



Site Map Legend

- 50' Wide Homesite
- 40' Wide Homesite
- * Model Home
- P Model Parking



WHY NOT START FRESH?



Villa Mar Included Features

Single Family Level 1 LVP Specifications

WHY NOT START FRESH?

Interior Features

- Decorative 3 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- Shaw LVP flooring on first floor living areas
- Round satin nickel door hardware
- Two panel, wood-grain texture colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors hardwired with battery back-up
- Cat6 data outlet in Living Room
- Structured media enclosure
- Ceiling fan pre-wire, switched in Living Room, Lanai, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer hook-up with vent to the exterior
- Linen closets (per plan)

Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with deadbolt in satin nickel
- Insulated fiberglass 6' 8" front and rear door (per plan)
- Concrete driveways, lead walk, porch and/or entryway
- Architectural dimensional 30-year shingle roof
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart garage door opener with two remotes
- Low-E, insulated, double pane windows
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2 and 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home (per plan)

Kitchen Features

- Quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Luxury LVP flooring in Kitchen
- Designer shaker cabinets, with hidden hinges and hardware with 36" upper cabinets
- Premium stainless-steel undermount sink
- Moen single handle with pullout spray faucet
- Whirlpool stainless-steel, glass top range
- Whirlpool stainless Steel Microwave
- Whirlpool stainless-steel dishwasher
- Moen garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

Energy Saving Features

- High efficiency air conditioning system
- Energy efficient range and heating system
- Smart thermostat with app capabilities
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Energy efficient water heater

Bathroom Features

- Luxury LVP flooring
- Quartz countertops (per Interior Design selection)
- Mirrors and Recessed LED flush mount light fixtures
- Moen Single handle faucets in polished chrome finish
- Top mounted sinks
- Sterling by Kohler pedestal sink (per plan)
- Sterling by Kohler elongated commode
- Ceramic tile shower surrounds with Sterling by Kohler "Vikrell®" shower pan and/or tub
- Designer shaker cabinets with hardware and hidden hinges

Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Ten-year insurance-backed structural warranty
- Up to five scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Floor to floor structural tie downs and reinforcement for increased strength against high winds
- Low-maintenance soffit and fascia
- Engineered hurricane structural hardware
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

CASA *Fresca*
HOMES®

WHY NOT START FRESH?



Magenta A



Magenta B

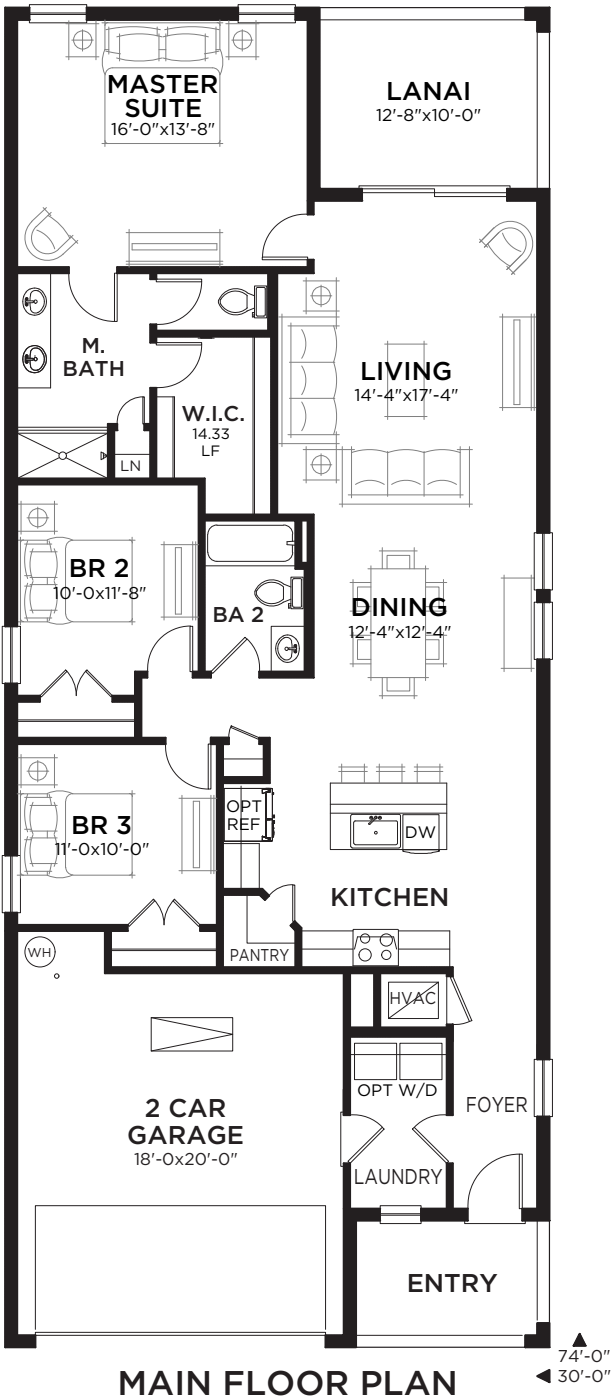


Magenta C

Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1615 SF
Garage	403 SF
Lanai	127 SF
Entry	75 SF
Total Area	2220 SF

Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

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WHY NOT START FRESH?



