



TALBOT
WALKOUT VILLA

L O R A L O M A

VILLAS



LORALOMA

Clark Walkout Villa Front View

Clark Villa Walkout 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.



LORALOMA

VILLAS

TALBOT
5 BEDROOM, 5.5 BATHROOM
WALKOUT

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 Walkout Villa Rear View

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



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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



Villa Interior

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



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WORLDWIDE PROPERTIES

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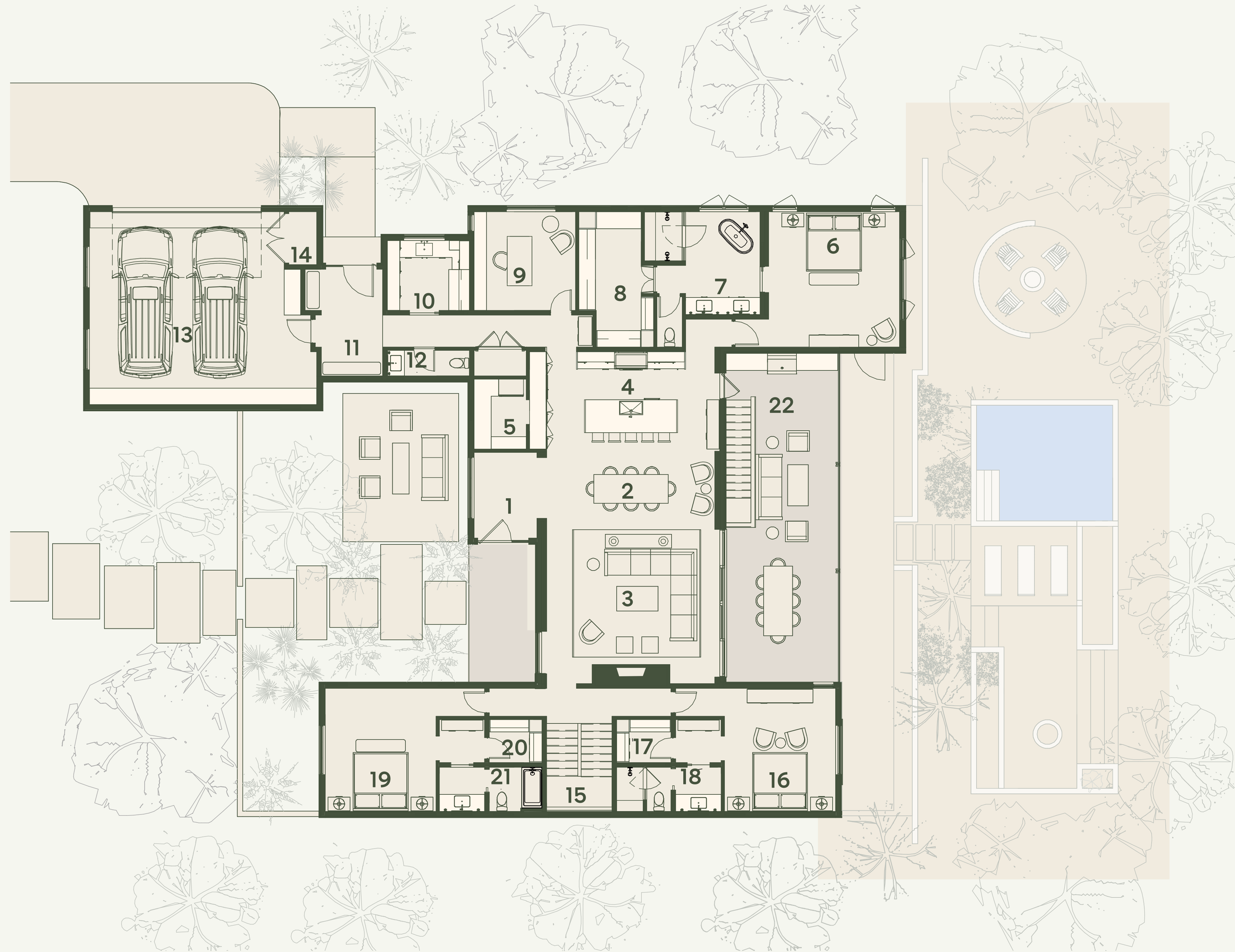
MAIN LEVEL FLOOR PLAN

HOME FEATURES

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

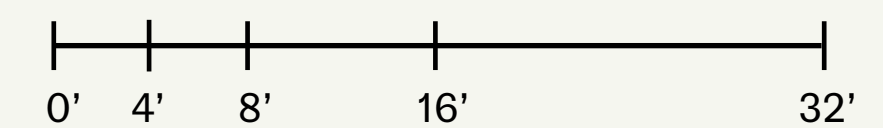
AREA BREAKDOWN

MAIN LEVEL	3,287 ft ²
LOWER LEVEL	2,109 ft ²
TOTAL CONDITIONED AREA	5,397 ft²
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GARAGE & MECHANICAL	736 ft ²
COVERED TERRACES	1,349 ft ²
TOTAL UNCONDITIONED AREA	2,085 ft²



