

# Estates of Lake Florence by Centex Homes

1067 Michelangelo Lane, Winter Haven, FL 33884 (863) 336-1320

| Floorplan       | Sq. Ft. | 70' X 120' Homesites                                                                        |  | Base Price |
|-----------------|---------|---------------------------------------------------------------------------------------------|--|------------|
| Chapman         | 1662    | 1 story: 3 Bedrooms, 2 Baths, 2-car garage                                                  |  | \$339,990  |
| <b>Hanover*</b> | 1850    | 1 story: 4 Bedrooms, 2 Baths, 2-car garage                                                  |  | \$349,990  |
| Seabrook        | 2162    | 1 story: 3 Bedrooms + Flex or 4 <sup>th</sup> Bedroom, 2 Baths, 2-car garage                |  | \$364,990  |
| Arbor           | 2223    | 1 story: 3 Bedrooms + Flex or 4 <sup>th</sup> Bedroom, 2.5-3 Baths, 3-car garage            |  | \$388,990  |
| Bayshore        | 2503    | 1 story: 4 Bedrooms, Flex Room, Dining Room, 3 Baths, 3-car garage                          |  | \$397,990  |
| Thompson        | 2386    | 2 story: 4 Bedrooms + Flex or 5 <sup>th</sup> Bedroom, Loft, 2.5-3 Baths, 2 or 3-car garage |  | \$379,990  |
| Wakefield       | 2894    | 2 story: 4 Bedrooms, Flex Room, Loft, 2.5-3.5 Baths, 2 or 3-car garage                      |  | \$405,990  |

*\*Decorated Model – Hanover*

**\*Base price does not include lot premiums, elevations & structurals or design option packages**

*Below is a breakdown of how the total price is achieved:*

| TOTAL PRICING |                  |                                   |                |             |
|---------------|------------------|-----------------------------------|----------------|-------------|
| BASE PRICE    | HOMESITE PREMIUM | ELEVATION & STRUCTURAL SELECTIONS | DESIGN PACKAGE | TOTAL PRICE |
|               | +                | +                                 | +              | =           |

## Other Helpful Information:

- Incentives: \$7,000 Flex Cash towards Closing Costs or Upgrades when you use Pulte Mortgage
- Fees:
  - No CDD, HOA = **\$66.67** per month
- Deposit required:

| FHA      | VA       | 3%-5% Conventional | 10%-20% Conventional | Cash/Investment/Second |
|----------|----------|--------------------|----------------------|------------------------|
| \$15,000 | \$15,000 | \$20,000           | \$30,000             | \$50,000               |

- Schools:
  - Elbert Elementary
  - Dennison Middle
  - Winter Haven High

# Homesites Available and Future Releases



## AVAILABLE NOW:

- 51: CHAPMAN \$382,050  
AUG MOVE-IN
- 45: THOMPSON \$442,090  
OCT MOVE-IN
- 72: WAKEFIELD \$460,130  
OCT MOVE-IN
- 35: THOMPSON \$429,590  
OCT MOVE-IN
- 66: WAKEFIELD \$461,710  
OCT MOVE-IN
- 73: HANOVER \$388,810  
OCT MOVE-IN
- 36: ARBOR \$435,060  
NOV MOVE-IN
- 74: BAYSHORE \$439,470  
NOV MOVE-IN

## DIRT LOTS:

- 41: LOT PREMIUM \$48,300
- 42: LOT PREMIUM \$47,100

**C** – Chapman  
**H** – Hanover  
**S** – Seabrook  
**A** – Arbor  
**B** – Bayshore  
**T** – Thompson  
**W** – Wakefield