Valeria A



Valeria B

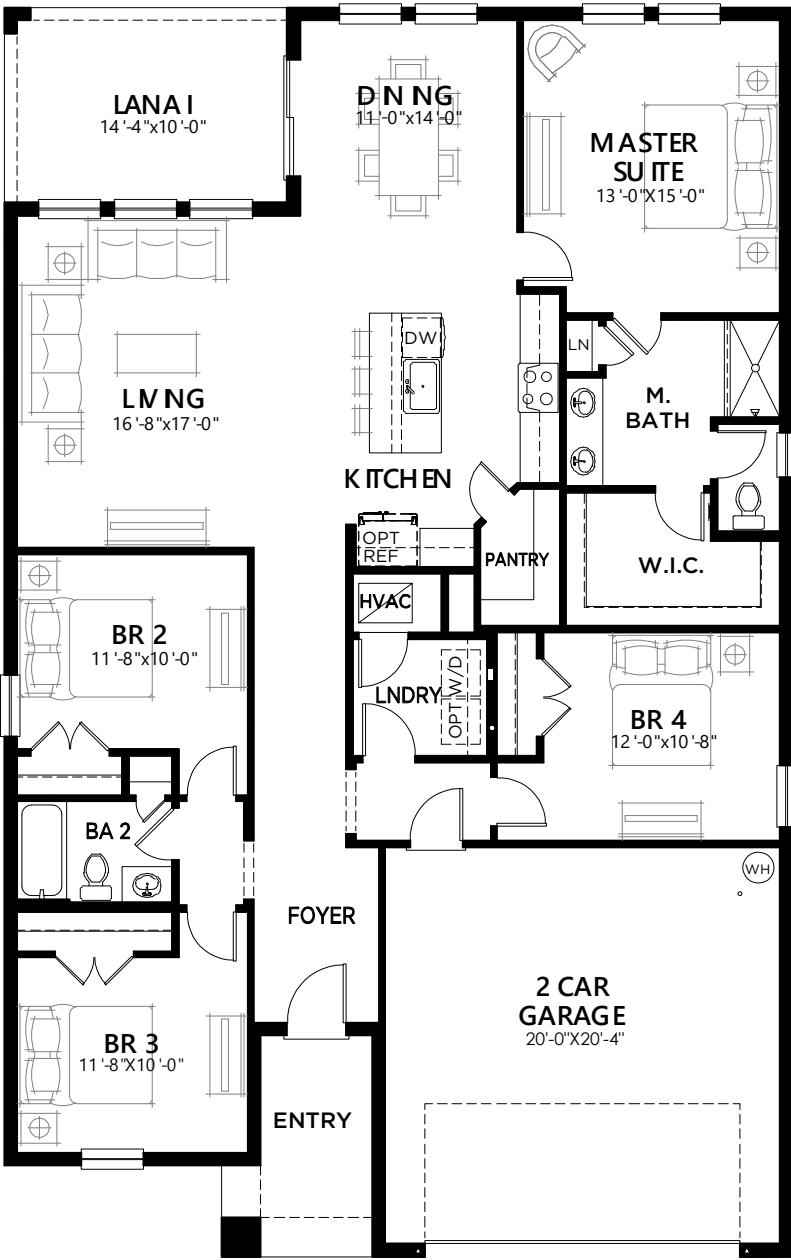


Valeria C

Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

64'-0"
40'-0"

Area Schedule

Main Floor A/C	1850 SF
Garage	442 SF
Lana i	143 SF
Entry	74 SF
Total Area	2509 SF

Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.

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WHY NOT START FRESH?



