



520 Cleveland Ave SW
Largo, FL 33770



Welcome to Gardenia Villas – Modern Luxury. Timeless Living.

Welcome to Gardenia Villas, a boutique collection of seven luxury residences in the heart of Downtown Largo. Thoughtfully designed for modern living, these three-story homes offer approximately 1,800 square feet of refined elegance, featuring three bedrooms, a versatile flex space ideal for a home office or Peloton, and two full bathrooms plus a powder room. The primary suite is a true retreat, complete with a dual vanity, a spacious walk-in shower, a freestanding soaking tub, and a custom-built closet system.

Crafted with sophistication, each residence showcases a chef's kitchen with an oversized island, sleek modern European cabinetry with soft-close hinges, and expansive hurricane-impact-rated windows that bathe the interiors in natural light. LVP flooring throughout the living and bedroom areas adds warmth and durability, while a dedicated laundry room, off-street assigned parking, and lushly landscaped paver walkways enhance the effortless lifestyle.

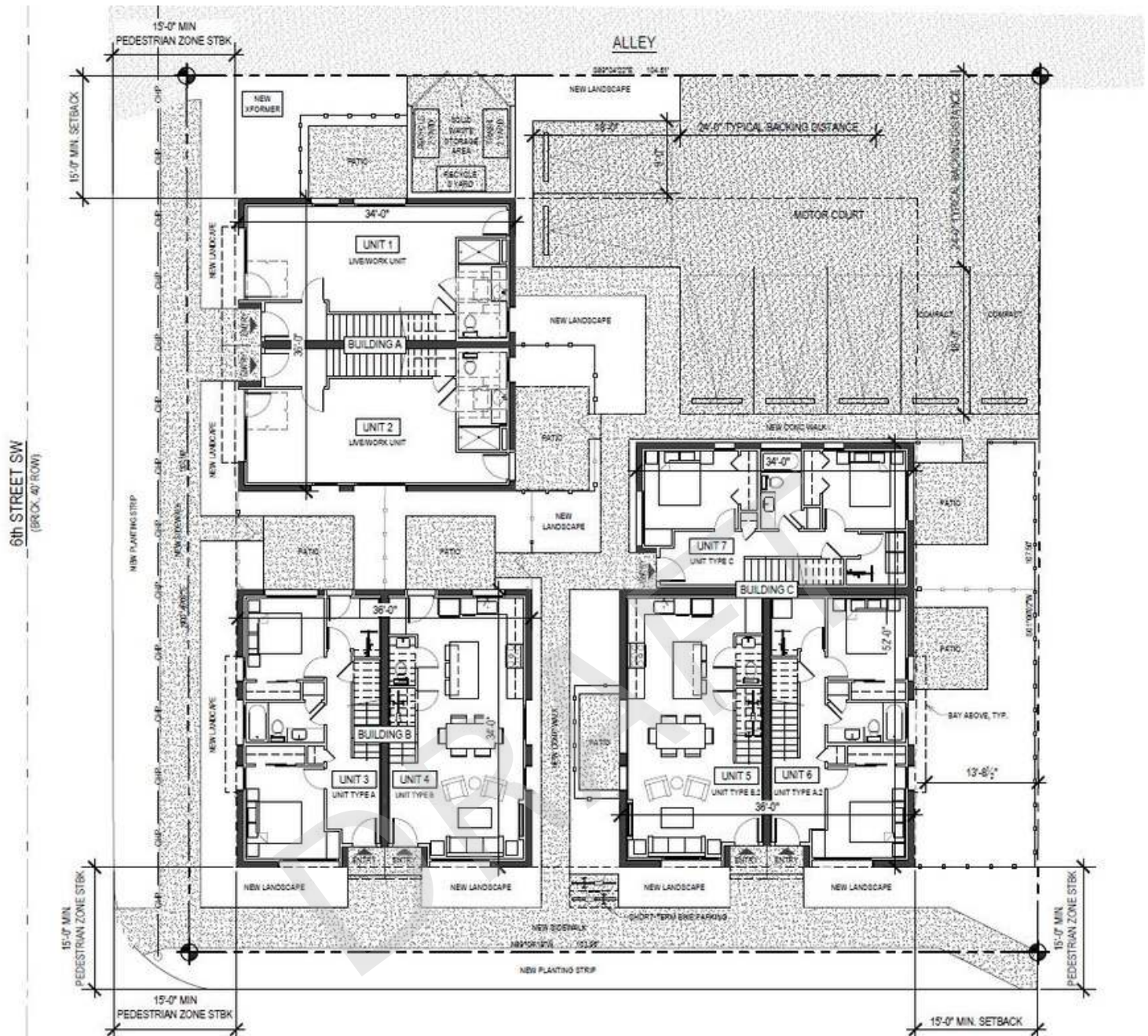
Located in the rapidly growing Downtown Largo district, Gardenia Villas offers a highly walkable setting surrounded by an exciting mix of shopping, dining, and entertainment. With ongoing redevelopment and investment in the area, this is a prime opportunity to own in a flourishing community. Whether you're looking for a forever home or a smart investment, Gardenia Villas delivers luxury, convenience, and a lifestyle unlike any other.

