



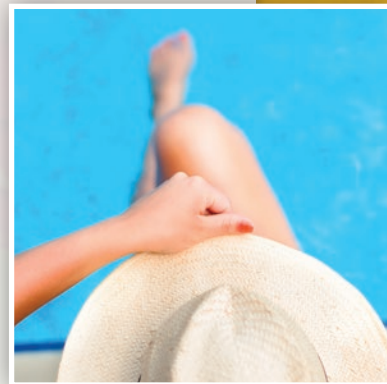
Life With Style

Villa Montclair's special sense of place unfolds the moment you approach the grand entry boulevard with its sparkling ponds and fountains. Vendome

Drive slopes upward to the stately clubhouse on the left. This is the centerpiece of the community with its elegant owners' lounge, fitness room and two-way fireplace that opens to a resort-class pool, sundeck and spa.

Scenic sidewalks and nature trails circle the neighborhood to encourage walking and bicycling as a healthy part of everyday activity. A community garden brings neighbors together to grow fresh herbs, flowers and produce that they can share.

3999 Ashton Drive
Auburn Hills, MI 48326
248-522-9777



LE BORDEAUX



55+ ACTIVE ADULT COMMUNITY

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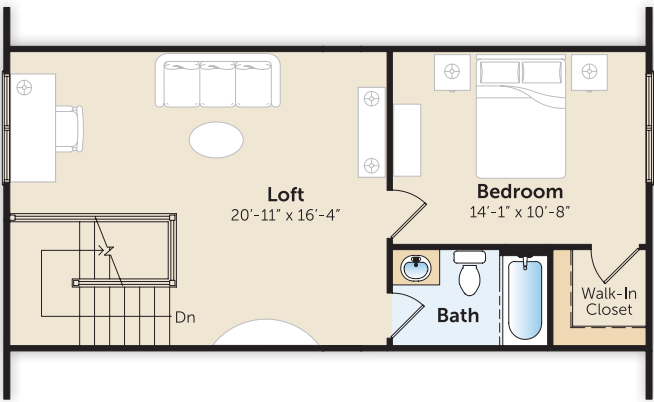




