

Blue Diamond

-on the lake-



A NEW LAKEFRONT COMMUNITY IN ORLANDO

STANDARD LUXURY FEATURES

GOURMET KITCHEN

- Pantry Per Plan
- Icemaker Line
- Double Bowl Sink with Sprayer
- Stainless Steel Self-Cleaning Range w/ Glass Cook Top
- Stainless Steel Multi-Cycle Dishwasher
- Stainless Steel Microwave Oven
- Food Waste Disposal System
- Ceramic Tile (your choice of colors)
- Granite Countertops
- 42" Solid Wood Designer Cabinets

LUXURY BATHROOMS

- Full Vanity Mirrors
- Elongated Toilets
- Ceramic Tile Flooring in All Bathrooms
- Water-Saving Showerheads
- Quality Plumbing Fixtures
- Double Bowl in Master Bath
- Ceramic Tile Walls/Shower
- Granite Countertops

SAFETY & ENERGY EFFICIENCY

- R-38 Ceiling Insulation
- 40-Gallon Quick Recovery Hot Water Heater
- Energy Efficient A/C w/ Heat Pump
- Maintenance Free Vented Aluminum Soffits
- Energy Efficient Roof Vents
- Energy Saving Fiberglass Paneled Entry Doors
- Protective Smoke Detectors

OUTSTANDING INTERIOR

- Ceramic Tile Floor in Foyer
- 10' High Ceilings on 1st Floor
- 3 1/4 inch Colonial Base Molding
- Raised Paneled Interior Doors
- Designer Light Fixture Package
- Pre-Wired for four Phone Jacks
- Pre-Wired for four Cable TV Outlets
- Pre-Wired for Fans in Family Room and Master Bedroom
- Your Choice of Stain Resistant Carpet
- Electric Smoke Detector/Door Chimes
- Garage Door Opener w/ Two Controls

QUALITY CONSTRUCTION

- Concrete Block Structure
- Architectural Shingle Roofs
- White Aluminum Window Frames
- Professionally Engineered Roof Trusses w/ Hurricane Clips for Wind Protection
- 10-Year Structural Warranty
- 1-Year Builder Warranty

SPECIAL FEATURES

- Professionally Landscaped Community
- Fully Sodded Yard w/ Irrigation System
- Air Filtration Prevention Sealing
- Underground Utilities

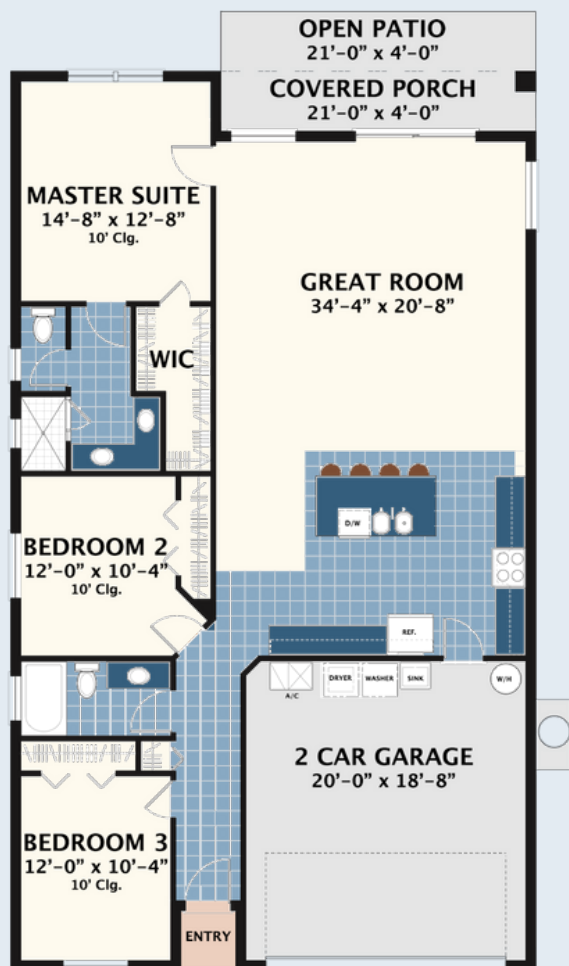
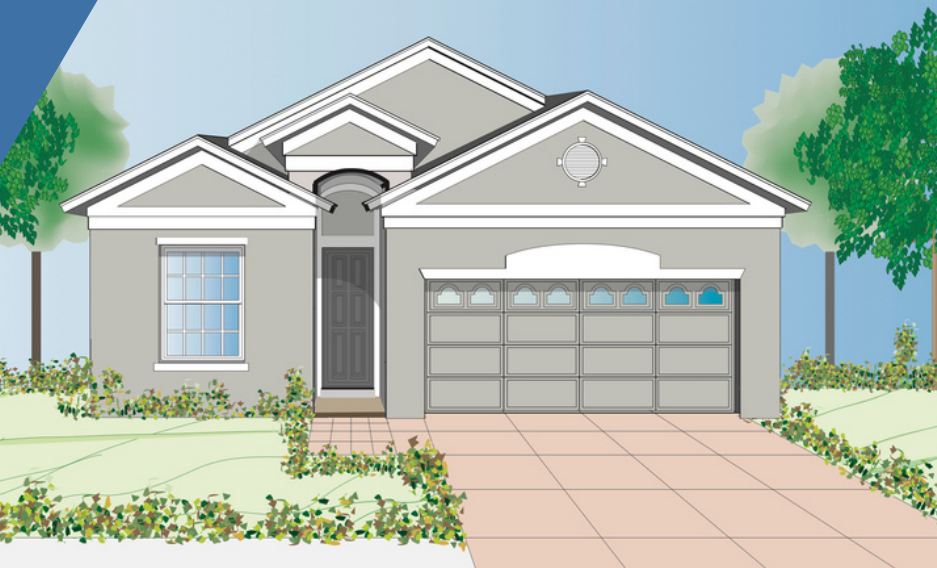
VS2 SERIES

