



**House & Land Package**

From **\$750,852\***

**Joelle 2158**

4 Beds | 3 Baths | 3 Cars

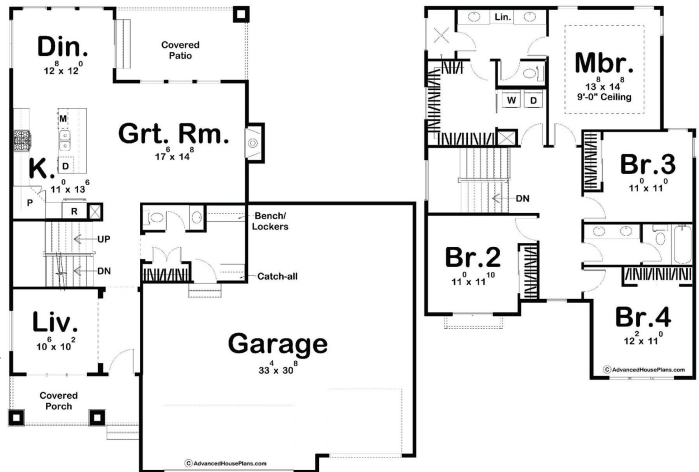
**26369 Lawrence Ave, Wesley Chapel**

Land Area: 1 ac

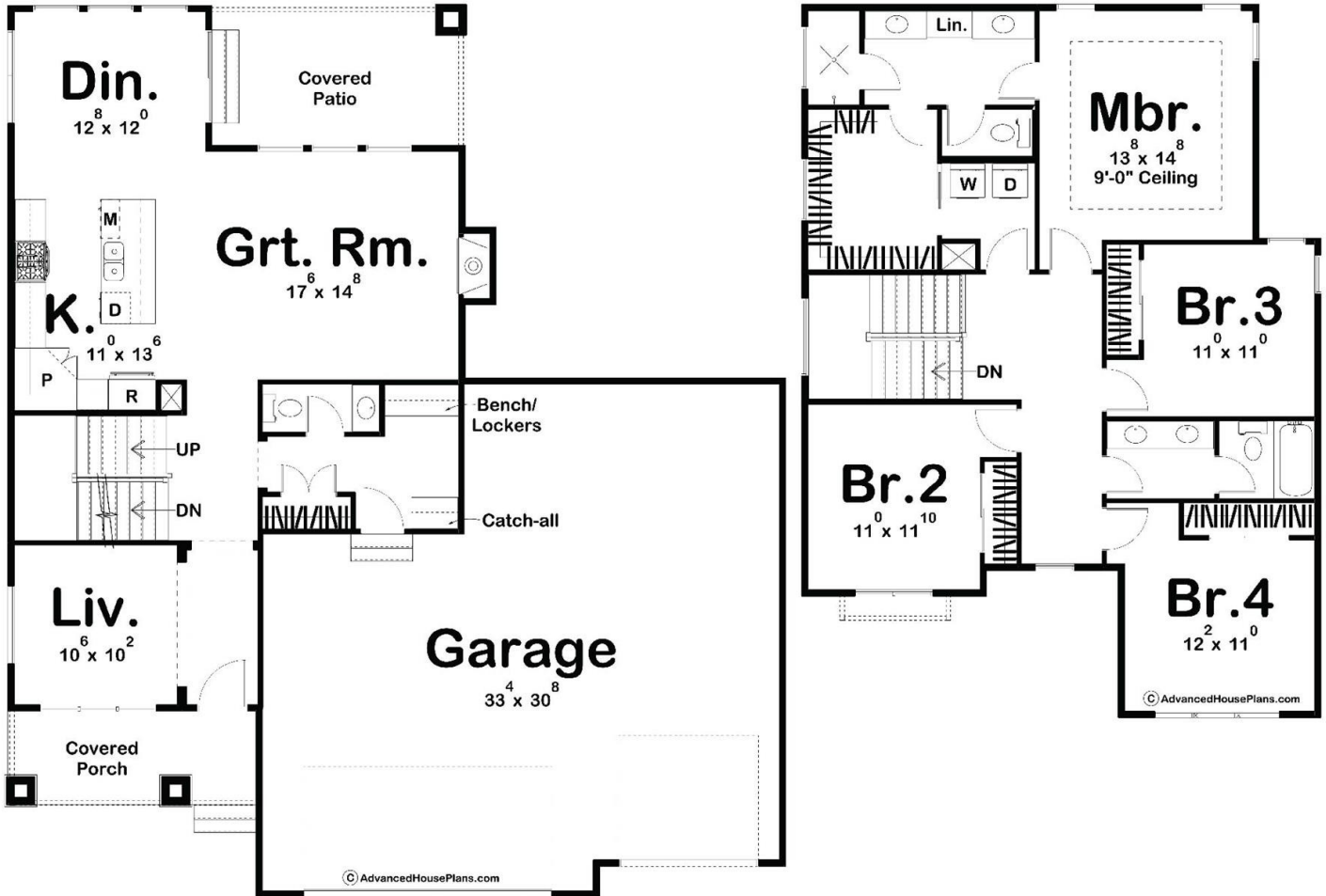
Contact **Athena Gembutis** on **8139433947**

**Inclusions:**

- + The price listed includes the 1 acre lot, the proposed cost to build the Joelle 2158 floor plan per our Modern Farmhouse Standard Inclusions, AND the additional estimated site allowances needed for this property.
- + Additional \$10,000.00 Site Preparation Allowance
- + Well \$10,000.00 Allowance
- + Septic System \$15,000.00 Allowance
- + For Building & Land Inquiries: Contact Athena Gembutis. The lot is currently being listed OFF MARKET, and the asking price for the property is currently \$125,000 as of 11/01/2024.



NOTE: Images may depict landscaping and upgraded fixtures, features, facades or finishes and other items which are not included in the prices stated or not supplied by G.J. Gardner Homes. For availability and pricing of these items please discuss with your new home sales consultant.



Package price is based on Joelle 2158 standard floor plan and standard elevation (may be smaller than elevation shown). Package may be subject to developer's design review panel, final regulatory approval and G.J. Gardner Homes purchase processes. Package price excludes any taxes, legal fees, and closing costs. Prices are current as of December 4, 2024. Prices may change without notice. Packages are subject to availability. Package subject to two separate contracts relating to the building and the land respectively. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbeques. Photographs may also depict inclusions not forming part of the standard design and which may be subject to additional costs. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant or visit our website at <https://www.gjgardner.com/house-and-land-pricing/>. HP FL Construction LLC d.b.a G.J. Gardner Homes - Tampa North. Builders License CBC1256810.