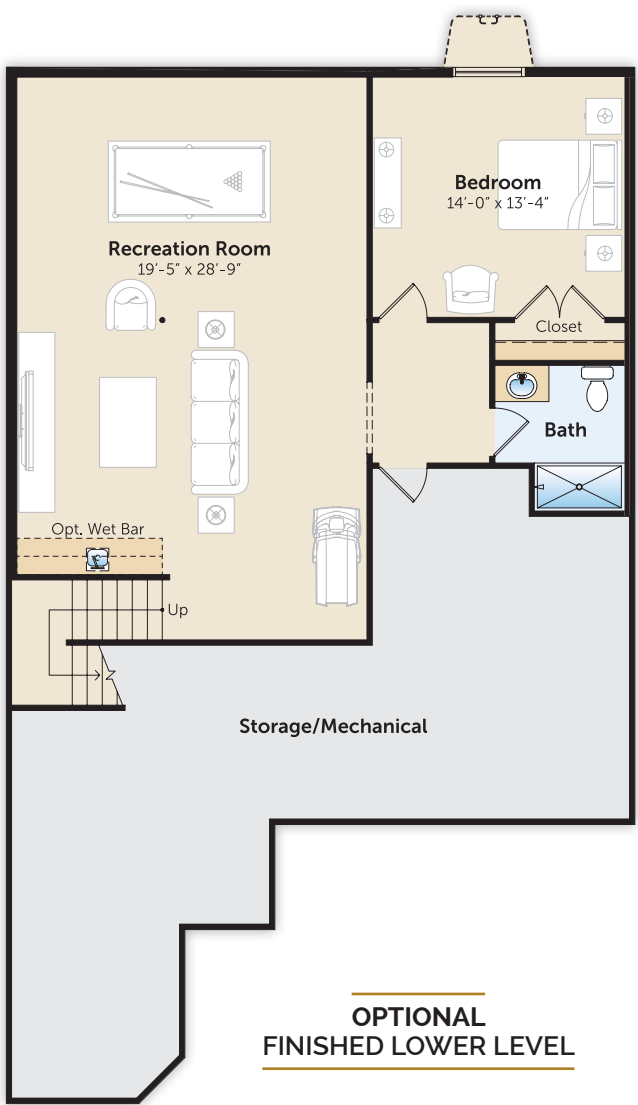
LE BORDEAUX



FIRST FLOOR



OPTIONAL
FINISHED LOFT



OPTIONAL
FINISHED LOWER LEVEL

First Floor.....	1,741 sf
Opt. Finished Loft.....	542 sf
Opt. Finished Lower Level Area.....	1,070 sf
Total Livable Square Feet	3,353 sf



- Recessed, covered porch leads to welcoming foyer with a step ceiling
- Guest bedroom suite and flex room both offer private retreats
- Gathering room, kitchen and dining room form a great open space for gracious entertaining
- Kitchen includes plenty of counter and cabinet space, a walk-in pantry and oversized center island with seating
- The gathering room is defined by its step ceiling, optional fireplace and sliding glass doorwall, which opens to an optional deck/patio
- Optional finished loft provides additional flex space, bedroom and full bath
- Lower level may be finished to include an optional recreation room with an available wet bar, plus an additional bedroom and full bath
- Two-car garage leads to a drop zone and convenient first floor laundry