Turquesa A



Turquesa C

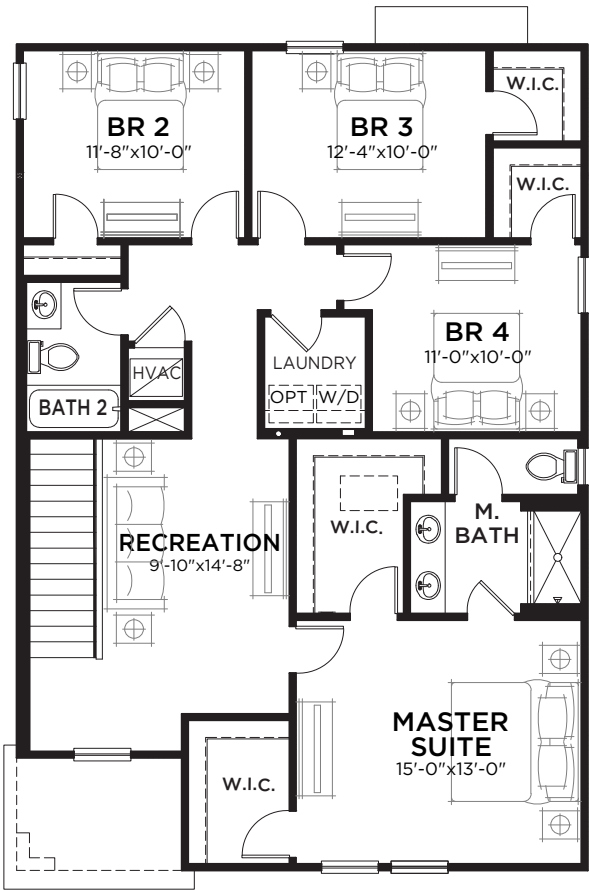
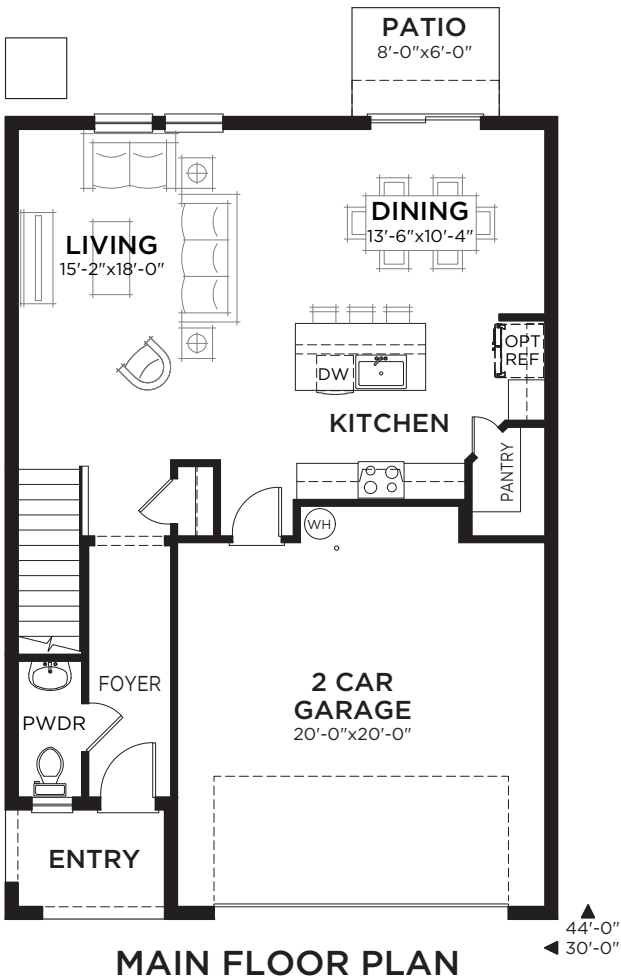


Turquesa D

Turquesa

4 bed • 2.5 bath • 2 car | 2,039 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	820 SF
Upper Floor A/C	1219 SF
Total A/C	2039 SF
2 Car Garage	448 SF
Entry	52 SF
Total Area	2539 SF

Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Azure A



Azure B

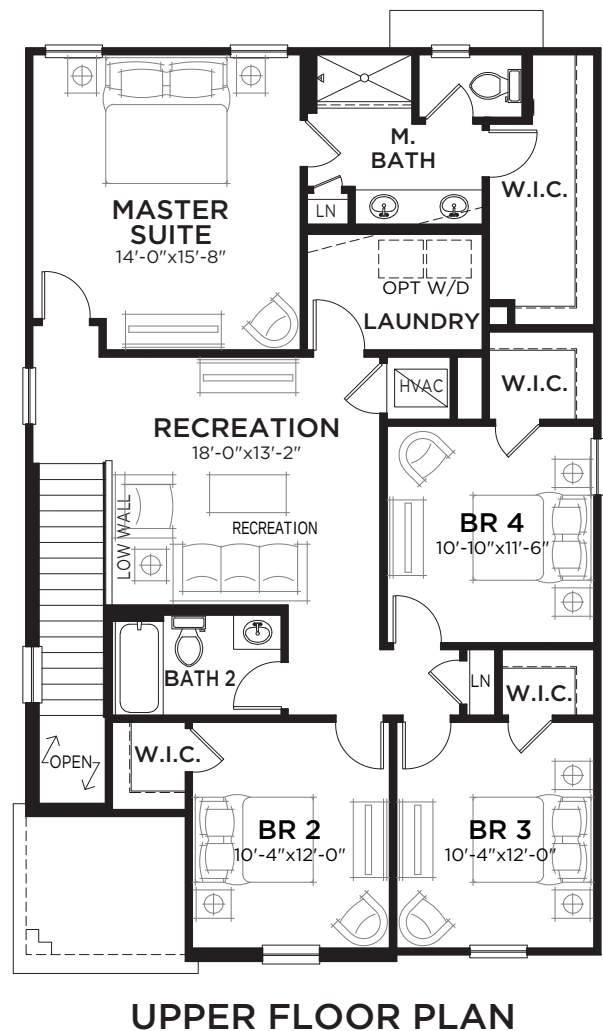
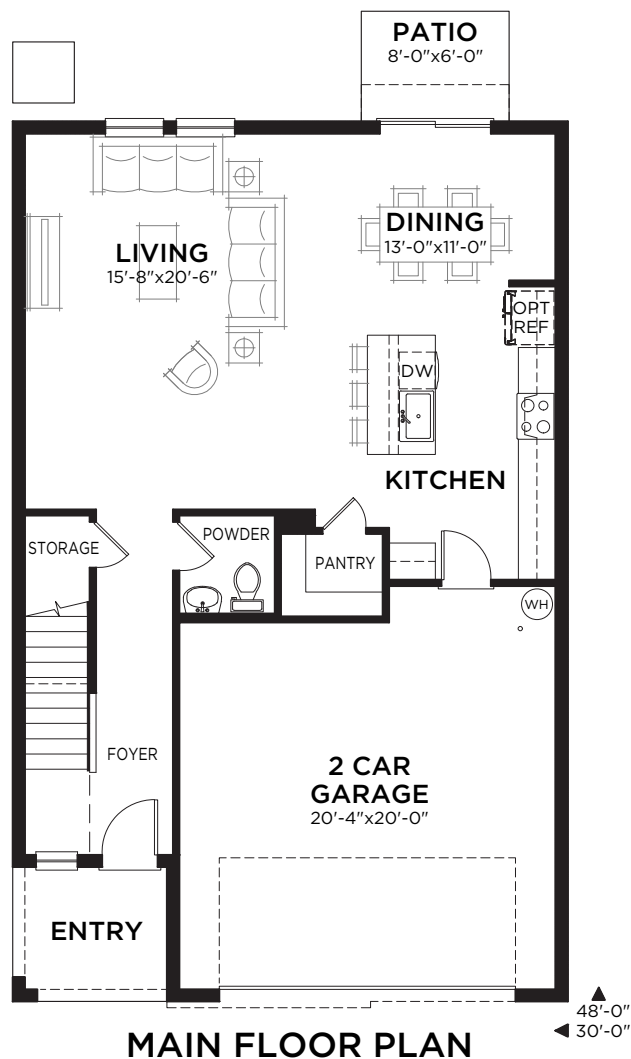


Azure C

Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	921 SF
Upper Floor A/C	1305 SF
Total A/C	2226 SF
2 Car Garage	458 SF
Entry	61 SF
Total Area	2745 SF

Esperanza

4 bed • 3 bath • 2 car | 2,292 sq. ft.

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WHY NOT START FRESH?



