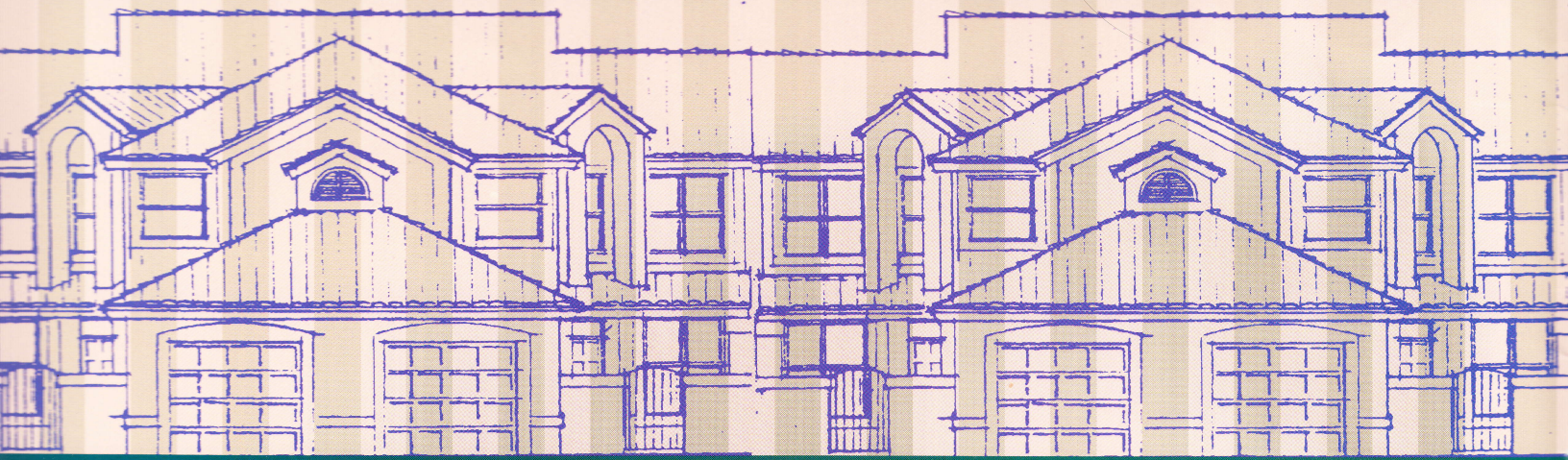




A GATED LAKEFRONT COMMUNITY



# THE VILLAS AT LAKE DESTINY



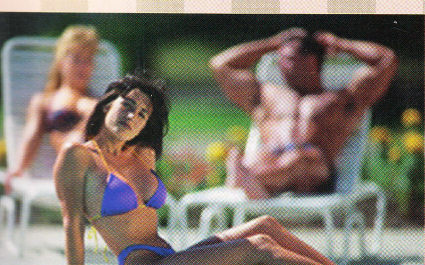
## INVEST IN THE GOODLIFE!

We understand the sense of pride that home ownership brings. That is why we are proud to offer a select few opportunities for home ownership in one of the most sought-after, yet secluded locations in all of Central Florida:

## THE VILLAS AT LAKE DESTINY

Reminiscent of a Mediterranean resort, with architectural accents of stucco walls, tiled roofs, and arched windows and superb amenities, the Villas at Lake Destiny create a luxurious leisurely environment in which to live.

It's the details and the choices that define value at the Villas. Choose from one of the two spacious, dramatically designed town homes that best fits your needs and your own personal style. Both choices offer master bedrooms with walk-in closets and a private bathroom. Both have volume two story living areas, fine appliances in the kitchens, utility rooms, garages, and optional screen enclosures.



Details like, paddle fans, patios and ornamental gates opening onto an entrance garden add that finishing touch.

The Villas at Lake Destiny are more than mortar and stone, however; they are designed for living! Strategically located just off the Maitland interstate exchange, the villas are minutes from shopping and dining in Altamonte Springs, strolling Park Avenue in Winter Park, or watching a Magic basketball game live in downtown Orlando. The Villas are only minutes from work from all those areas as well. For those with an active lifestyle, two golf driving ranges are within minutes, and the new RDV sports and fitness center and Magic headquarters will be built within walking distance of the Villas. The adjacent Maitland Center Office Park is a favorite for joggers and skaters.

These 48 private homes are located on the west side of Lake Destiny, north of the Maitland Center Office Complex and through the gated entranceway.



