



TALBOT  
SINGLE STORY VILLA  
3 BEDROOM

L O R A L O M A





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## VILLAS

TALBOT  
3 BEDROOM, 3.5 BATHROOM  
SINGLE STORY

Designed for discovery and delight, the Villas offer the most flexible floor plan accommodating families of all sizes and stages.

The Villa is balanced in aesthetics and approach to working with the land, not against it. Similar to all the other residences in Loraloma, this home boasts stunning views, unique features, and everyday spaces that are elevated with ingenuity and purpose. Each Villa is thoughtfully sited with optimized, protected views and minimal exposure to the sun while still allowing for plenty of natural light. With choices between Modern and Timeless designs, both offer access to all three bedrooms on the main level creating an intentional connection that compliments a variety of family needs and lifestyles. Outdoors, find your own oasis in the beautiful Live Oaks, only a short walk to the amenity-rich campus of Limestone Gulch.



Clark Villa Timeless pictured above to show general design intent for Villa Homes.



ARETÉ *collective*



Floor plans are intended to give a general indication of the proposed layout only. Images and dimensions are not intended to form part of any contract or warranty.





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### KEY FEATURES

- SPACIOUS INDOOR ENTERTAINMENT AREAS  
CONNECTED TO THE OUTDOOR LIVING
- PRIVATE DINING SPACE
- ADAPTIVE FLEX SPACES
- PRIVATE OUTDOOR TERRACE OFF PRIMARY SUITE
- HOME OFFICE
- MULTIPLE INTIMATE LIVING SPACES  
(READING NOOKS, POCKET OFFICES)
- THOUGHTFUL AND ORGANIZED STORAGE
- DEDICATED LAUNDRY AND PANTRY
- 2 -3 CAR GARAGE



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LORALOMA

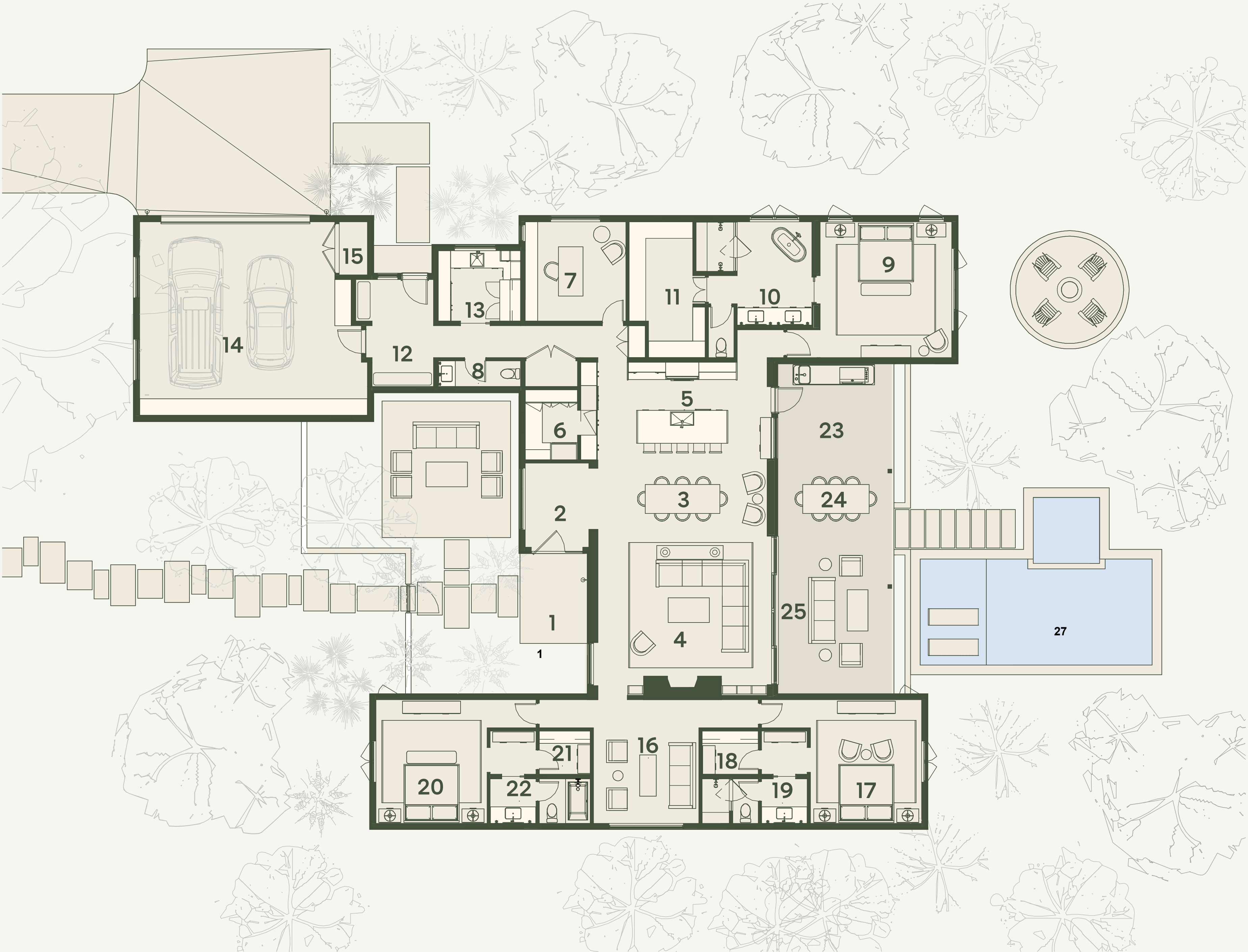
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MAIN LEVEL FLOOR PLAN  
HOME FEATURES

- ENTRY COURTYARD
- DOOR - TO - TRAIL ACCESS
- FIRE PIT WITH A LARGE SEATING AREA
- REAR COVERED OUTDOOR LIVING SPACES
- OUTDOOR KITCHEN AND DINING

AREA BREAKDOWN

MAIN LEVEL	3,441 ft <sup>2</sup>
TOTAL CONDITIONED AREA	3,441 ft <sup>2</sup>
GARAGE & MECHANICAL	692 ft <sup>2</sup>
COVERED TERRACES	685 ft <sup>2</sup>
TOTAL UNCONDITIONED AREA	1,377 ft <sup>2</sup>



- LEGEND
- 01 ENTRY PORCH
  - 02 ENTRY
  - 03 DINING  
21' 11" x 8' 11"
  - 04 LIVING  
20' 3" x 18' 3"
  - 05 KITCHEN  
20' 11" x 12' 3"
  - 06 PANTRY
  - 07 OFFICE
  - 08 POWDER ROOM
  - 09 PRIMARY BEDROOM  
15' 11" x 16' 6"
  - 10 PRIMARY BATHROOM  
14' 0" x 12' 6"
  - 11 PRIMARY CLOSET  
7' 7" x 16' 6"
  - 12 SIDE ENTRY / MUDROOM
  - 13 LAUNDRY  
9' 11" x 8' 5"
  - 14 GARAGE
  - 15 MECHANICAL
  - 16 FLEX ROOM  
12' 1" x 11' 7"
  - 17 BEDROOM  
13' 5" x 15' 0"
  - 18 WALK-IN CLOSET
  - 19 BATHROOM
  - 20 BEDROOM  
13' 5" x 15' 0"
  - 21 WALK-IN CLOSET
  - 22 BATHROOM
  - 23 OUTDOOR KITCHEN
  - 24 OUTDOOR LIVING
  - 25 OUTDOOR DINING
  - 26 POOL
  - 27 HOT TUB
  - 28 BAJA SHELF