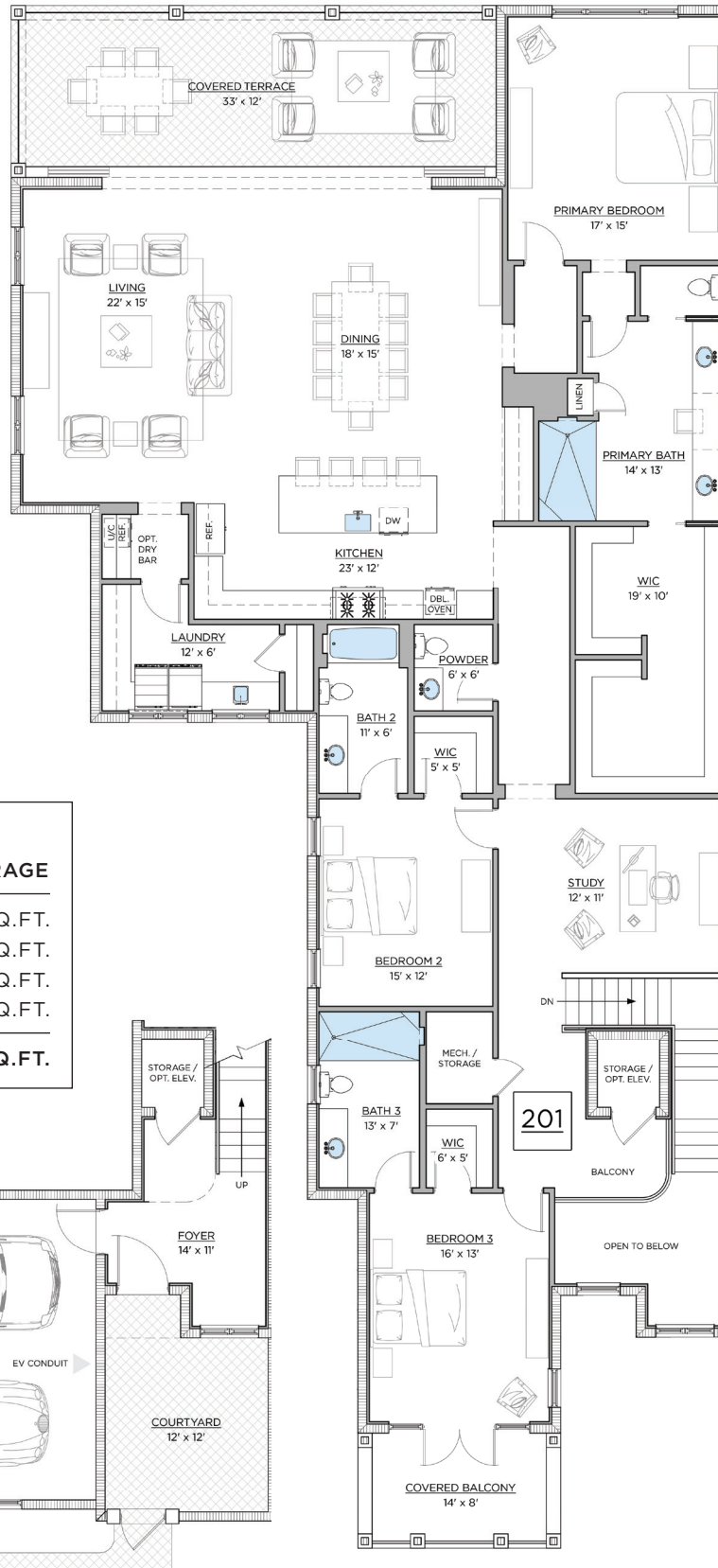


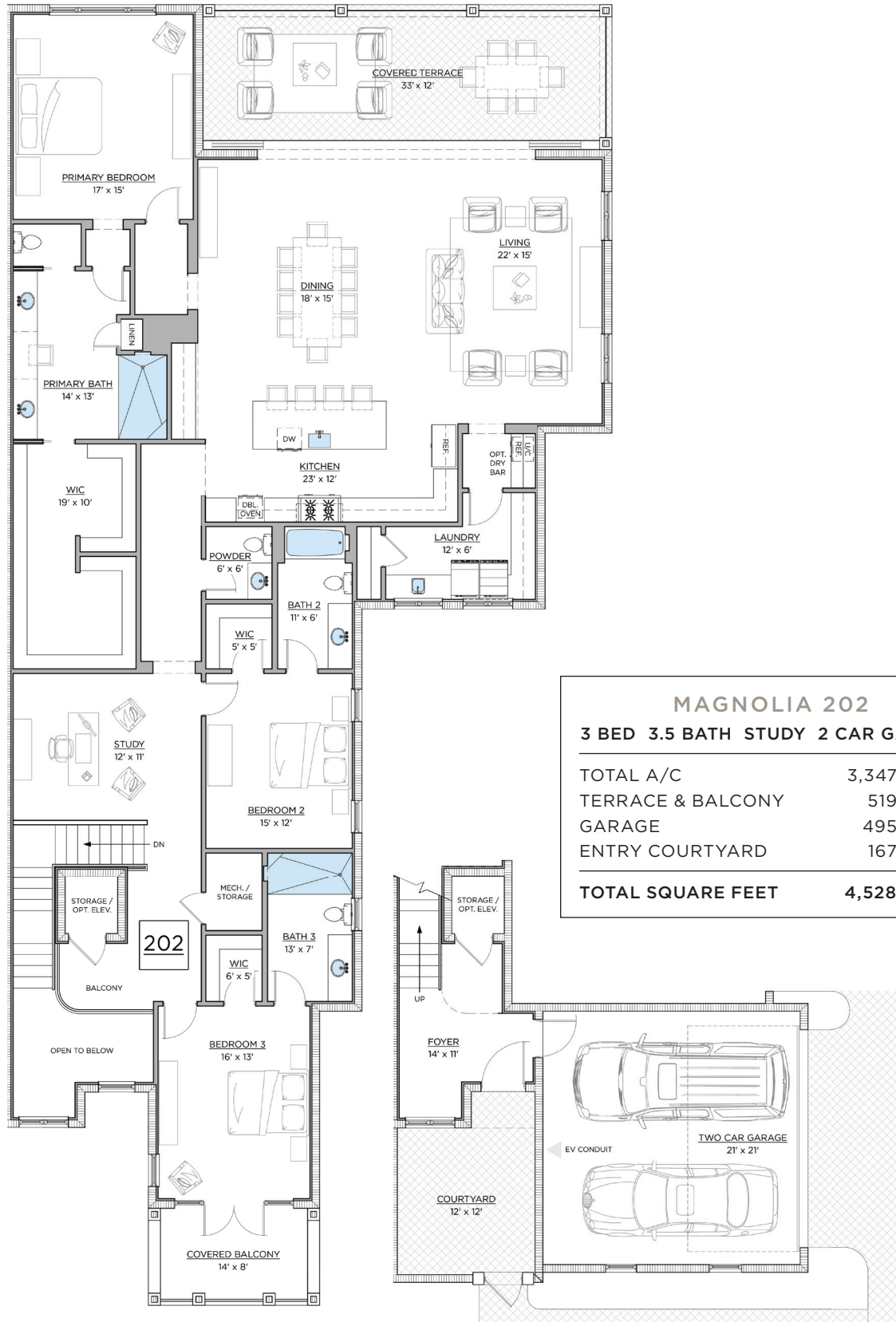
MAGNOLIA 201



MAGNOLIA 201	
3 BED 3.5 BATH STUDY 2 CAR GARAGE	
TOTAL A/C	3,347 SQ.FT.
TERRACE & BALCONY	519 SQ.FT.
GARAGE	495 SQ.FT.
ENTRY COURTYARD	167 SQ.FT.
TOTAL SQUARE FEET	4,528 SQ.FT.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Air-conditioned square footage is compiled by using the architectural method; From the outside finished surface of the exterior walls to the centerline of the interior common walls and includes the floor area on which the exterior and common walls are located, the foyer and interior stairs for the second-floor units. The architectural method of compilation is used to calculate the square footage on all residential floor plans. All approximate dimensions of each room are in most cases are measured from the inside finished surface of a given wall to the inside finished surface of the opposite wall within each room and are taken from the greatest points of each given room. Actual square footages and dimensions may vary as a result of field conditions and changes during construction. The dimensions, sizes, features, configurations and other information contained on this drawing are subject to change without notice and are meant to be illustrative only. All depictions of furniture, soffits, floor coverings and other matters of detail, including items of finish and decoration, are conceptual only and are not included with the residence unless expressly specified in the standard features exhibit to the purchase agreement. All residences are sold unfurnished. Copyright © 2025, FC Dorado, LLC. All Rights Reserved. Fiddler's Creek Realty, Inc. REALTORS®. 02.19.2025

MAGNOLIA 202



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