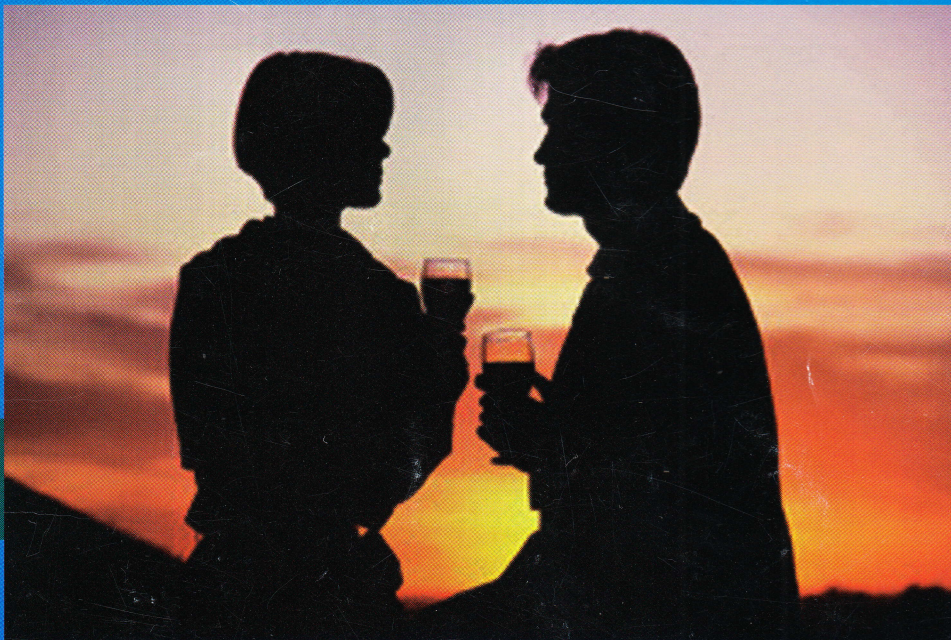
## WELCOME TO THE VILLAS AT LAKE DESTINY!



From the east take Maitland Boulevard west of I-4. Turn right on Keller Road, right on Maitland Center Parkway, left on Winderley Place to the gated entrance.

From the west take Maitland Boulevard to Keller Road. Turn left. Turn right on Maitland Center Parkway, left on Winderley Place to the gated entrance.