Esperanza A



Esperanza B

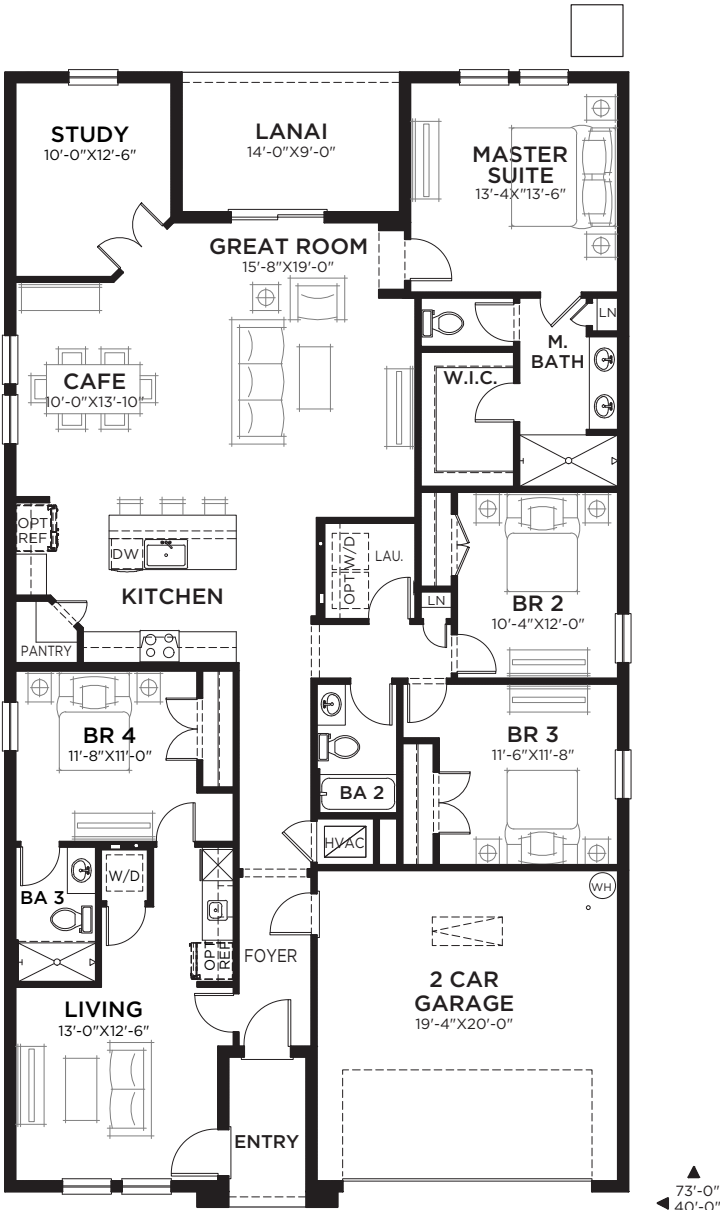


Esperanza C

Esperanza

4 bed • 3 bath • 2 car | 2,292 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	2292 SF
Garage	419 SF
Lanai	126 SF
Entry	52 SF
Total Area	2889 SF

Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Indigo B



Indigo C

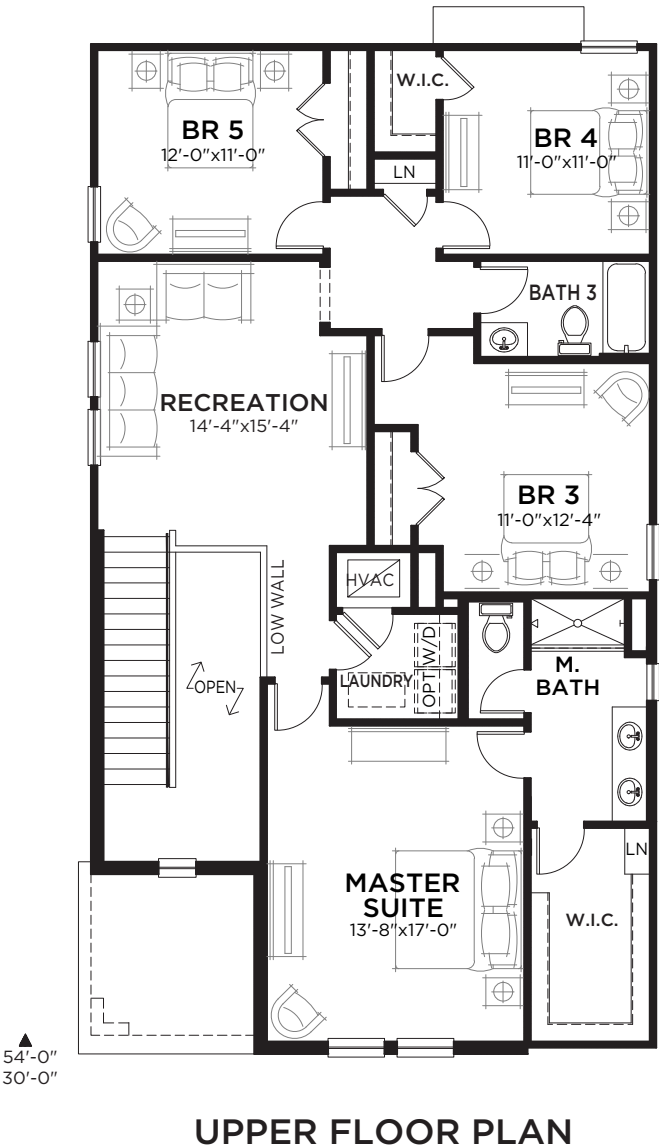
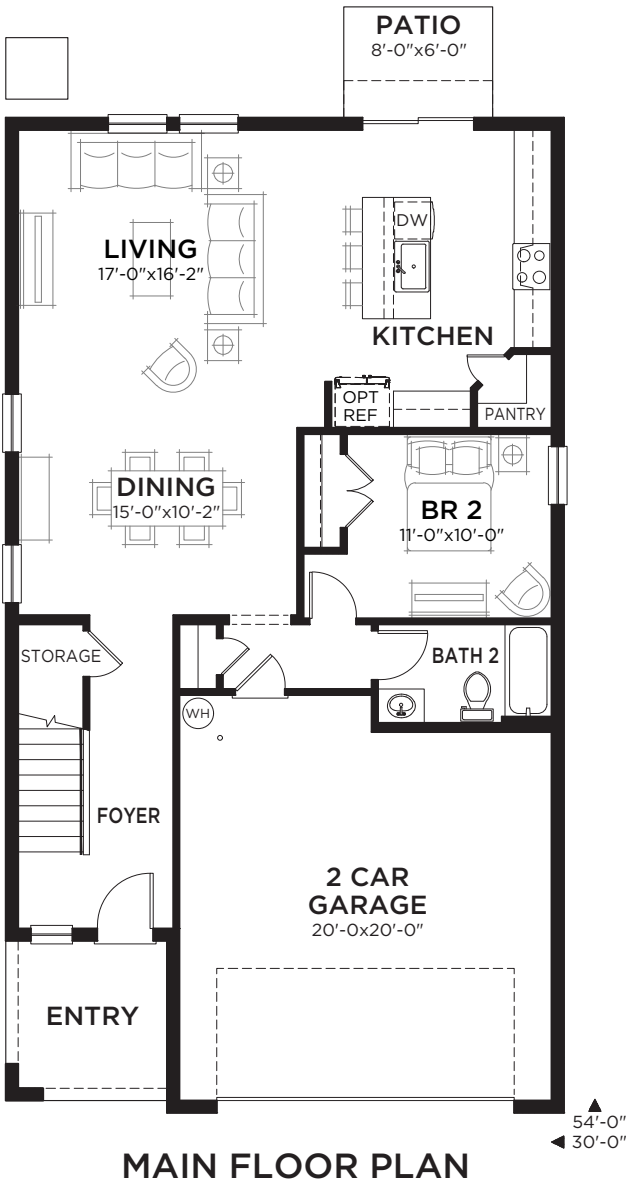


