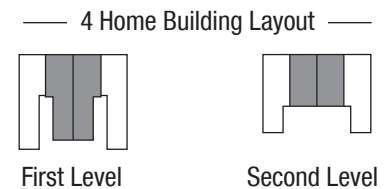
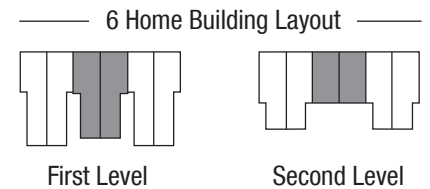
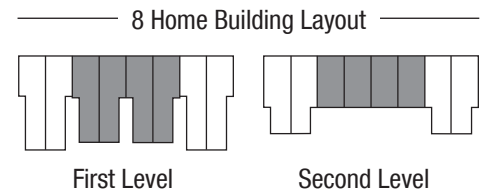
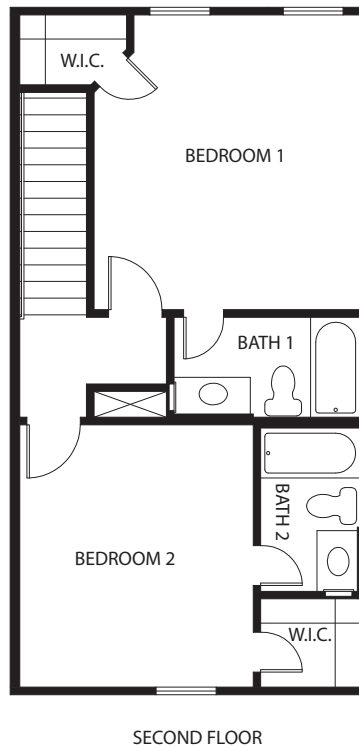
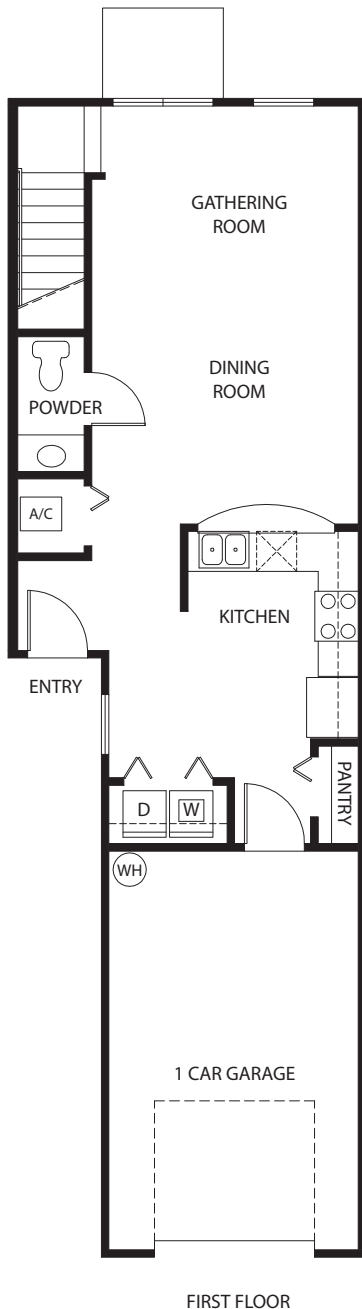