1010 Winderley Place • Maitland, Florida 32751 • (407) 667-0075

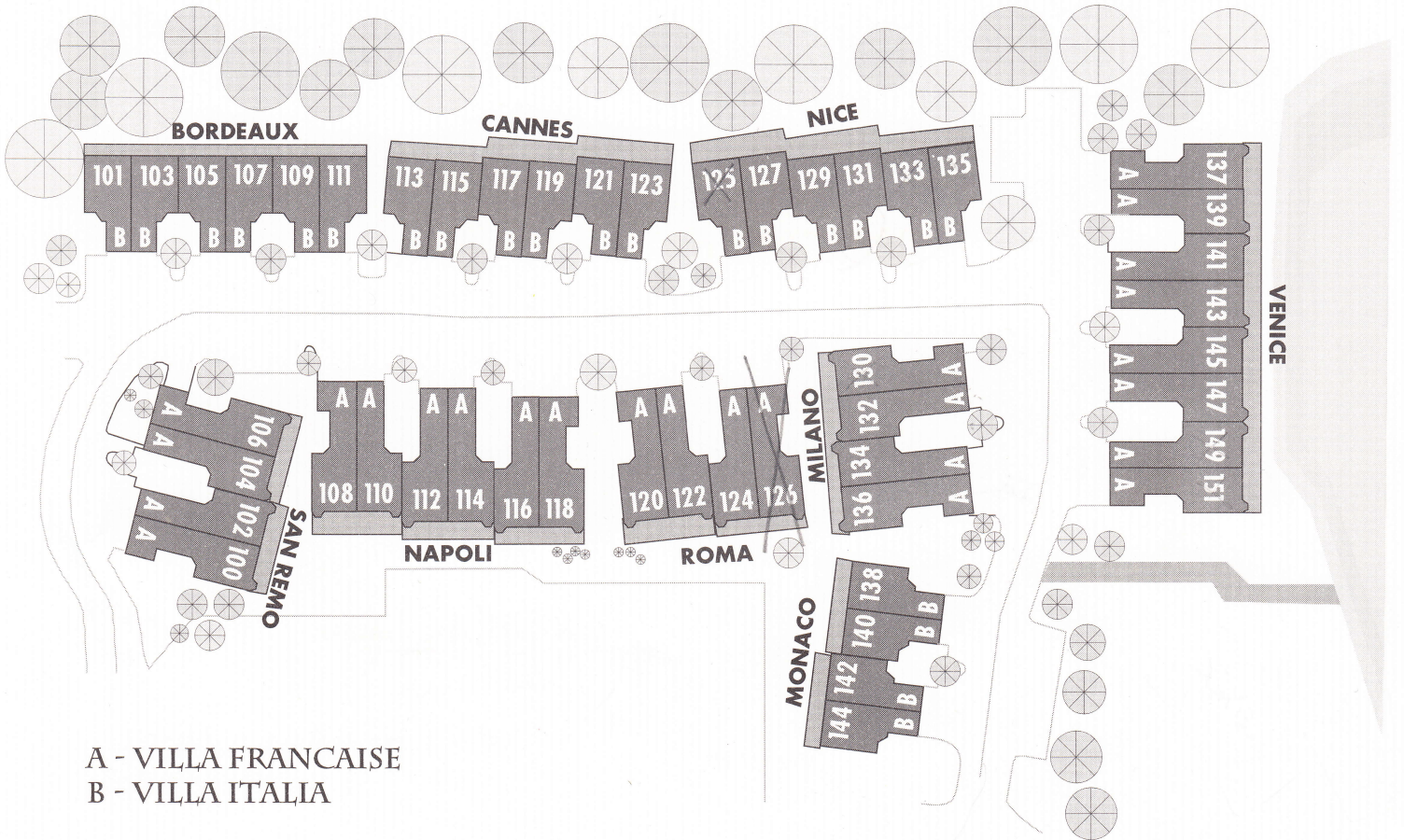


Oral representations cannot be relied upon as correctly stating representations of the developer.

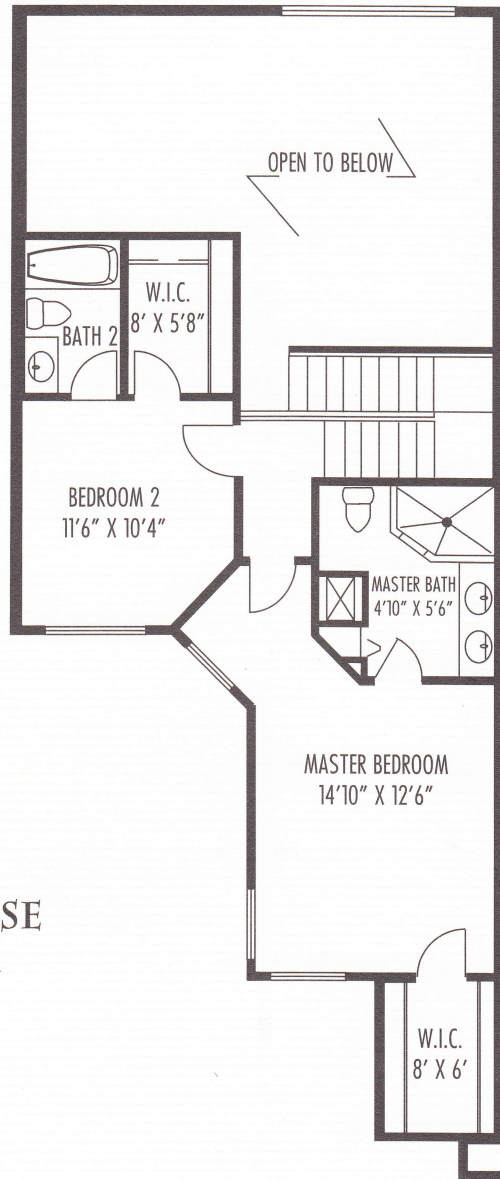
For correct representations, make reference to this brochure and the documents required by Florida Statutes, to be furnished by a developer to a buyer or lessee.

Renderings featured in this brochure are subject to revision.