VILLA MONTCLAIR

LIFE WITH STYLE

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LE MARSEILLE

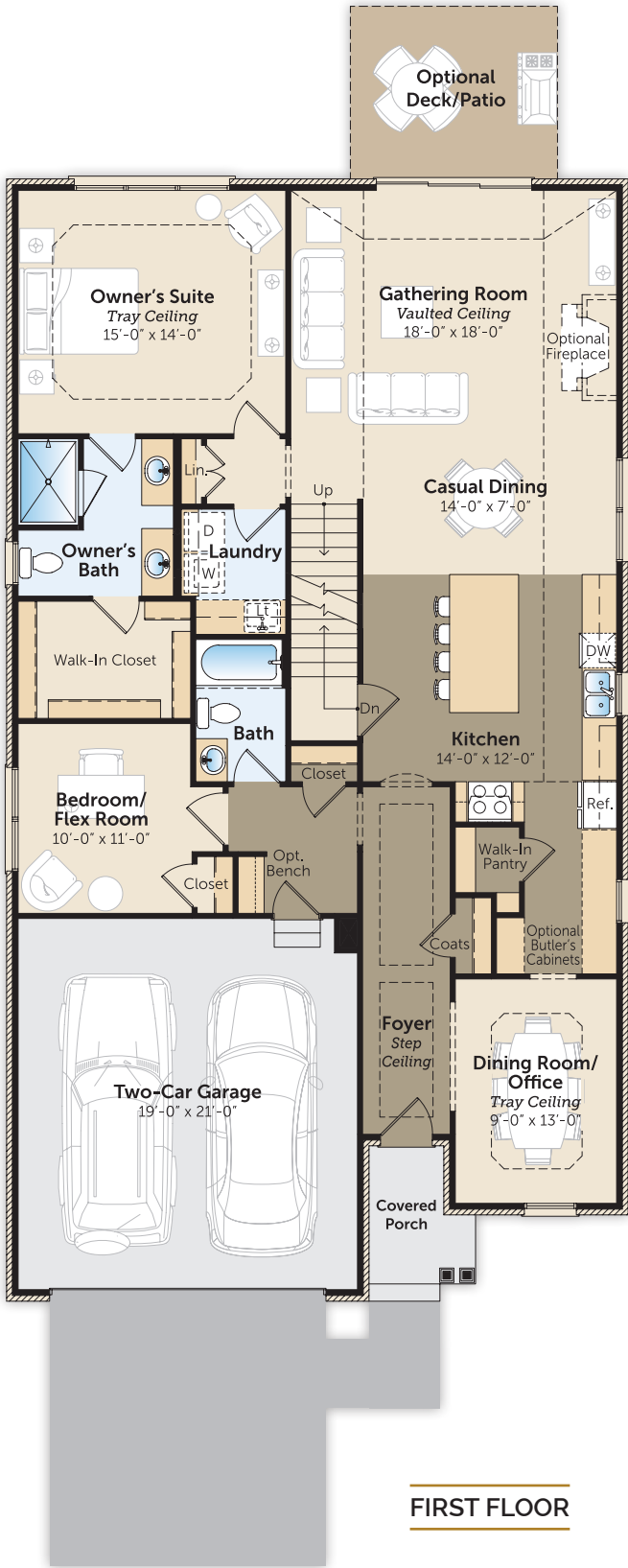


Shown with Optional Trellis

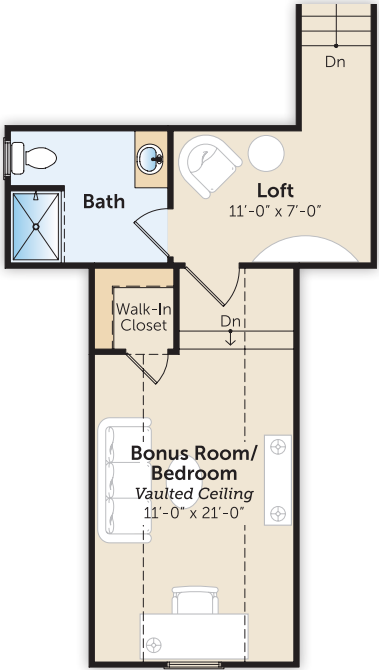
VILLA
MONTCLAIR
LIFE WITH STYLE



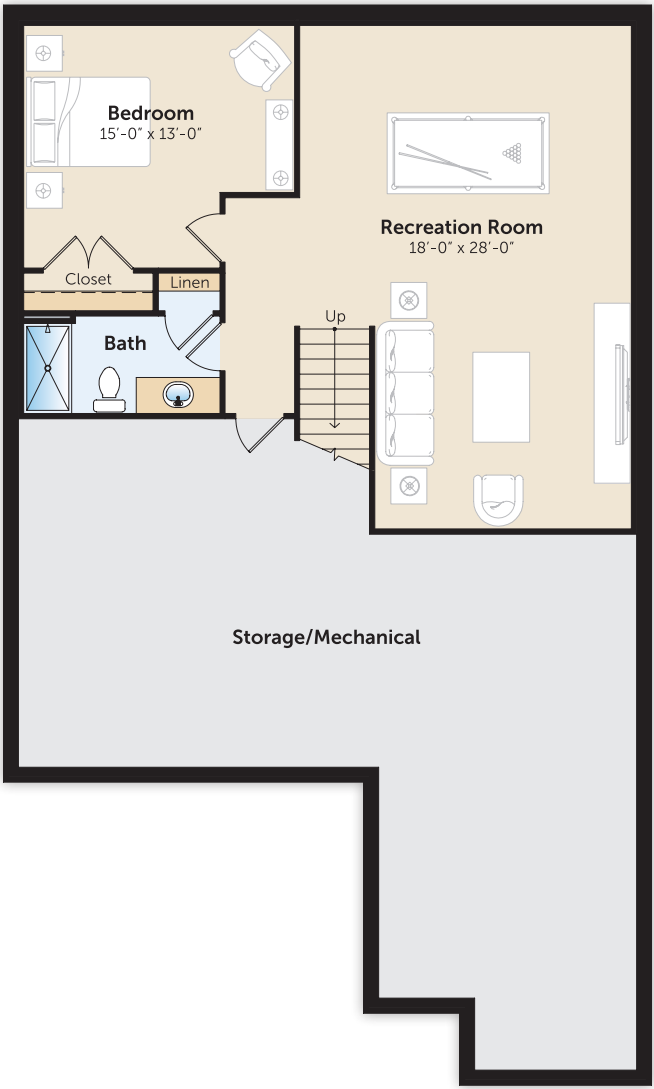
LE MARSEILLE



FIRST FLOOR



OPTIONAL
FINISHED LOFT



OPTIONAL
FINISHED LOWER LEVEL

First Floor.....	1,791 sf
Opt. Finished Loft.....	441 sf
Opt. Finished Lower Level Area.....	955 sf
Total Livable Square Feet	3,187 sf



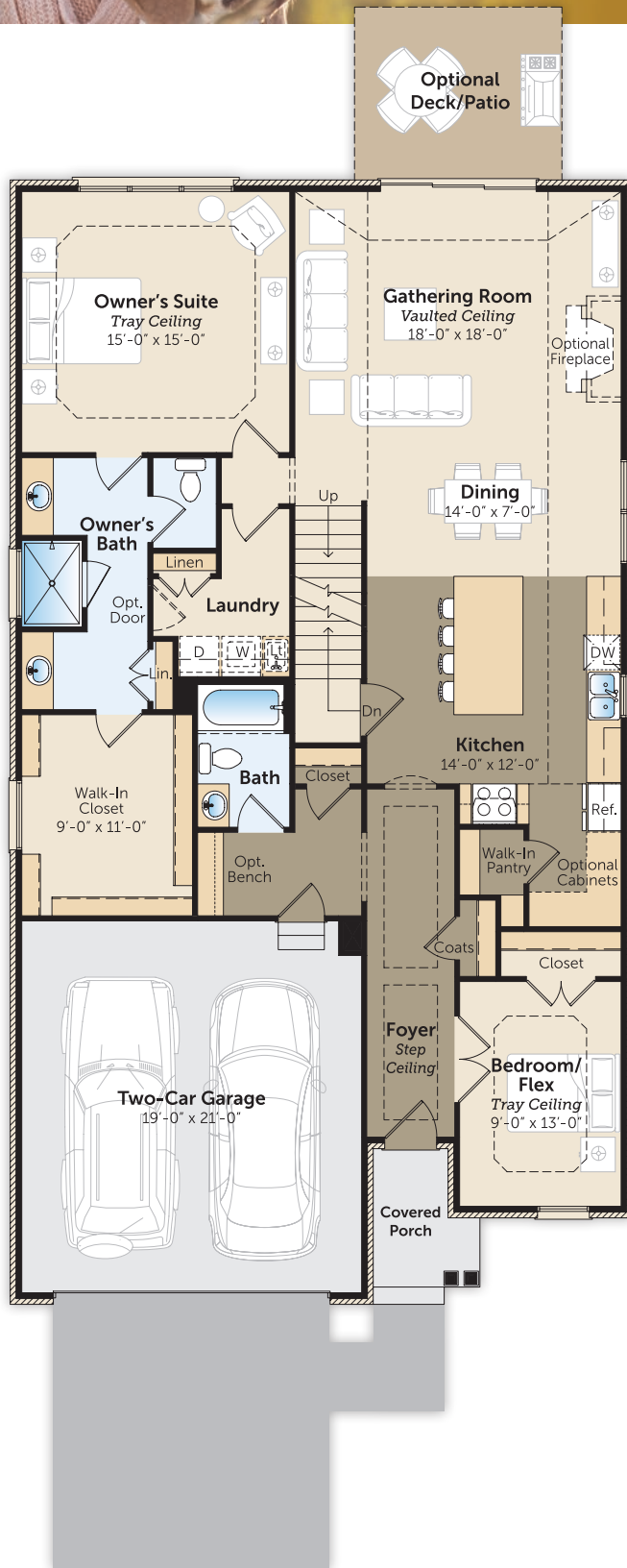
- Covered porch opens to reveal a dramatic gallery foyer and formal dining or flex room
- Island kitchen includes snack bar, butler and walk-in pantries, plus a casual dining area
- Gathering room showcases a tray ceiling, optional fireplace and sliding glass door wall, which leads to an optional deck/patio
- Spacious owner's suite includes an artistic step ceiling, luxury bath with twin vanities and an oversized walk-in closet
- Optional loft extends the home with additional flex space, plus a spacious bonus room or bedroom, and full bath
- Available finished lower level offered with spacious recreation room, additional bedroom and full bath
- Two-car garage, mud room with optional bench and convenient first floor laundry



