

LENNAR

# Astonia 50's

in Davenport, FL



# Points of Interest

When location is everything

## Entertainment

- 1 White Heron Golf Club
- 2 Posner Park
- 3 Lewis W Matthews Memorial Sports Complex
- 4 Lake Eva Community Park
- 5 True Blue Winery

## Schools

- 1 Davenport Community Campus
- 2 Ridge Community High
- 3 Davenport Elementary
- 4 Davenport Christian Preparatory School
- 5 Boone Middle School

## Restaurants

- 1 Culvers
- 2 Chick-fil-A
- 3 E & I Pizza
- 4 Fabulous Honey Bread Confectionery



# Astoria

## Site Map

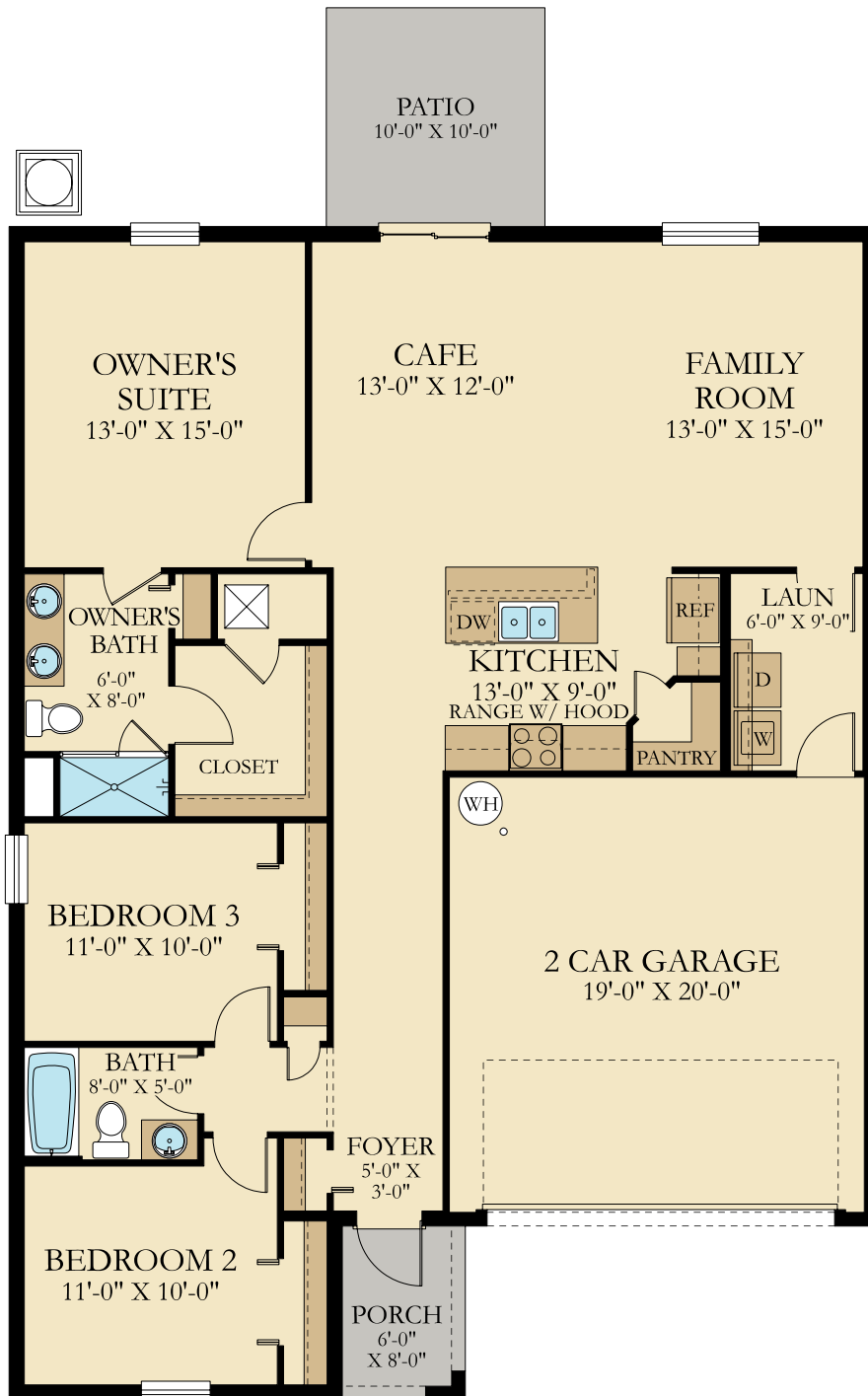


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# Dover

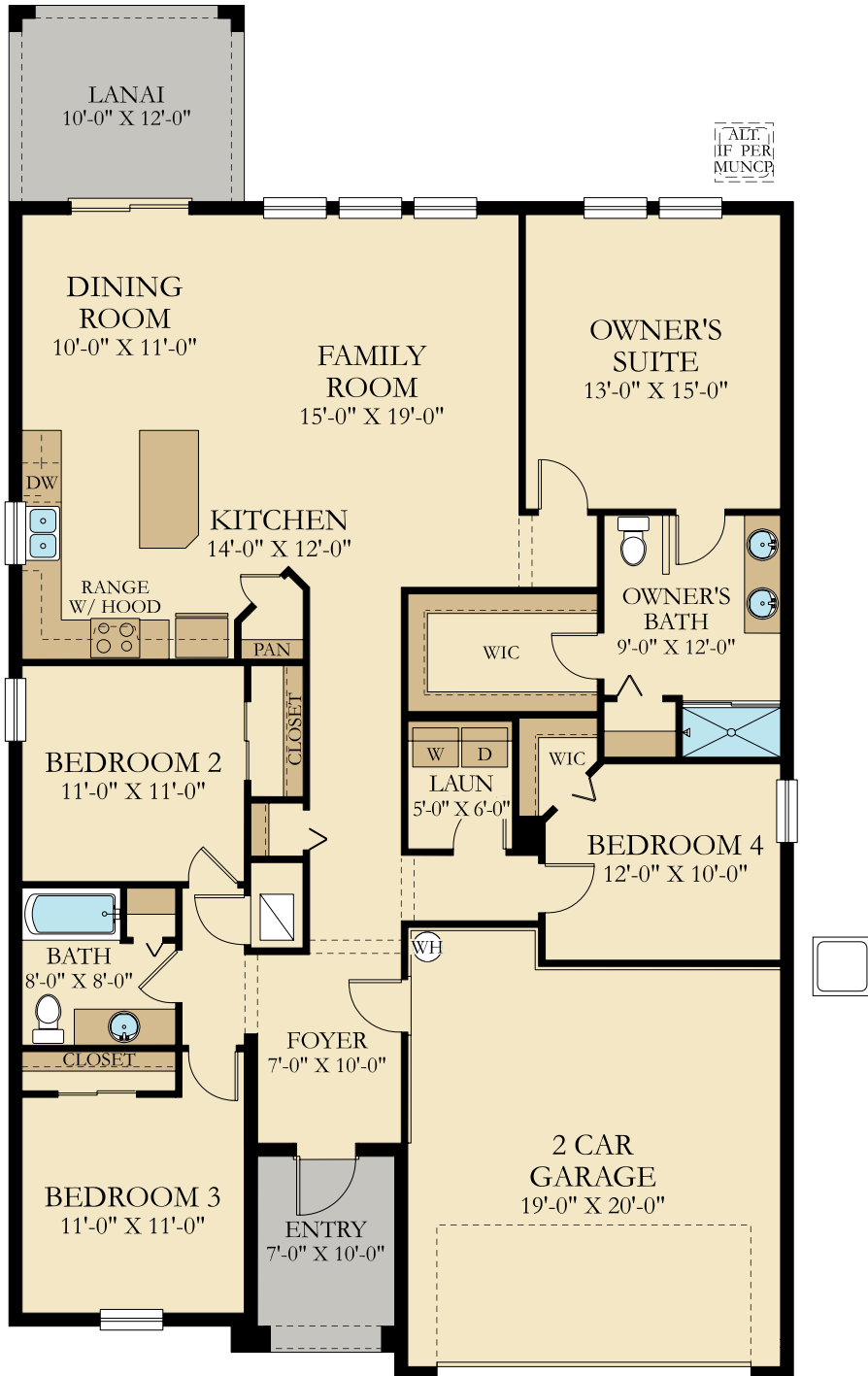
3 Beds | 2 Full Baths | | 2 Car Garage | 1,555 sq. ft.