The developer reserves the right to make adjustments due to the market conditions

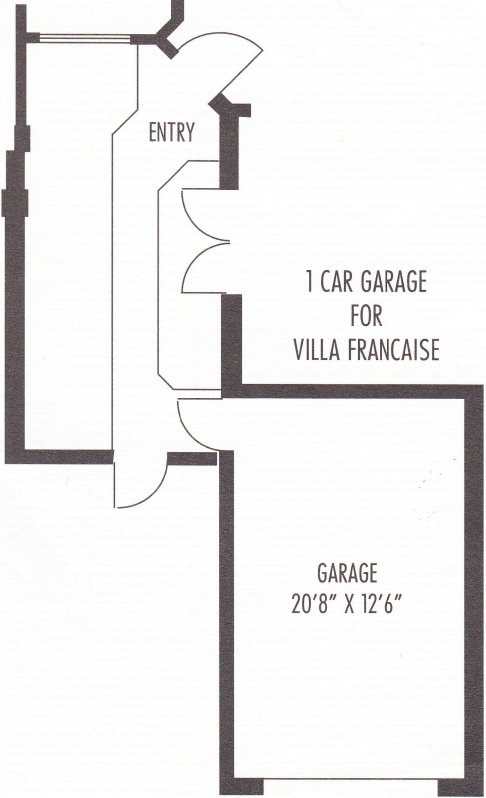
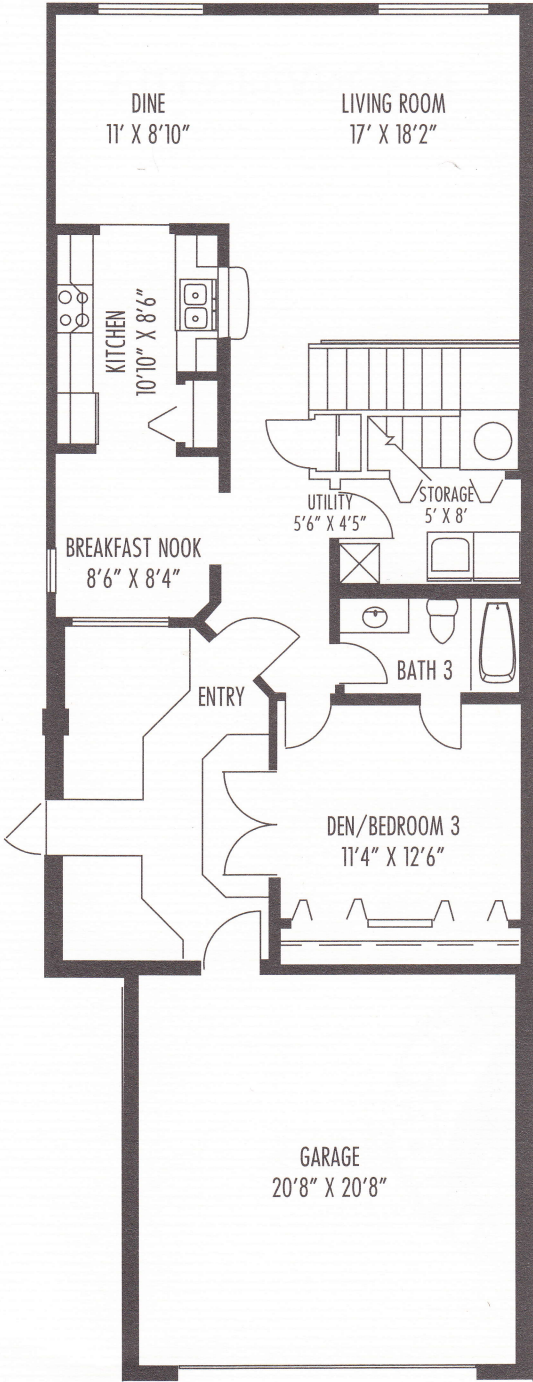