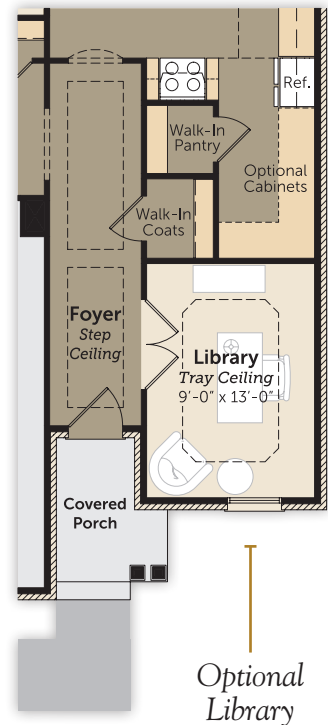
VILLA MONTCLAIR LIFE WITH STYLE

LE MARSEILLE

Optional Delux
Owner's Bath



OPTIONAL
FIRST FLOOR



Optional
Library

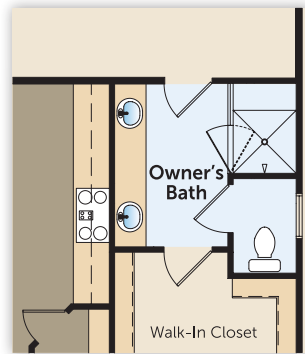
All information was preliminary at the time of publication. In order to maintain the high degree of quality and incorporate improvements, the developer reserves the right to make changes in price, specifications, materials, or to change/discontinue models without notice or obligation. Floor plan configurations and dimensions are approximate. Site plan illustrations and renderings are artist's conceptions. © Copyright 2019 032519



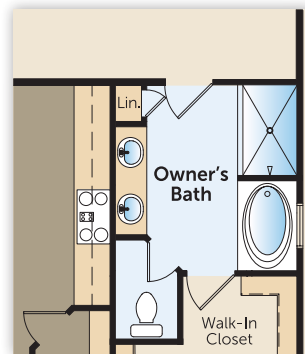
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LE PARISIAN