WESTLAKE ESTATES JACKSONVILLE



THE ASPEN

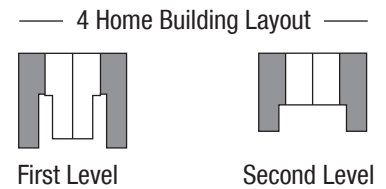
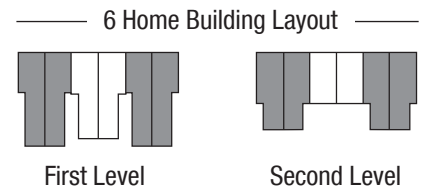
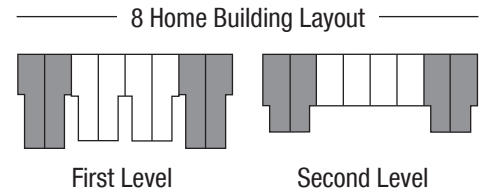
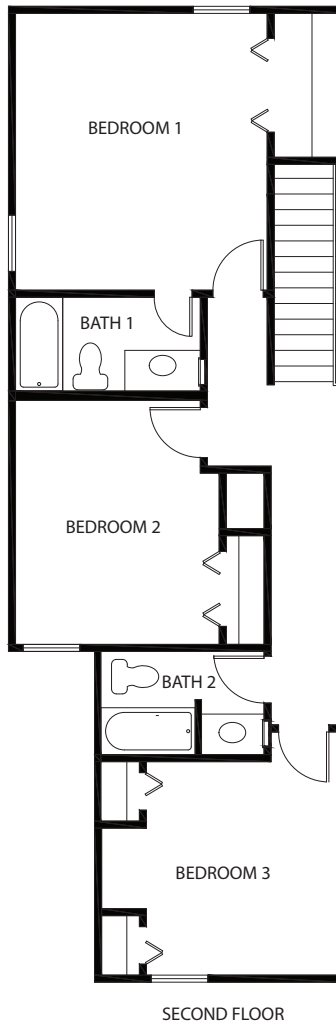
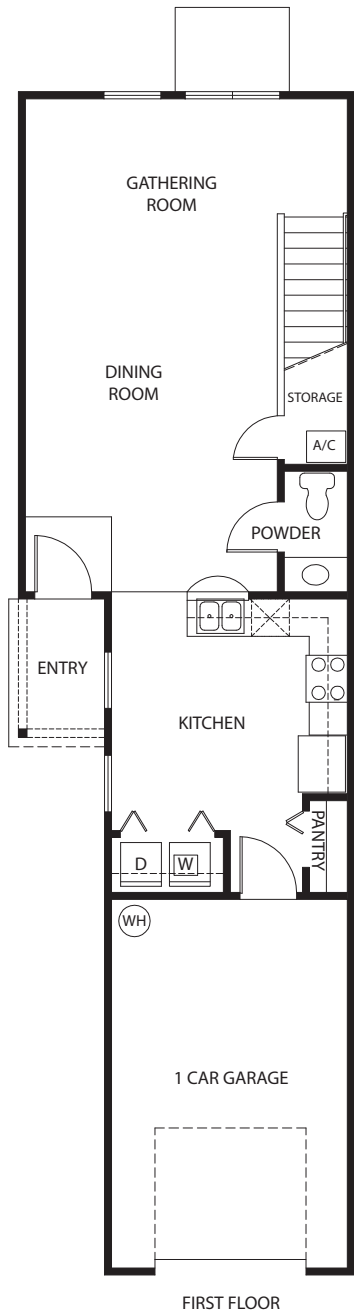
1,210 SQ. FT. | 2 BED | 2.5 BATH | 1 CAR



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THE OAKLEY

1,502 SQ. FT. | 3 BED | 2.5 BATH | 1 CAR



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ELEGANT INTERIORS

- 18" tile flooring on first floor in choice of designer colors
- Quality stain-resistant carpet
- Durable carpet padding with No Crush warranty
- Decorative interior lighting package
- Smoke detectors with battery back-up in all locations for added safety
- Decorative raised panel painted interior doors with quality hardware
- Braced for ceiling fans in all bedrooms and family room
- Prewired in one location for phone jacks
- Prewired in two locations for cable television outlets
- Full washer & dryer connections
- Textured walls throughout
- Knockdown ceilings in all interior rooms

IMPRESSIVE EXTERIORS

- Six panel insulated steel fire rated entry door with quality hardware
- Attached garages with unpainted and taped drywall ceilings and walls, prewired for garage door opener
Garage sizes vary by plan
- Architectural dimensional shingles with 30 year limited warranty
- Wood-frame construction; fiber cement siding with minimum 30 year limited warranty
- Professionally designed landscape package with irrigation
- Termite bond including \$250,000 wood repair upgrade
- 7'x5 Patio at rear door of home

LUXURIOUS BEDROOMS AND BATHROOMS

- Spacious closets with vinyl coated ventilated shelving
- Durable chrome faucets
- Quality cabinets with easy-care laminate vanity tops in choice of designer selected color packages
- 18" tile flooring in choice of designer colors
- 36" high mirrors over bathroom vanity with decorative lighting
- Easy-care and durable fiberglass tub/showers with integrated surround (per plan) in all baths

GOURMET KITCHENS

- Quality cabinets with 36" uppers
- Easy-care laminate countertops in choice of designer colors
- Easy-care double bowl stainless steel kitchen sink
- Pull out kitchen faucet
- Pre-plumbed line for ice maker

STAINLESS FINISH APPLIANCES

- Smooth top range
- Above range microwave
- Tall tub dishwasher
- Powerful food-waste disposal

CONSTRUCTION AND ENERGY SAVING FEATURES

- Energy efficient air conditioning and heating system engineered for your home
- Double pane insulated windows in white finish throughout the home.
- Batt / Blown insulation in ceilings with an R-factor of 38 (per plan)
- Batt insulation in exterior frame walls with an R-factor of 11
- Energy efficient 50 gallon water heater with glass liner for added heat retention
- Energy efficient dishwasher
- Engineered truss system built to stringent Florida hurricane codes
- Comprehensive, independent, third party warranty from Residential Warranty Corp. providing 1 year coverage on workmanship and materials, 2 year coverage on systems, and 10 full years of structural coverage from the date of closing