-45' WIDE LOTS-

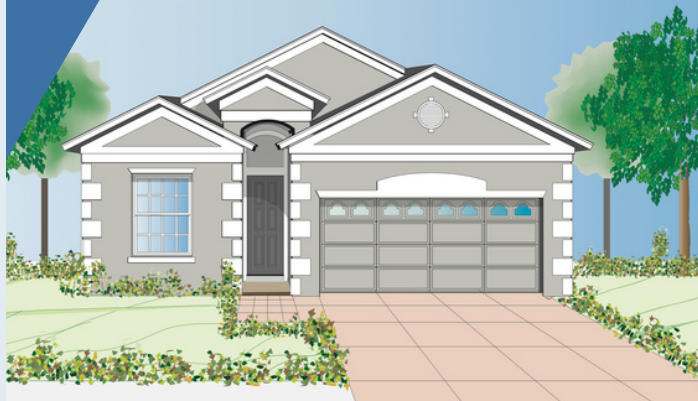
The Reflection

The home is a place for reflection. Especially this home, with large windows in the great room, and master suite offering calming views of the clear blue lake.

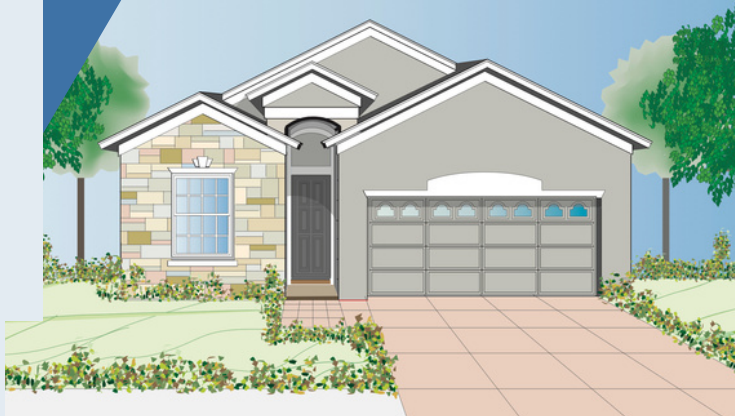
A



B



C



3 

2 

2 

1,601 

VS2 SERIES

-45' WIDE LOTS-

The Brilliant

Brilliance means beauty both outer and inner, in looks and in thought. This home combines visual appeal with mindful features like an outside master bedroom and extra storage under the stairs.