See Important Legal Notices for terms and conditions.

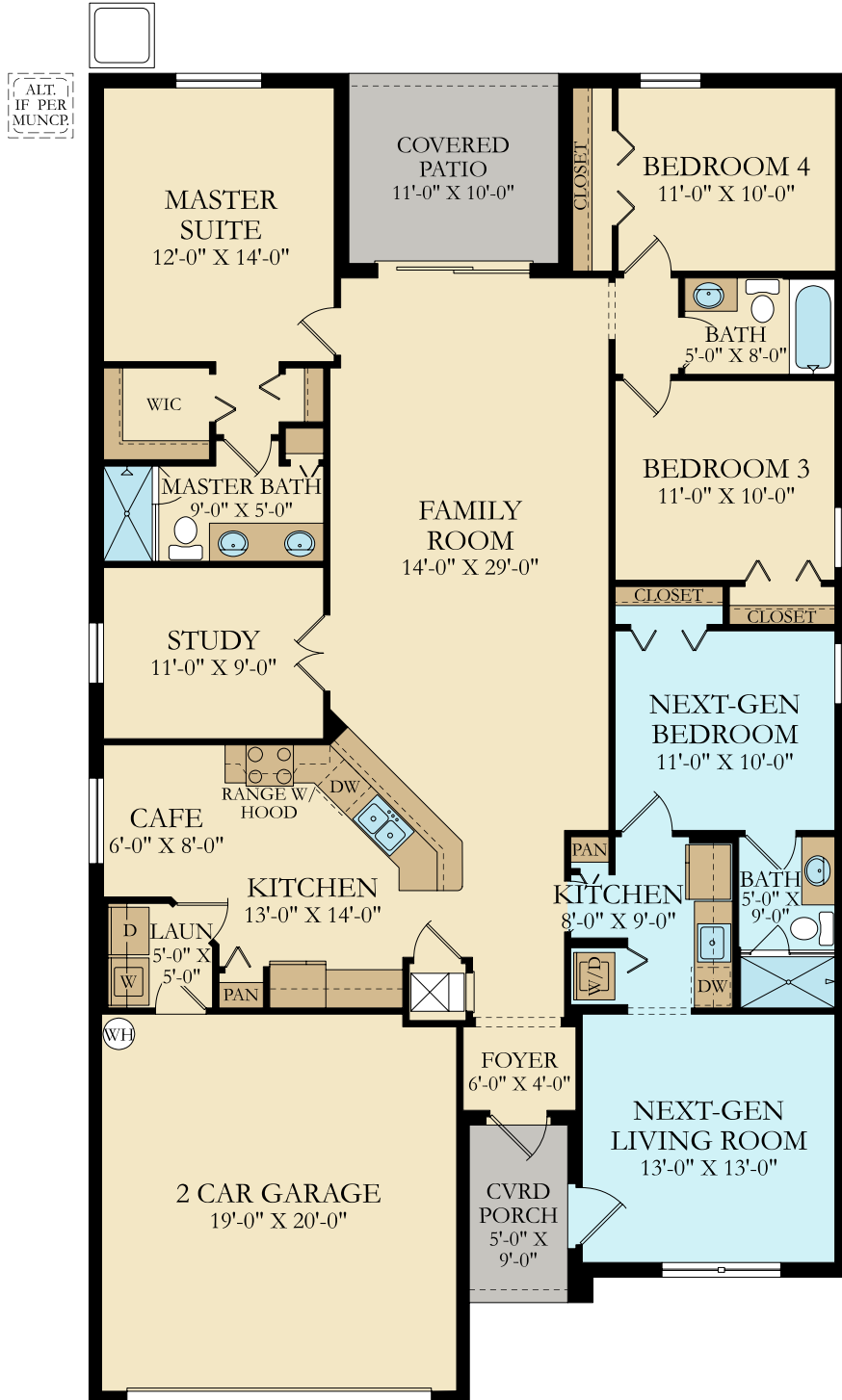
# Allentown

4 Beds | 2 Full Baths | | 2 Car Garage | 1,853 sq. ft.



# Freedom

4 Beds | 3 Full Baths | | 2 Car Garage | 2,109 sq. ft.



See Important Legal Notices for terms and conditions.