LEGEND

- 01 ENTRY
- 02 DINING
9' 9" x 20' 11"
- 03 LIVING
18' 2" x 20' 3"
- 04 KITCHEN
12' 3" x 20' 11"
- 05 PANTRY
- 06 PRIMARY BEDROOM
15' 11" x 16' 6"
- 07 PRIMARY BATHROOM
14' 0" x 12' 6"
- 08 PRIMARY WALK-IN CLOSET
16' 6" x 17' 7"
- 09 OFFICE
12' 0" x 12' 4"
- 10 LAUNDRY
9' 11" x 8' 5"
- 11 MUDROOM
- 12 POWDER ROOM
- 13 GARAGE
- 14 MECHANICAL
- 15 STAIRS DOWN
- 16 BEDROOM
13' 5" x 15' 0"
- 17 WALK-IN CLOSET
- 18 BATHROOM
- 19 BEDROOM
13' 5" x 15' 0"
- 20 WALK-IN CLOSET
- 21 BATHROOM
- 22 OUTDOOR KITCHEN



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LORALOMA

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WALKOUT

LOWER LEVEL FLOOR PLAN

HOME FEATURES

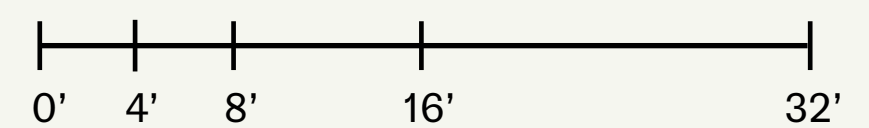
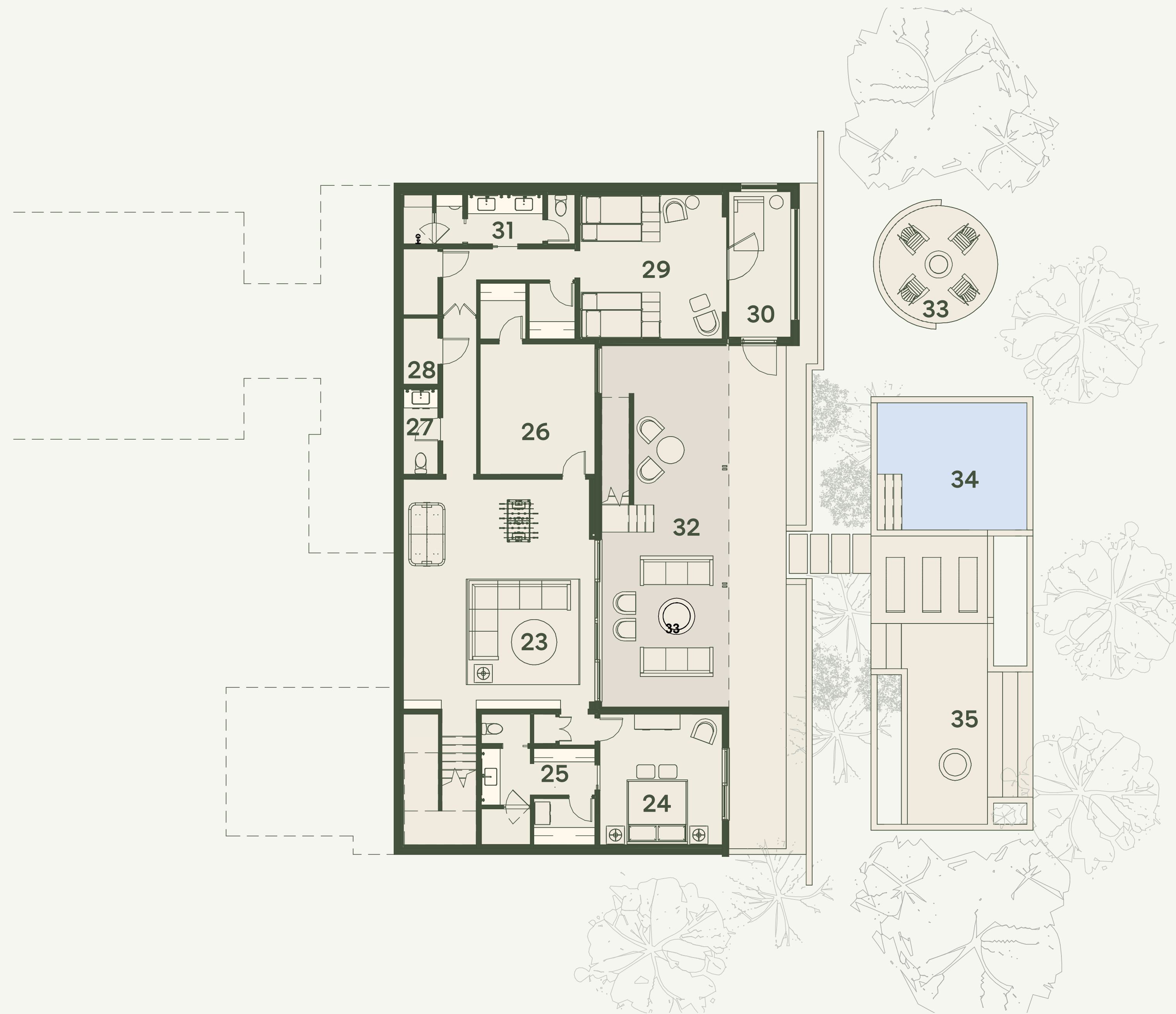
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LEGEND

- 23 GAME ROOM
25' 5" x 20' 5"
- 24 BEDROOM
13' 5" x 14' 5"
- 25 BATHROOM
- 26 FITNESS / FLEX ROOM
12' 8" x 14' 4"
- 27 POWDER ROOM
- 28 MECHANICAL
- 29 BUNK ROOM
15' 11" x 15' 8"
- 30 SCREENED PORCH
- 31 BUNK BATH
- 32 OUTDOOR SEATING
- 33 FIRE PIT
- 34 POOL
- 35 HOT TUB
- 36 BAJA SHELF



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