A



B



C



3

2.5

2

1,900

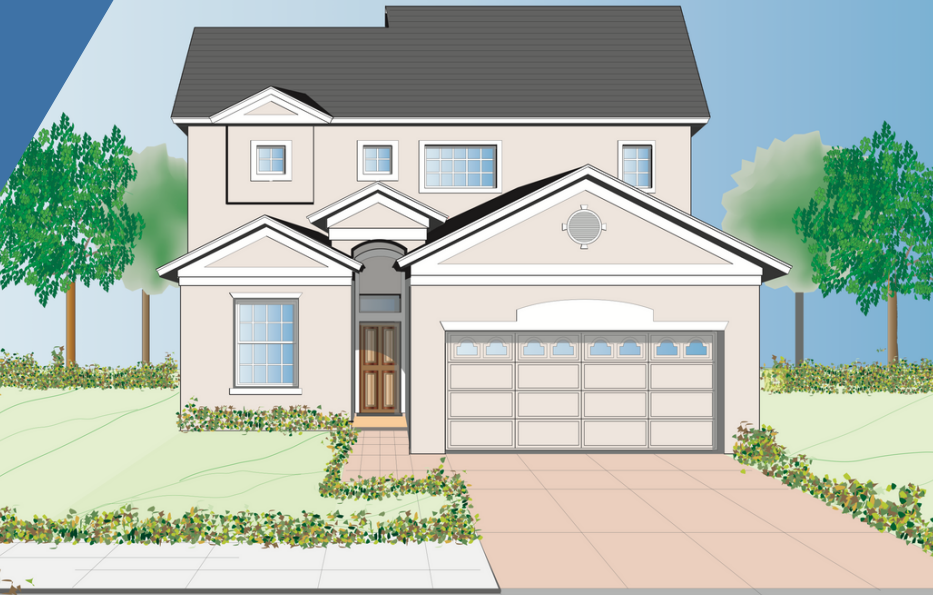
VS2 SERIES

-45' WIDE LOTS-

The Solitaire

A solitaire diamond is the only gem a ring or necklace needs. Likewise, this home is sufficient to meet all your needs, with its two master suites, great room, and bedroom on the first floor.

A



B



C



3 

3 

2 

1,982 

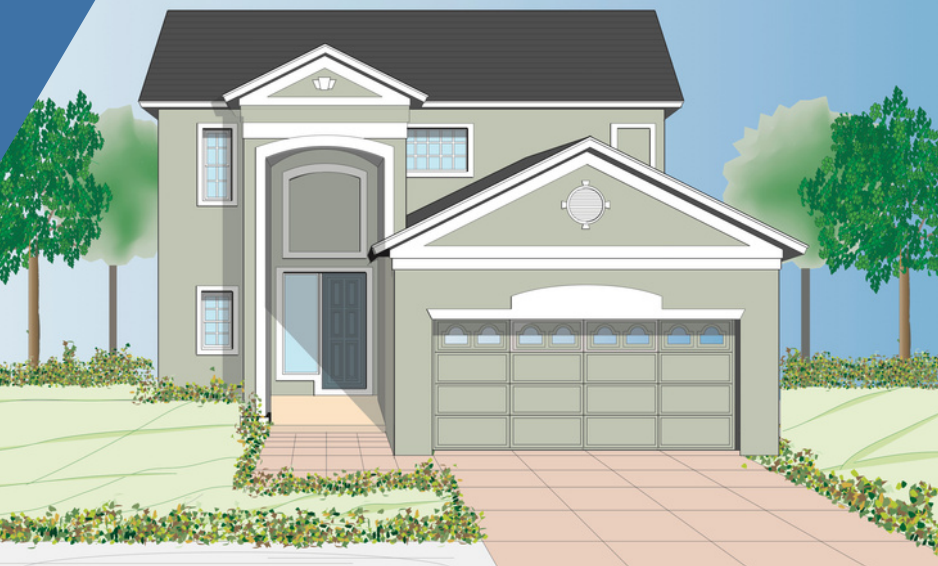
VS2 SERIES

-45' WIDE LOTS-

The Sparkle

Sparkles abound at Blue Diamond, and not just from the granite countertops and premium floor tile. A tranquil terrace accessible from the master suite lets you wake up to the sight of a sparkling waterscape.