"HOME IS CONNECTED" SMART HOME PACKAGE

- Smart Alarm App
- Smart Control Panel
- Smart Speaker
- Video Doorbell
- Smartcode Front Door Lock
- Smart Light Switch
- Smart Z-Wave Thermostat

Duval County Public Schools

Thomas Jefferson Elementary School	(904) 693-7500
Highlands Middle School	(904) 696-8771
Jean Ribault High School	(904) 924-3092

Duval County Charter Schools

Duval Charter at Westside (K-8)	(904) 421-0250
Wayman Academy (K-5)	(904) 695-9995
School of Success Academy (6-8)	(904) 573-0880

Duval County "A" Rated Magnet Schools

Paxon School for Advanced Studies (9-12)	(904) 693-7583
James Weldon Johnson College Prep (6-8)	(904) 693-7600

Duval County Private Schools

Trinity Christian Academy "A" Rated (K-12)	(904) 596-2460
Eagle's View Academy (K-12)	(904) 693-7600

Local Colleges

FSCJ North Campus	9.2 mi	(904) 766-6500
FSCJ Kent Campus	10.4 mi	(904) 381-3400
FSCJ Downtown Campus	10.9 mi	(904) 633-8100

Restaurants

Gators BBQ	4.3 mi	(904) 683-4941
Zaxby's	4.7 mi	(904) 671-0086
Bono's Pit Bar-B-Q	6.6 mi	(904) 783-1404
Cross Creek Steakhouse	6.9 mi	(904) 783-9579
Elliano's Coffee Company	7.3 mi	(904) 783-4498
Cracker Barrel	7.5 mi	(904) 783-0254
Moon River Pizza	8.7 mi	(904) 389-4442
Maple Street Biscuit Company	8.7 mi	(904) 518-4907
Iguana on Park	9.6 mi	(904) 834-8383
Brick Restaurant	9.8 mi	(904) 387-0606
Longhorn Steakhouse	11.4 mi	(904) 388-5520
Metro Diner	11.4 mi	(904) 999-4600

More located in Murray Hill, Avondale & along Normandy Blvd.

Medical Care

UF Health Family Medicine	6.8 mi	(904) 427-8550
Baptist Primary Care	7.4 mi	(904) 783-9680
Avecina Medical Normandy	7.8 mi	(904) 379-8085
CareSpot Urgent Care	7.8 mi	(904) 378-0121
Ascension St. Vincent's Urgent Care	11.6 mi	(904) 450-6815
Ascension St. Vincent's Hospital	12.2 mi	(904) 308-7300
Baptist Medical Center	13.4 mi	(904) 202-2000
Mayo Clinic	29.9 mi	(904) 953-2000

Military

Naval Air Station Jacksonville	16.3 mi
Naval Station Mayport	30.8 mi

Places of Interest

Planet Fitness	7.8 mi	(904) 551-6903
Congaree and Penn	8.2 mi	(904) 527-1945
Hyde Park Golf Club	9.1 mi	(904) 786-5410
Batt Family Fun Center	10.7 mi	(904) 389-2360
Museum of Contemporary Art	11.3 mi	(904) 366-6911
Jacksonville Zoo and Gardens	12.0 mi	(904) 757-4463
Cummer Museum	12.4 mi	(904) 771-2804
Jacksonville Jaguars	14.0 mi	(904) 633-6100
Jacksonville Jumbo Shrimp	14.0 mi	(904) 358-2846
Daily's Place Amphitheater	14.0 mi	(904) 633-2000
Museum of Science & History	14.4 mi	(904) 396-6674
EPIC Theatres at Oakleaf	17.2 mi	(904) 772-0620
Bulls Bay Nature Preserve	4.3 mi	
Memorial Park	12.6 mi	
Downtown Jacksonville	14.3 mi	
Jacksonville Int'l Airport	15.2 mi	

Local Shopping

Winn-Dixie	6.8 mi	(904) 783-6901
Walgreens	6.8 mi	(904) 271-4140
Publix	7.1 mi	(904) 781-1952
Walmart	7.4 mi	(904) 786-0390
Home Depot	7.7 mi	(904) 781-6208
Lowe's	8.3 mi	(904) 486-1260
Ulta Beauty	11.5 mi	(904) 406-2563
Costco	14.1 mi	(904) 479-7521
Sam's Club	15.6 mi	(904) 573-9702
Target	15.7 mi	(904) 596-1065
River City Marketplace	15.0 mi	
Orange Park Mall	16.1 mi	
Oakleaf Town Center	16.8 mi	