Indigo D

Indigo

5 bed • 3 bath • 2 car | 2,470 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1085 SF
Upper Floor A/C	1385 SF
Total A/C	2470 SF
2 Car Garage	454 SF
Entry	75 SF
Total Area	2999 SF

Catalina

5 bed • 3 bath • 2 car | 2,892 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Catalina A



Catalina B

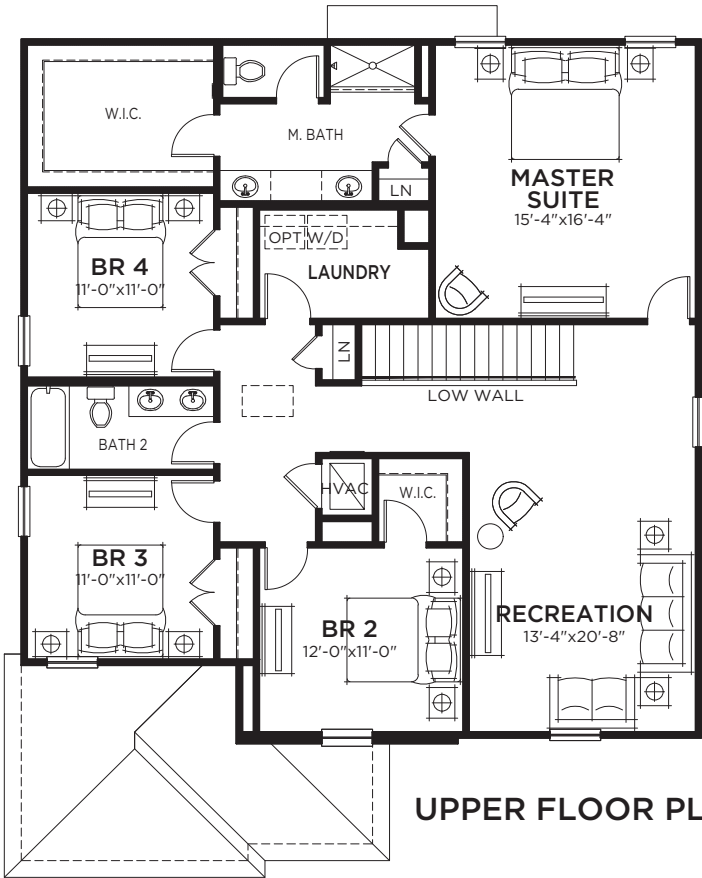


Catalina D

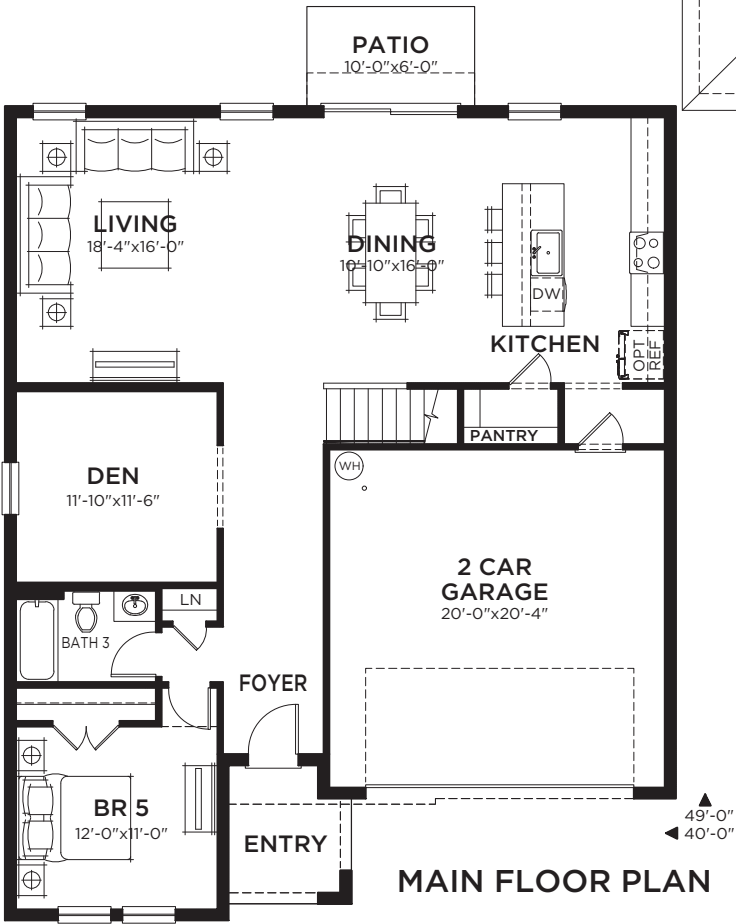
Catalina