A



B



C



4 

2.5 

2 

2,040 

VS1 SERIES

-55' WIDE LOTS-

Blue Nile

Blue Nile diamonds encapsulate 4,000 miles of majesty in 2 or 3 carats. Blue Nile homes do it in 2,067 square feet of elegant design and quality construction - and r8 acres of shining blue water, for good measure.

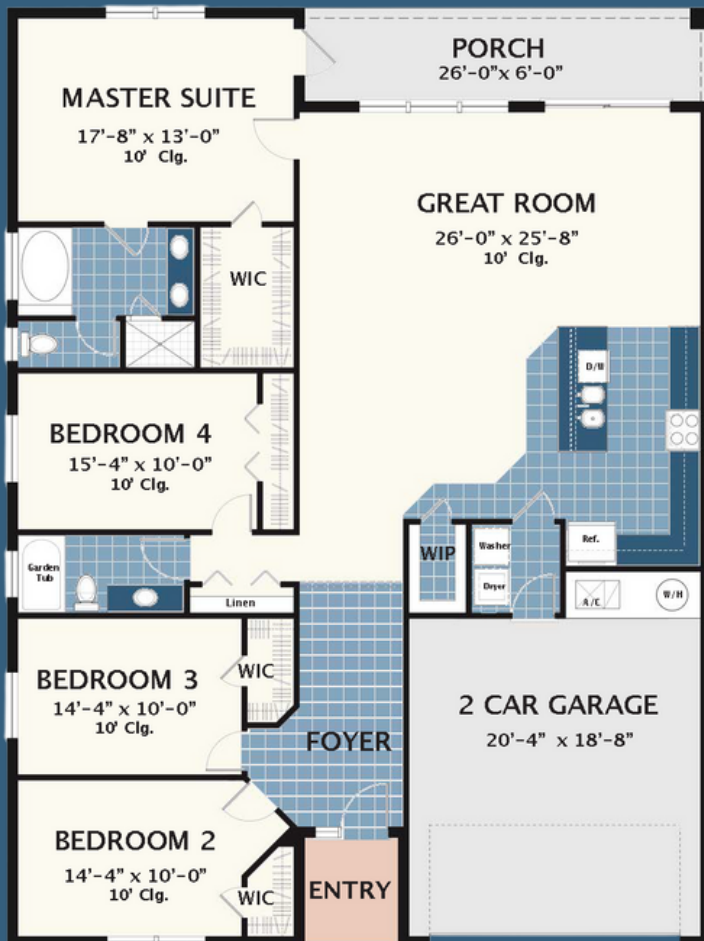
A



B



C



4 

2 

2 

2,063



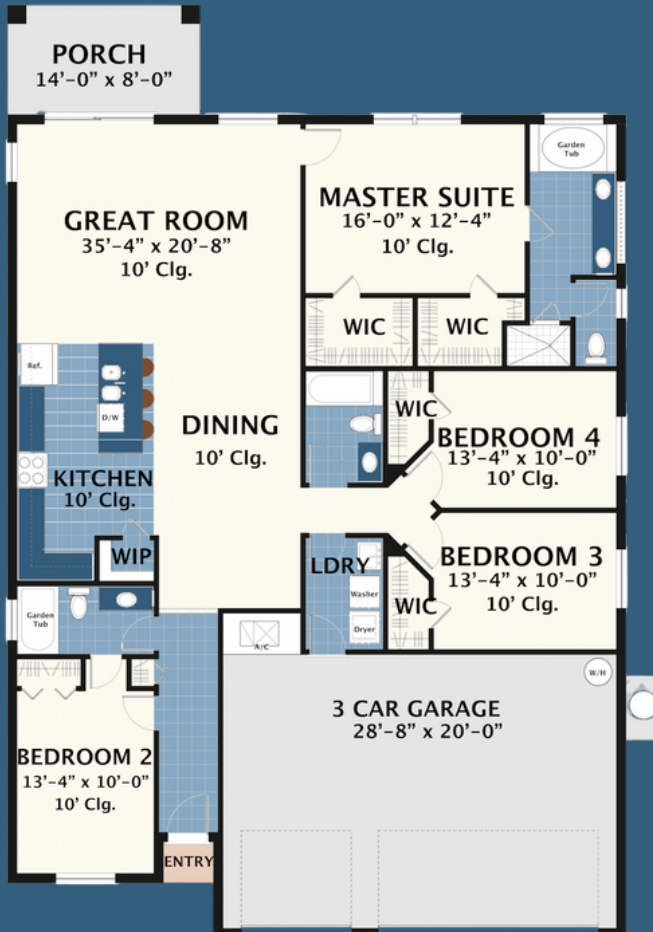
VS1 SERIES

-55' WIDE LOTS-

The Marquise

Marquise diamonds are said resemble a smile. They are admired for their unique breadth - just as this home will be admired for its 3-car garage and 2 walk-in closets in the master suite.