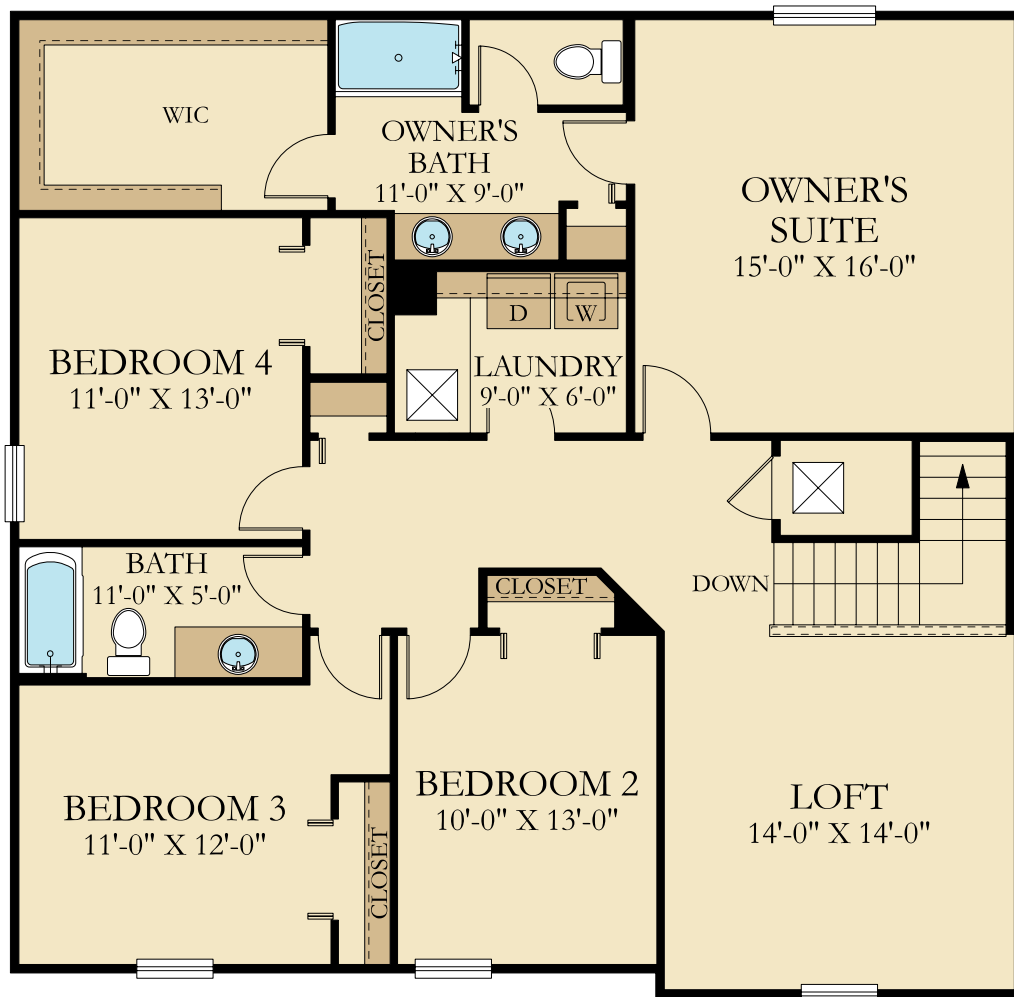
# Providence

4 Beds | 2 Full Baths | 1 Half Bath | 2 Car Garage | 2,582 sq. ft.



# Providence

4 Beds | 2 Full Baths | 1 Half Bath | 2 Car Garage | 2,582 sq. ft.





# Picture yourself at Astonia in Davenport, FL

Welcome to Astonia, a masterplan community of new single-family homes in the fast-growing city of Davenport, FL. Perfectly located right off Ernie Caldwell Blvd., the community is moments from great shopping and dining options at Posner Park. With proximity to I-4, residents enjoy easy access to world-class theme parks, golf courses and peaceful adventures amidst Florida's great outdoors. We have two collections, Legacy and Estates, with numerous floorplans for families of all sizes.

Amenities include a resort-style swimming pool, playground and more for recreational fun. There are both public and private school options throughout Davenport. Being centrally located between Tampa and Orlando, close to major roadways, theme parks, hospitals, and more makes it a prime location for active families.

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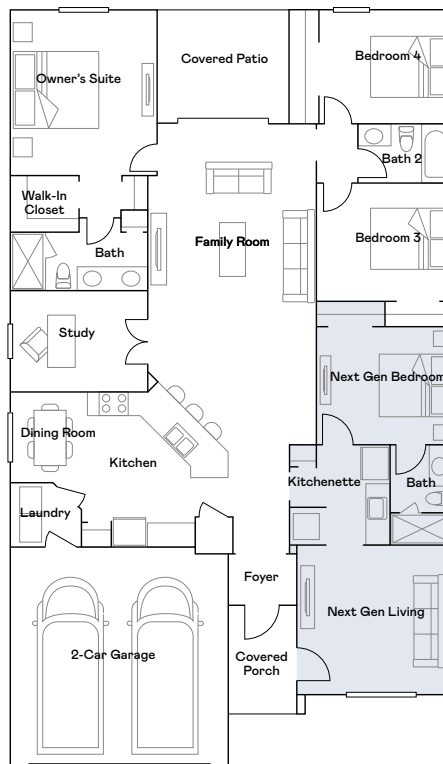
# Discover Next Gen<sup>®</sup>

The home within a home<sup>®</sup>

This community offers plans that are Next Gen<sup>®</sup> - The Home Within a Home meaning the community can accommodate all families, large or small. Next Gen is the next level in new home living, balancing your family's privacy and togetherness under one roof.

Next Gen floorplans include a separate suite that features a:

- Kitchenette
- Bedroom
- Bathroom
- Common area
- Private entrance



# Everything's Included®

With Lennar

Our Everything's Included® approach is both radical and simple. Our homes include all the add-ons and efficiencies that other builders charge extra for. Lennar includes modern designs and finishes as well as upscale appliances and fixtures without compromise or additional cost.

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# Solar

This is a solar community, meaning every home comes with solar panels that use energy from the sun to power the home. This can be cost effective, environmentally friendly, and a great way to efficiently use energy. Lennar and Sunnova Energy have teamed up so every home in this community can have a state-of-the-art home solar system. Sunnova Energy also offers real-time solar monitoring from a connected smart device.

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# 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 OF 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.

LENNAR

# Astonia

in Davenport, FL

Call

407-860-1216

today to begin making memories!



EVERYTHING'S  
INCLUDED



Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Plans to build out this neighborhood as proposed are subject to change without notice. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Maps are not to scale and are for relative location purposes only. Site plans and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Scenes may be of locations or activities not on a Lennar property. Models/lifestyle photos do not reflect racial or ethnic preference. Third party companies are not affiliated with this promotion, nor do the third-party companies sponsor, endorse or support this promotion. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's broker: Lennar Realty, Inc. Construction License: CBC 1260831 Date 01/22