Utilities & Services

Electric/Water: JEA	(904) 665-6000
TV/Internet: AT&T	att.com/bundles
TV/Internet: Xfinity	xfinity.com/planbuilder
Trash/Recycle: City of Jacksonville	(904) 630-2489
Tax Collector/DMV	(904) 630-1916
Sheriff's Office	(904) 630-0500
USPS	8.5 mi
Fire Station	5.0 mi

Community Management & Fees

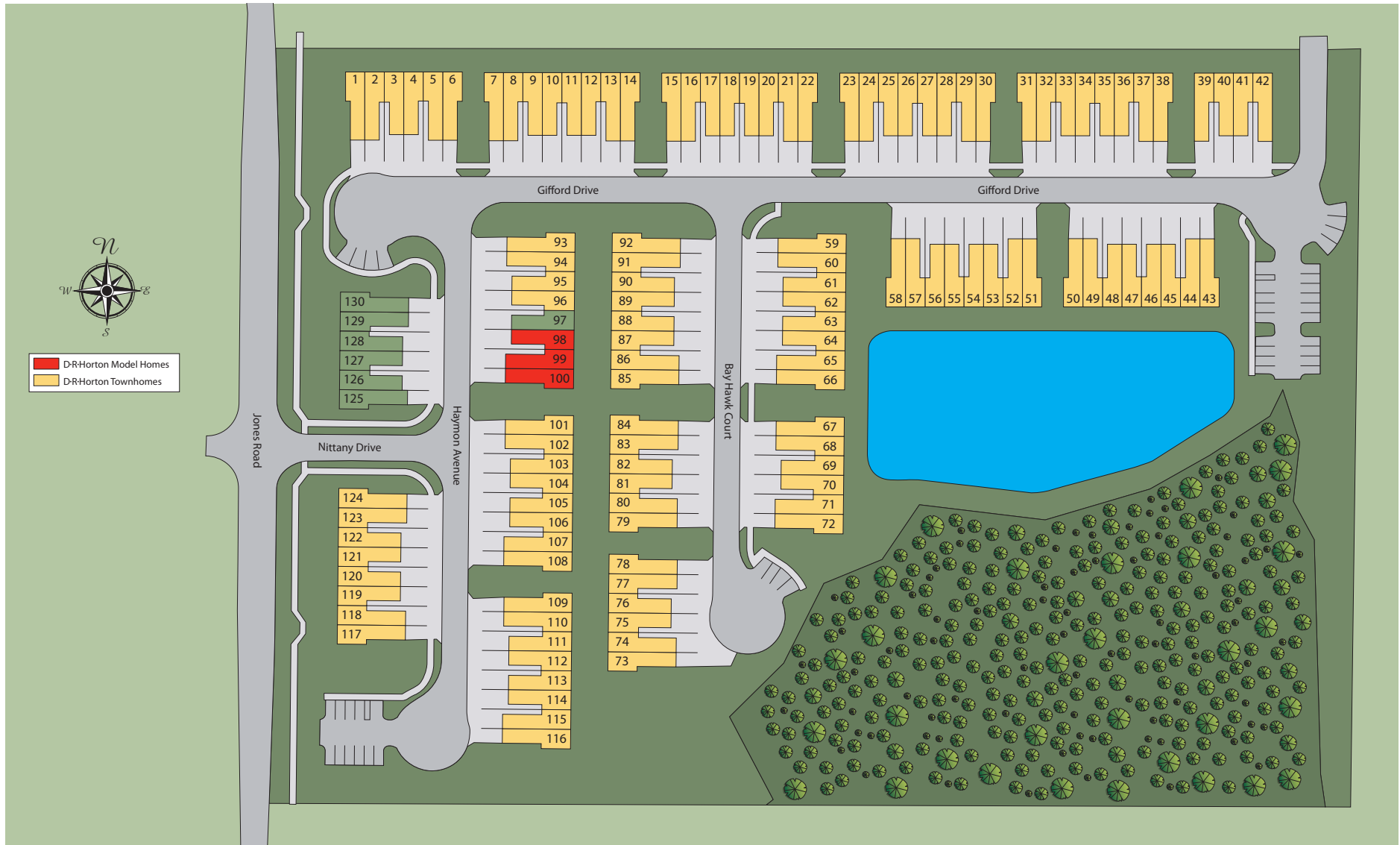
HOA: Lifestyle Property Services

Daniel Luckett (904) 432-1207 dluck@mylrw.com

Working Fund Contribution: \$200 (one-time fee)

HOA Fee: \$240/quarter

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