



# EAGLE TRACE TOWNHOMES New Construction

Brand New 2 & 3 Bedroom Condos Starting at \$231,500



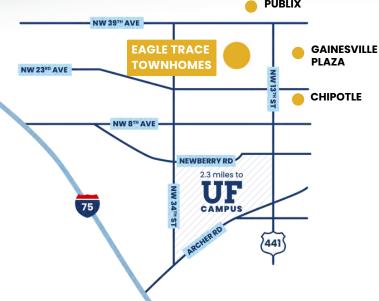
Just 2.3 Miles From UF! 1609 NW 29th Road, Gainesville FL



Eagle Trace offers new construction, privacy, proximity, and elegance just 2.3 miles from UF!

Featuring a welcoming lake-view entrance, with a pool, clubhouse, and gym all conveniently on-site in this beautiful 27 acre community in the heart of NW Gainesville! All new units have luxurious finishes and come with a 1-year warranty.





- 1609 NW 29th Rd, Gainesville, FL 32605
- Eric Leightman: 352-219-2879

  Matt Price: 352-281-3551

  University Realty, LLC
- WWW.EagleTraceTownhomes.com



# **FEATURES AND AMENITIES**

- Private Garages with Select Units
- Stainless Steel Appliances Including:
- Side-by-Side Refrigerator & Freezer w/ Ice Maker
- Microwave, Dishwasher, Smooth Top Range & Oven, & Garbage Disposal
- Quartz Countertops in the Kitchen and all Baths
- Soft-Close Drawers and Custom Cabinets
- Designer Tile in Showers
- Designer Doors

- 1-Year Warranty
- Spacious One & Two-Story Floor Plans
- High Efficiency New HVAC Units
- Pre-Wired for Cox Cable
- CPVC Plumbing
- Double Paned Windows
- R-30 Insulation in Attic
- LED Lighting Throughout
- Pool, Gym and Clubhouse.







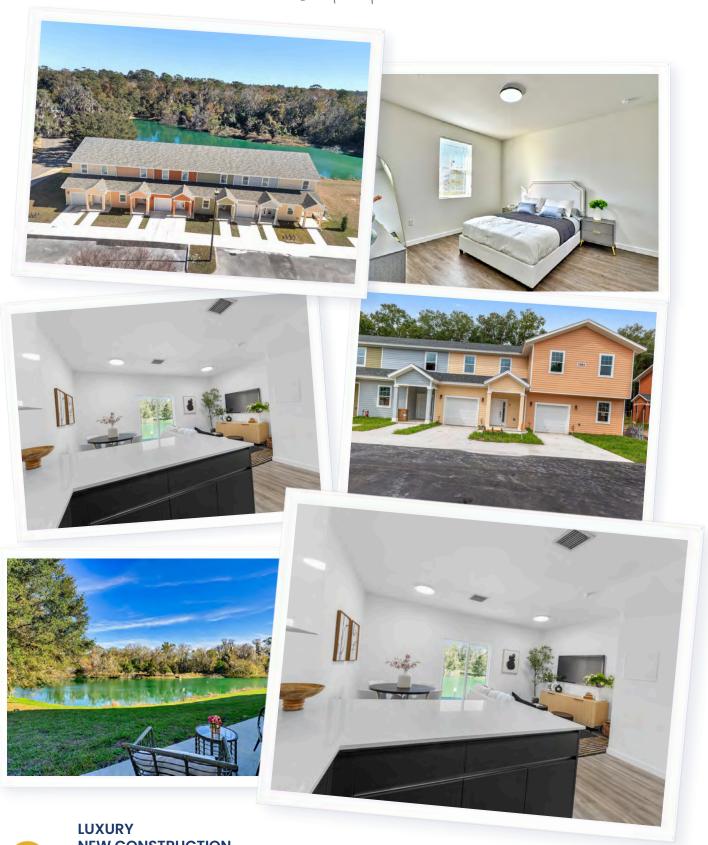














NEW CONSTRUCTION SPACIOUS CONTEMPORARY



# **SITE MAP**





# MODEL A

3BR/3.5BA + Loft + Garage

**Heated & Cooled:** 

1,394 sq. ft.

Total:

1,633 sq. ft.



**1ST FLOOR** 



2ND FLOOR



# **FEATURES**

End-Unit with Garage, Loft Office Area, Covered Entry, & Laundry Room



MODEL B
3BR/3.5BA

**Heated & Cooled:** 

1,187 sq. ft.

Total:

1,270 sq. ft.







# **FEATURES**

Covered Entry, Laundry Room,
Private Bath for Each Bedroom



MODEL C
3BR/3.5BA + Garage

**Heated & Cooled:** 

1,307 sq. ft.

Total:

1,611 sq. ft.





### **FEATURES**

End-Unit with Garage, Covered
Entry, Laundry Room, all on 1 floor.

Accuracy of all information deemed reliable but not guaranteed and should be independently verified.



MODEL **D** 3BR/2.5BA + Garage **Heated & Cooled:** 

1,349 sq. ft.

Total:

1,628 sq. ft.







#### **FEATURES**

Garage, Covered Entry, Laundry Room,
Spacious & Open Living/Dining Area



# MODEL E 2BR/2BA

**Heated & Cooled:** 

1,109-1,234 sq. ft.

Total:

1,257-1,349 sq. ft.







#### **FEATURES**

End-Unit with Covered Entry, Large Patio/Balcony, Storage Closet.



# MODEL F 2BR/2BA

MASTER BEDROOM

MASTER BEDROOM

MASTER BATHROOM

HALL

BATHROOM

BATHROOM

BATHROOM

BATHROOM

BEDROOM

BATHROOM

BA

Heated & Cooled: 973 sq. ft.

Total: 1,077 sq. ft.





#### **FEATURES**

Covered Entry, Laundry Room,
Patio/Balcony, Spacious Closets



# **LENDING PARTNERS**

# **FLORIDA CREDIT UNION**

Melinda Mitchell P: 352-377-4141 Ext. 2923 melinda.mitchell@flcu.org www.flcu.org



# **CAMPUS USA CREDIT UNION**

Katherine Lyon Real Estate Loan Originator Empower Park Phone: 352-335-9090 x10204 klyon@campuscu.com

