



# JULIAN DUPLEX



3,264 Sq Ft	Under Roof
2,430 Sq Ft	Air Conditioned
3	Bedrooms (Ea.)
2	Bathrooms (Ea.)
1-Car	Garage (Ea.)
60'	Pad Width
60'	Pad Length

The Julian is a thoughtfully designed duplex that delivers double the opportunity for investors seeking strong rental income or resale potential.

Each unit offers a 3-bedroom, 2-bath layout with an open-concept living area, private lanai, and a 1-car garage perfect for families, roommates, or downsizing buyers. The mirrored floorplans streamline construction and maintenance, while maximizing livable space on a single lot.

With timeless finishes and practical features like walk-in closets and dedicated laundry, the Julian is built for lasting value and market versatility. A smart move for any investor building for scale.

- ✓ Dedicated Laundry
- ✓ Open Living Concept
- ✓ Split Floor Plan
- ✓ Covered Lanai
- ✓ 1-Car Garage
- ✓ 9'-4" CMU Height
- ✓ Samsung Appliances
- ✓ Private Entry



**This isn't just a floor plan.  
It's a smart, scalable strategy  
for building wealth.**

Our team is here to help you take the next step on your terms, with clarity and confidence.

**Let's Commence**

or  
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