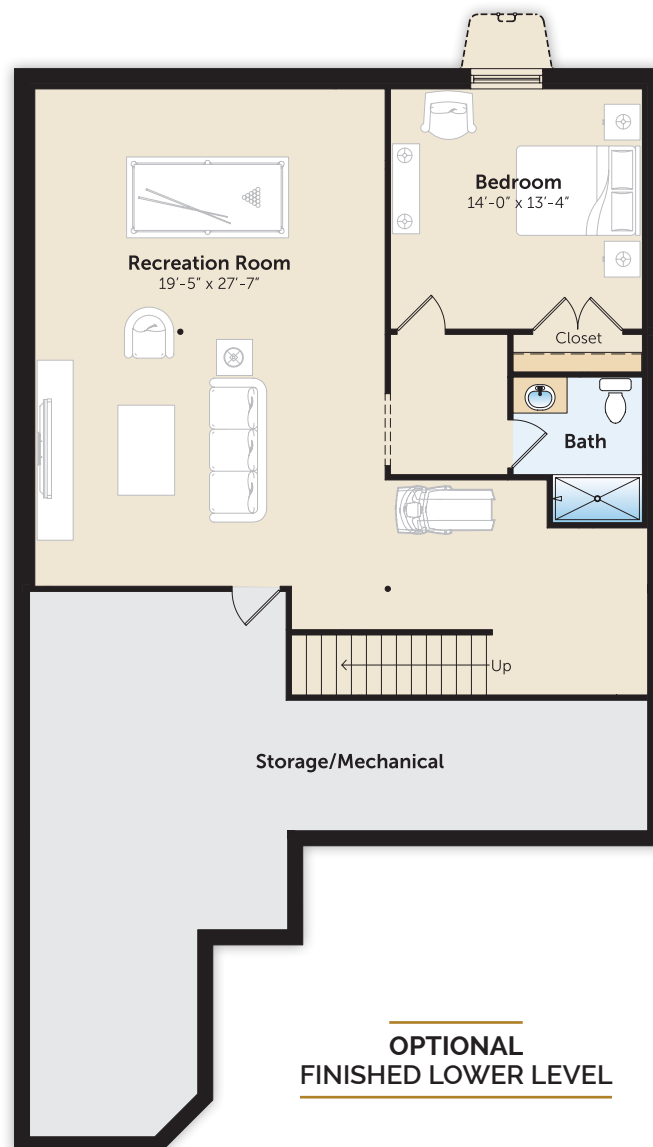
**OPTIONAL
OWNER'S BATH**



**OPTIONAL
OWNER'S LUXURY BATH**



- Inviting covered porch opens to reveal a gallery foyer with magnificent step ceiling
- Kitchen includes a walk-in pantry and oversized center island with seating and plenty of space for storage and meal preparation
- The open concept plan is anchored by the gathering room with a tray ceiling, optional fireplace and sliding glass door wall, which leads to an optional deck/patio
- Spacious owner's suite with oversized walk-in closet offers options to include an artistic stepped ceiling, luxury bath with double vanity and linen storage, or a private water closet
- Guest bedroom and second full bath are located at the front of the residence for optimal privacy
- Flex room can be used as a den or study
- Lower level can be finished to include a recreation room with a wet bar, spacious recreation room, additional bedroom and full bath with daylight windows or walkout options
- Two-car garage leads to a mud room with twin guest closets and convenient first floor laundry



**OPTIONAL
FINISHED LOWER LEVEL**

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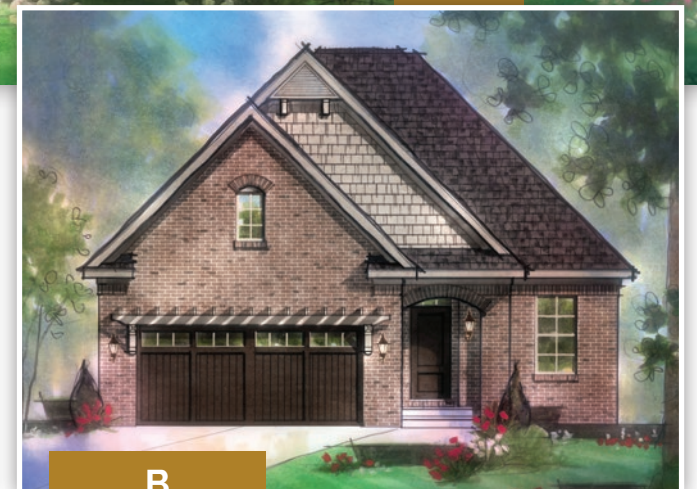
LE PARISIAN



