



Save up to \$15K on closing costs!*



Plus, save up to \$35K on your brand-new townhome**

Act now to take advantage of limited-time savings at The Townhomes at Azario Lakewood Ranch! As you drive in, you will be greeted by lush landscaping and beautiful planned amenities, including a pool and pet park. Plus, enjoy convenient access to Lakewood Ranch's new K-8 school opening Fall 2025!

Come home to one of the best locations in all of Southwest Florida. Visit our new sales center, learn about quick move-in townhomes, and tour our model homes today!

Where

Sales Center
3137 Novara Lane
Lakewood Ranch, FL 34211



Scan to explore the Townhomes at Azario

Ask a Community Sales Manager for details
SarasotaOnline@taylormorrison.com | 941.789.5555



Limited Time Finance Savings ("Promotion") valid on new home contracts entered as of 9/1/24 – 9/30/24 ("Promotion Period") on all eligible The Townhomes at Azario Inventory homes (each, an "Eligible Home"). At closing, Seller agrees to pay up to \$15,000 towards seller paid Temporary Buydown Fund, closing costs, pre-pays and/or discount points. Actual savings will vary by the floor plan, lot premium, options of home and availability. Other restrictions may apply. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. For eligibility of above Promotion, Qualified Buyer of an Eligible Home must (1) pre-apply with Affiliated Lender by visiting www.taylormorrison.com/home-financing prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home; however, Buyer must use both the Closing Agent selected by Seller and finance through Affiliated Lender to receive either financing Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Not to be combined with any other incentive offer, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Limited-time Finance Promotion is unrelated to and distinct from the Price Reduction above. Other restrictions may apply. Not all Borrowers will qualify. Services not available in all states. Taylor Morrison Home Funding, Inc., NMLS # 8588, 495 North Keller Road, Suite 550, Maitland, FL 32751, Licensed location: FL-MLD1920 | www.nmlsconsumeraccess.org. **Quick Move-In Purchase Price Reduction: At closing, Limited Time Price Reduction up to \$35,000 ("Price Reduction") offer valid on cash or financed The Townhomes at Azario new home contracts (each, an "Eligible Home") entered into as of 9/1/24 – 9/31/24 that close on or before 10/31/24 only (the "Promotion Period"). Advertised price of Quick Move-in Eligible Home as of the Purchase Agreement Date excludes closing costs, decorative accessories, furniture and the above Price Reduction and already includes any lot premium, options and upgrades; option selections are no longer available to buyer. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings, tax rates and community development plans) is not guaranteed and remains subject to change, or delay without notice. Floor plans are the property of Taylor Morrison, Inc. and its affiliates and are protected by U.S. copyright laws. Community improvements, recreational features and amenities described are based upon current development plans which are subject to change and under no obligation to be completed. Community Association and other fees may apply for certain activities and events. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional state and community specific disclaimers, licensing information and other details (as applicable). © September 2024, Taylor Morrison of Florida, Inc., CBC1257822 & CBC1259457. All rights reserved. 09/06/24 9128