5 bed • 3 bath • 2 car | 2,892 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	1318 SF
Upper Floor A/C	1574 SF
Total A/C	2892 SF
2 Car Garage	435 SF
Entry	57 SF
Total Area	3384 SF

Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Valencia A



Valencia B

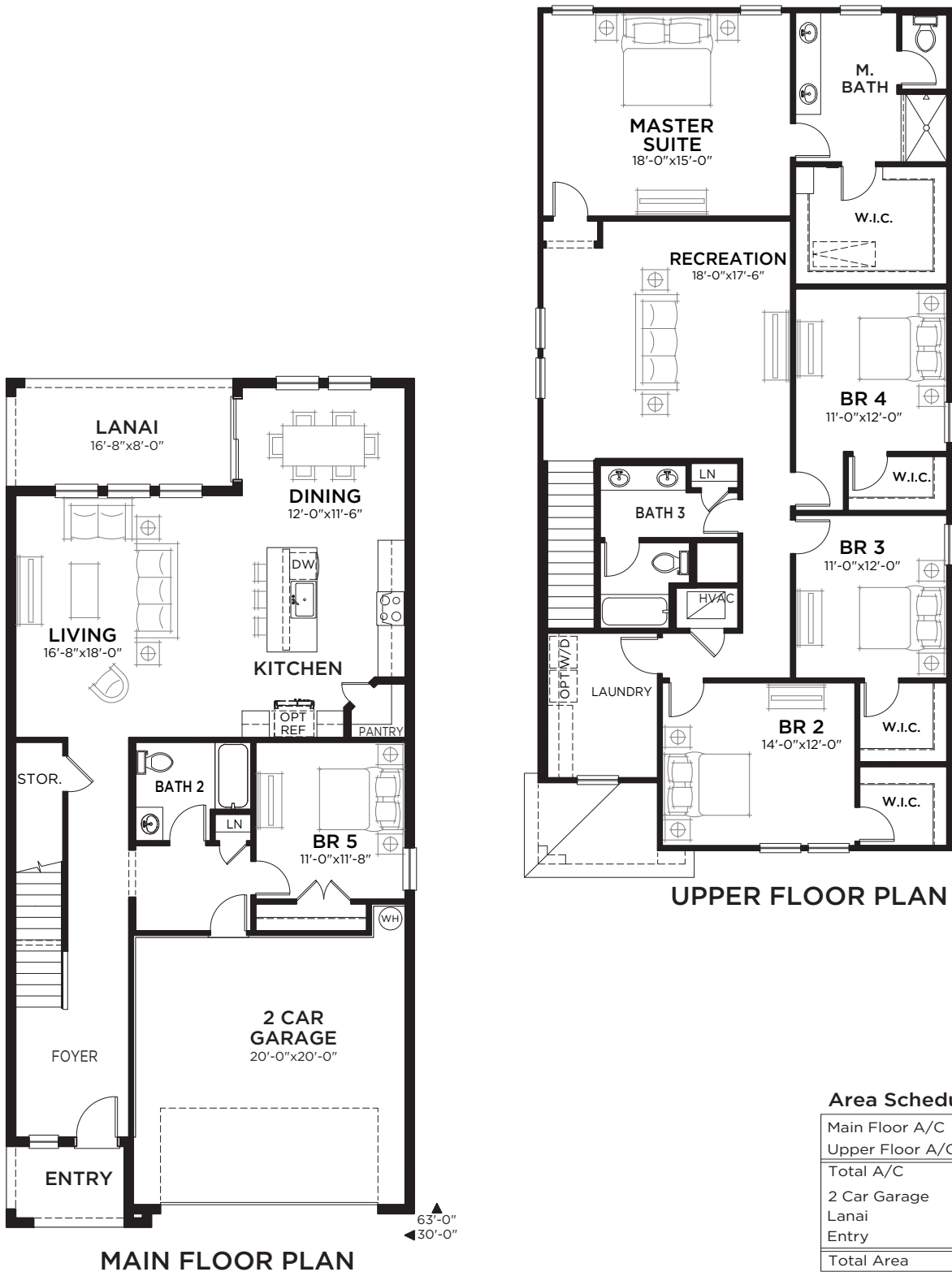


Valencia C

Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1246 SF
Upper Floor A/C	1765 SF
Total A/C	3011 SF
2 Car Garage	438 SF
Lanai	133 SF
Entry	54 SF
Total Area	3636 SF