C



A



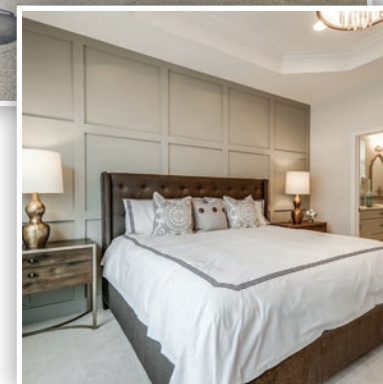
B

OPTIONAL TRELLIS

**VILLA
MONTCLAIR**
LIFE WITH STYLE

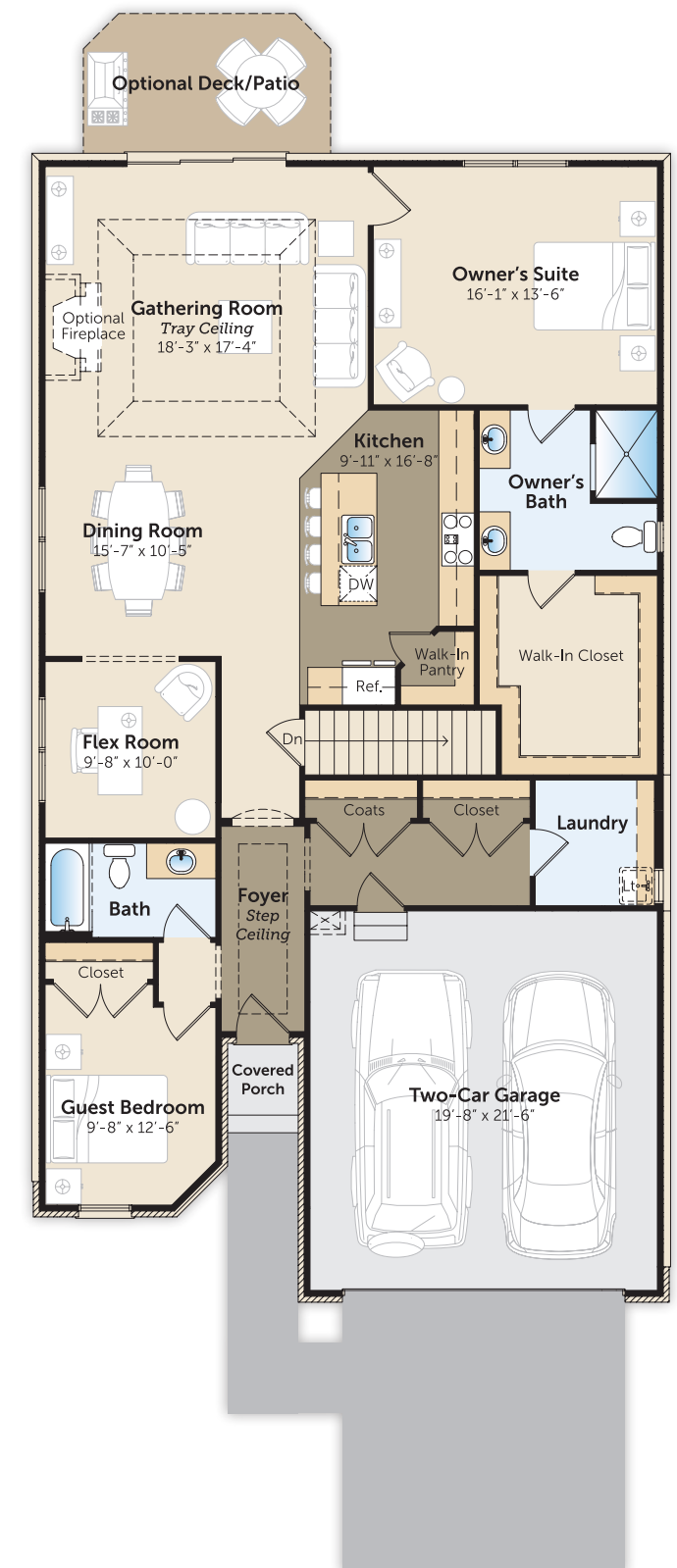


55+ ACTIVE ADULT
COMMUNITY



Square Feet 1,756 sf
Opt. Finished
Lower Level Area 1,070 sf

Total Livable
Square Feet 2,826 sf



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