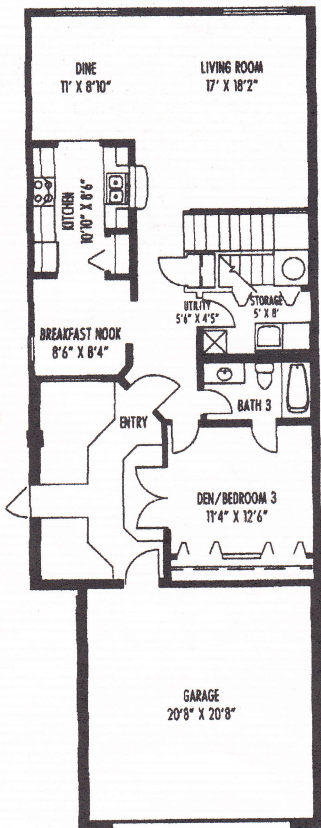
# VILLA FRANCAISE



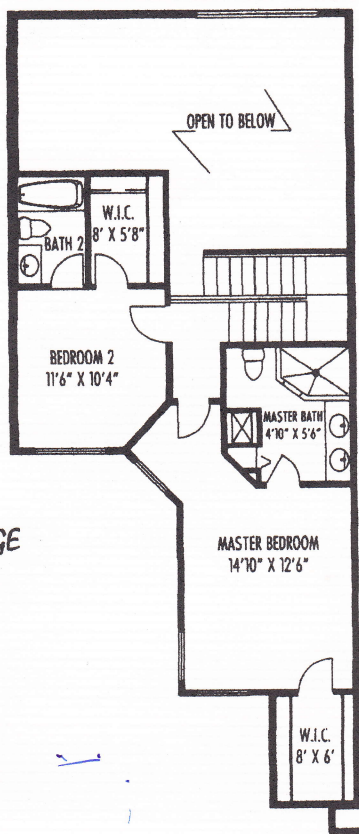
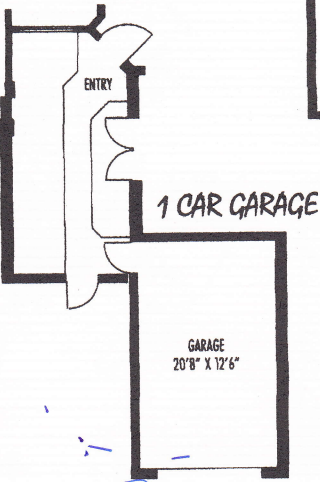
VILLA FRANCAISE  
SECOND FLOOR

VILLA FRANCAISE  
GROUND FLOOR

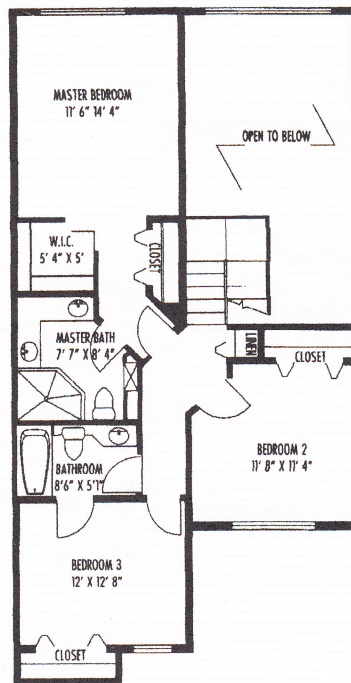
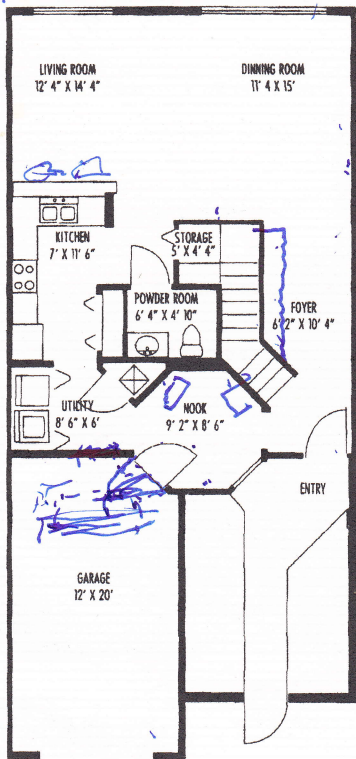