Gabriela

5 bed • 3.5 bath • 3 car | 3,182 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Gabriela A



Gabriela B



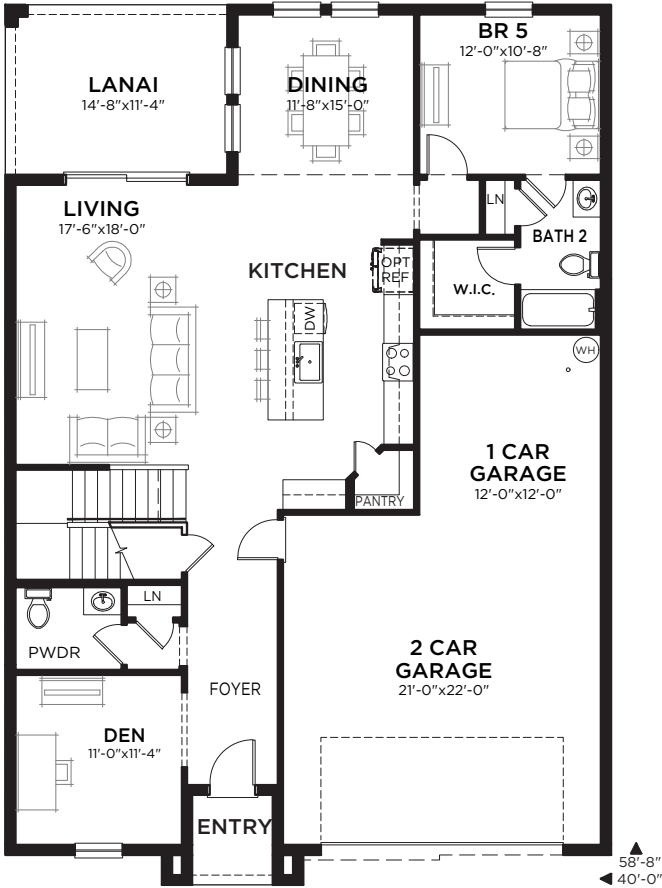
Gabriela C

Gabriela

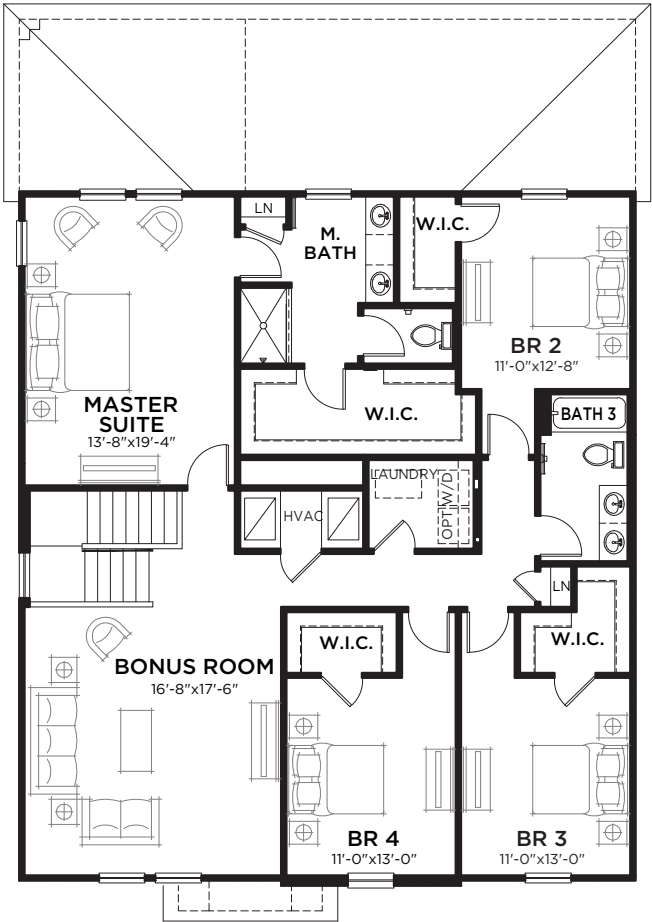
5 bed • 3.5 bath • 3 car | 3,182 sq. ft.



WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Main Floor A/C	1433 SF
Upper Floor A/C	1749 SF
Total A/C	3182 SF
3 Car Garage	646 SF
Entry	40 SF
Lanai	166 SF
Total Area	4034 SF

Artist's conceptual rendering. Actual construction may vary in color, features, and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Casa Fresca Sales Consultant for current information and about options where applicable. © 2025 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#1331762