A



B



C



VS1 SERIES

-55' WIDE LOTS-

The Christie's

As one of the world's premier jewelers, Christie's has something for everybody. Every facet of this home has been polished to perfection, from the great room to the several walk-in closets.

A



B



C



4

2.5

2

2,330

VS1 SERIES

-55' WIDE LOTS-

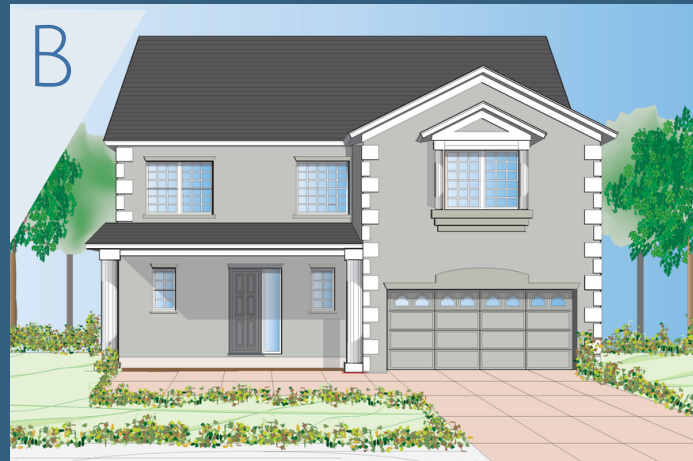
The Tiffany

Inspired by the magnificent 287-carat gem, the Tiffany is built to impress with its wide brick-paver porch, double great room, and 19-ft ceiling in the living area.

