

M/I Homes to launch sales of luxury lakefront community

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The flexible Newcastle model home gives the buyer the option of having a 3-car garage or a second master bedroom on the ground floor. (M/I Homes)

One of the last undeveloped tracts on the north shore of Winter Garden's Lake Avalon is about to give rise to a posh new subdivision with its own private 5-acre lakefront park.

The Sanctuary at Twin Waters is [**M/I Homes**](#) latest development with 108 homesites available.

The company closed on the site with 3,500 feet of Lake Avalon frontage last summer for \$6.4 million. Sales will begin later this month for both the lakefront and interior homes on the property within the city of Winter Garden on Marsh Road. The subdivision was permitted in 2016 by K.Hovnanian Homes, but that homebuilder never closed on the 116-acre site.

Prices will begin in the mid-\$300,000 range for 69 homes on the 60-foot interior lots and in the mid \$500,000 range for 39 estate homes on the 90-foot lakefront lots with frontage on Lake Avalon.

“The layout out takes advantage of the length of Lake Avalon. The community amenities are well-located, and the lot layout allows for a feeling of spaciousness,” said Daniel Kaiser, Vice President of Land for M/I Homes of Orlando. “We believe this might be the last best lakefront community in Winter Garden.”



M/I Homes will offer its 4-5 bedroom Brookhaven model in the community's 90-foot lots. The house has a split bedroom plan and offers an optional bonus room over the 3-car garage. (M/I Homes)

The new community will be close to major roadways. “[It is near] road access of the 429 which gets you quickly to the 408, I-4 and the Turnpike. [It is also] just a short drive to the charming downtown of Winter Garden and only minutes to the shopping and dining at Fowler Groves,” Kaiser told **GrowthSpotter**.

Site development is expected to finish in July. **Poulos & Bennett** is the engineer for the project.

At least three home layouts will be available for homebuyers to choose from. The Brookhaven and Newcastle models are in other M/I communities and a new model, the Serenity, will debut in September as the furnished model for The Sanctuary at Twin Waters.

When complete, the community will have a recreation area with a pool and cabana, a boat and fishing pier on Lake Avalon, a playground, and a unique amenity.

“The undeveloped portion of the property with private nature trail is something we don’t think is available anywhere in the submarket and will offer a unique experience for our residents,” Kaiser said.

Winter Garden’s area along Marsh Road is rife with new home projects, including KHov’s posh Lake Florence Preserve, Lennar’s Waterside and Twinwaters by Meritage Homes.

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