VILLA FRANCAISE

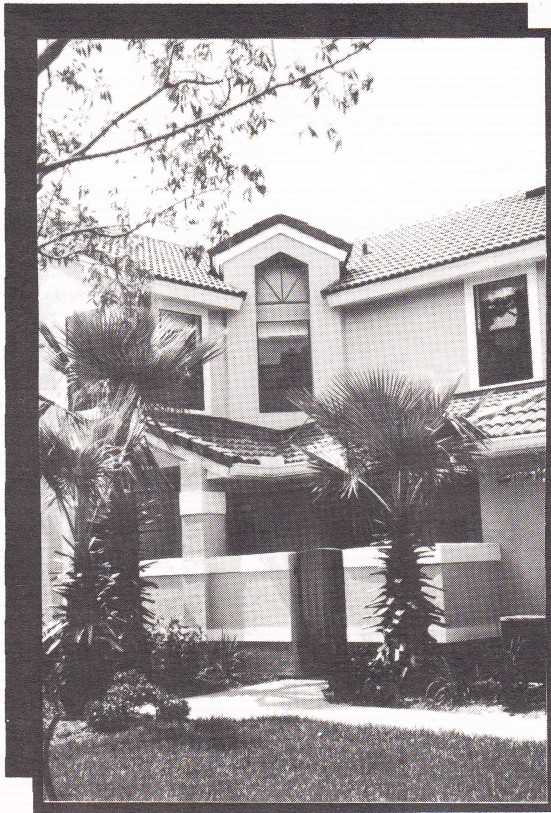


*Handwritten scribbles in blue ink.*



VILLA ITALIA

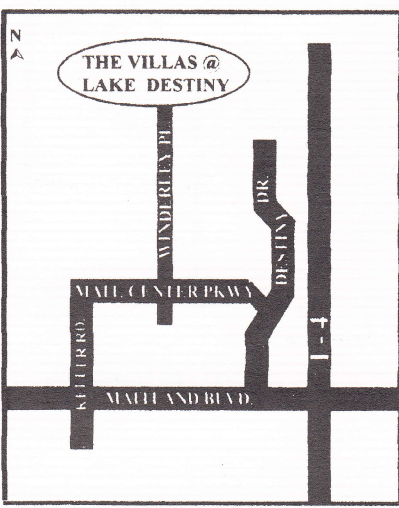
BRAND NEW  
MATLAND



FROM THE \$119'S

954-723-0939

DIRECTIONS:  
FROM I-4 TAKE MATLAND  
BLVD. WEST TO LAKE  
DESTINY DRIVE RIGHT.  
MATLAND CENTER BLVD  
LEFT. WINDERLEY PLACE  
RIGHT. COMMUNITY  
AT END OF ROAD.



(407) 667-0075

 **Prudential**  
Florida Realty  
Independently Owned and Operated





## A GATED LAKEFRONT COMMUNITY

ideally located in close proximity to schools,  
shopping malls, recreational areas and churches

### Recreation

1. Sportsplex in Maitland
2. Jewish Community Center
3. Sybelia Point Park
4. Lake Sybelia Beach
5. Lake Destiny Soccer Field
6. Maitland Ball Park
7. Cranes Roost Park
8. Golf Range
9. Golf Range at Maitland Center
10. Maitland Art Center

### Business & Services

1. Maitland Center
2. Maitland Post Office
3. Maitland Police & Fire Depts.
4. Florida Hospital North
5. Maitland Library
6. Marriott's Assisted Living
7. Sun Trust Banking Center
8. Pru Care Health Center

### Schools

1. Lake Sybelia Elementary
2. Lockhart Middle Schools
3. Hebrew Day School
4. Orangewood Christian School
5. St. Mary Magdalen School
6. Edgewater High School

### Shopping

1. Altamonte Mall
2. Altamonte Crossing
3. West Town Corners Plaza
4. Winn-Dixie Market Place

### Churches

1. Orangewood Presbyterian Church
2. Holy Trinity Greek Orthodox
3. St. Mary Magdalen Church
4. King of Kings Lutheran Church

A GATED LAKEFRONT COMMUNITY



**HURRY !!!  
PRE-CONSTRUCTION PRICES  
ENDING SOON !!!**

**PRICE LIST**

NOVEMBER 1997

| <u>MODEL</u>                           | <u>SQ. FT.</u> | <u>DESCRIPTION</u> | <u>PRICE</u> | <u>PRE-CONSTRUCTION PRICE</u> |
|--|----------------|--------------------|--------------|-------------------------------|
| VILLA ITALIA<br>(1 CAR GARAGE)         | 1572           | 3 BDR / 2 1/2 BA   | \$ 122,495   | \$ 119,995                    |
| VILLA FRANCAISE<br>(1 CAR GARAGE)      | 1713           | 3 BDR / 3 BA       | \$ 142,495   | \$ 139,495                    |
| VILLA FRANCAISE<br>(2 CAR GARAGE)      | 1713           | 3 BDR / 3 BA       | \$ 152,495   | \$ 149,495                    |
| VILLA FRANCAISE<br>(1 CAR - LAKEFRONT) | 1713           | 3 BDR / 3 BA       | \$ 182,995   | \$ 179,995                    |
| MODEL<br>(2 CAR GARAGE, LAKE VIEW)     | 1713           | 3 BDR / 3 BA       |              | \$ 160,000                    |

Sales Center  
1010 Winderely Place  
Maitland, FL 32751  
407-667-0075

Sales Associate  
Juergen Ladwig

*All representations, drawings and dimensions, including square footage are approximate. Purchaser must refer to the actual plans for accurate dimensions. Prices and information are subject to change without notice.*