A



B



C



4 

2.5 

2 

2,549 

Site Plan



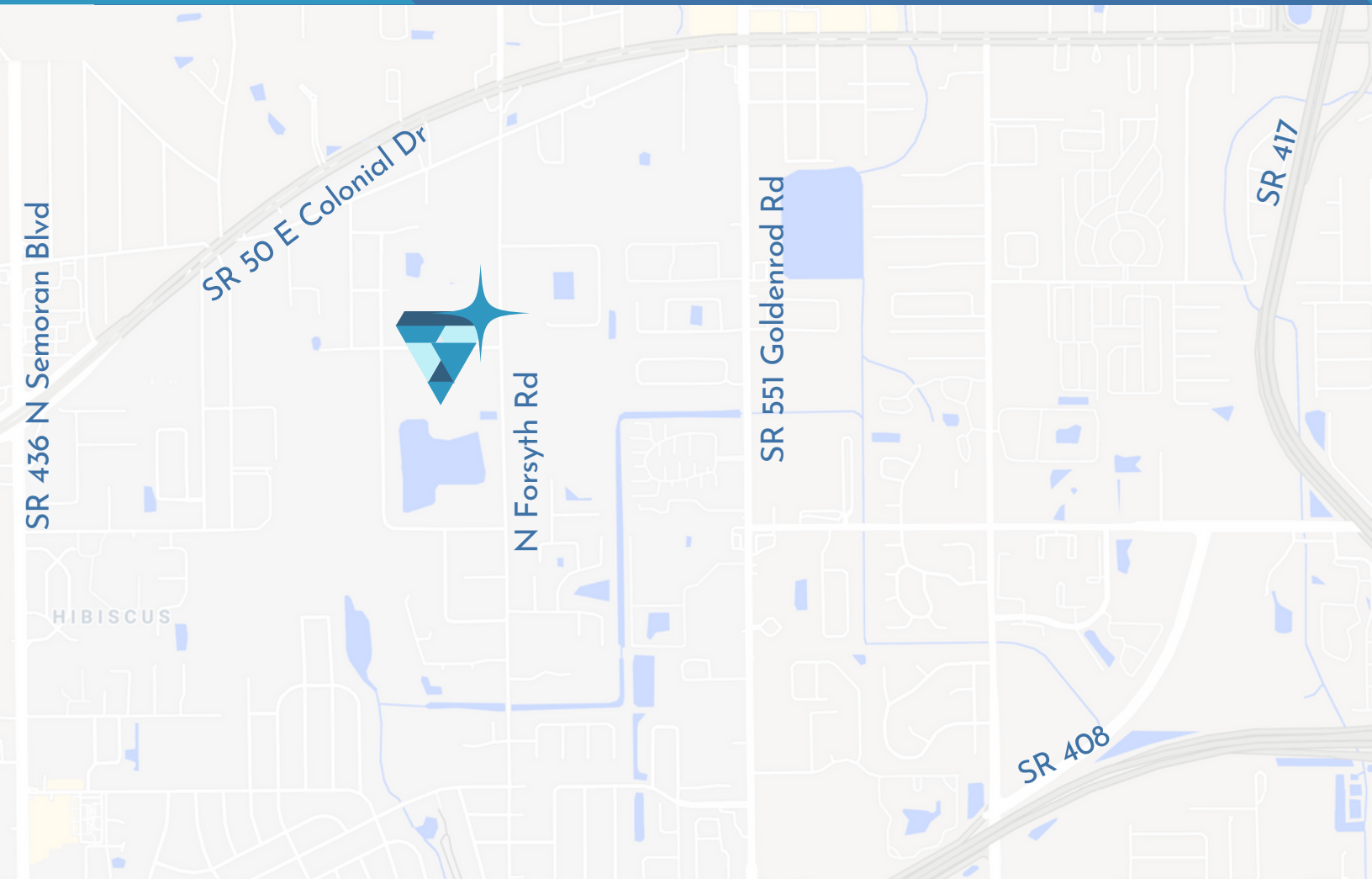
○ — ○ Fence

VS2 SERIES

VS1 SERIES

Area Map

754 N. FORSYTH RD, ORLANDO 32807






Blue Diamond uniquely combines the serenity of lakefront living with social, recreational, and professional convenience. It is located only 5 minutes from SR 417 & SR 408, 15 minutes from lively downtown Orlando, and 20 minutes from trendy downtown Winter Park.

Price List




VS2 SERIES

-45' WIDE LOTS-

MODEL	CARATS	 /  / 	A	B	C
Reflection	1,601	3 / 2 / 2	\$479,900	\$481,900	\$483,900
Brilliant	1,900	3 / 2.5 / 2	\$489,900	\$491,900	\$495,900
Solitaire	1,982	3 / 3 / 2	\$509,900	\$511,900	\$513,900

VS1 SERIES

-55' WIDE LOTS-

MODEL	CARATS	 /  / 	A	B	C
Blue Nile	2,063	4 / 2 / 2	\$519,900	\$521,900	\$525,900
Marquise	2,001	4 / 3 / 3	\$529,900	\$531,900	\$535,900
Christie's	2,330	4 / 2.5 / 2	\$559,900	\$561,900	\$565,900
Tiffany	2,549	4 / 2.5 / 2	\$579,900	\$581,900	\$585,900

Prices subject to change without notice.

The Builder



≡ BUILDING ORLANDO SINCE 1986 ≡

Over 35 years, Metropolis Homes has connected thousands of people to new homes, new communities, and new opportunities. We're proud to have earned and maintained the trust of customers new and familiar by preserving high standards of construction, quality, and service.

The building team behind Blue Diamond is responsible for an ever-increasing number of flourishing communities in the Central Florida area, not to mention a variety of custom homes. Some of the most exemplary of these communities are: Coronado Townhomes, The Villas of Cypress Creek, Lago de Oro, Biltmore, Donegan Square, Winegard Condominiums, Florida Villas, Sun Dance at the Econ, Rosewalk, Bryan's Crossing, Riviera, Monte Carlo, Deer Song, Sun Vista, Seasons of Players Park, the Village at Deer Run, Seasons at Mt. Greenwood, River's Edge, LaVita, Sierra, Arbor Ridge West, Majestic Cove, Monaco, Key West Condominiums, Bennington, Pine Ridge Club II, and Feather Edge II Condominiums.