register your interest at
www.heronproperties.com





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Exterior Highlights

Modern architecture
Fantastic location – 76 Walk Score and close to Grand Central
Generously sized community courtyard
ESW aluminum window package
Full lite doors
Conduit for future car charging capability at select parking spaces

Interior Highlights

Low VOC paint + energy efficient lighting
Wide plank, White Oak or Hickory LVP flooring

Designer Kitchens

Slab quartz kitchen countertops with single bowl, stainless undermount sink
Hand-laid, full height tile backsplash
Stainless steel appliance suite
Sleek, European-inspired cabinetry with soft-close technology
Matte black or champagne gold faucets and fixtures
USB port for connectivity

Spa Baths

Slab quartz countertops with undermount sink in bathrooms
Porcelain tile shower surrounds in primary bath
Porcelain tile flooring
Sleek, European-inspired cabinetry with soft-close technology
Matte black faucets and fixtures
WaterSense plumbing fixtures
Efficient, Niagara Conservation 0.8 gpf toilets

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The Finishes: Coastal Canopy

Step into the warmth of Coastal Canopy, where natural textures meet timeless elegance. Inspired by Florida's coastal forests, this scheme blends rich wood tones, soft neutrals, and organic finishes to create an inviting and serene atmosphere.

From deep wood grains to subtle coastal accents, Coastal Canopy balances sophistication and comfort, offering a timeless design rooted in nature. Transform your home into a retreat that embodies the tranquil beauty of Florida's coastline.



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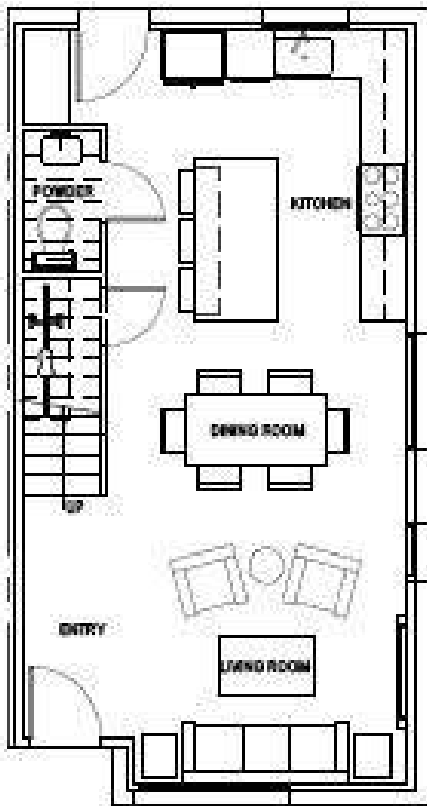


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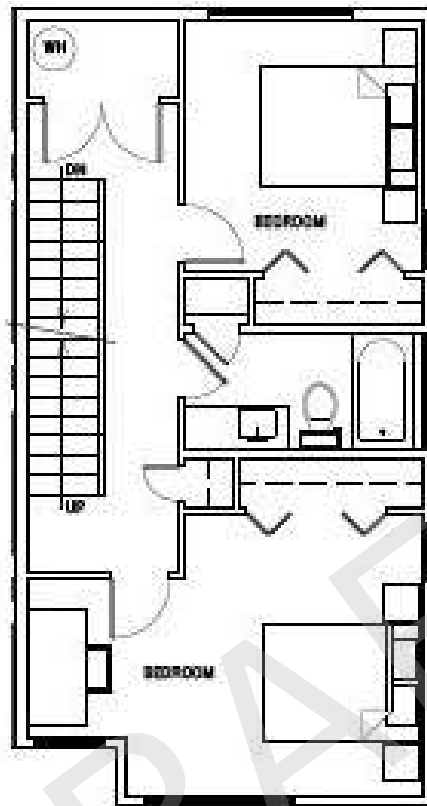
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Home 1A, 2A, 3A

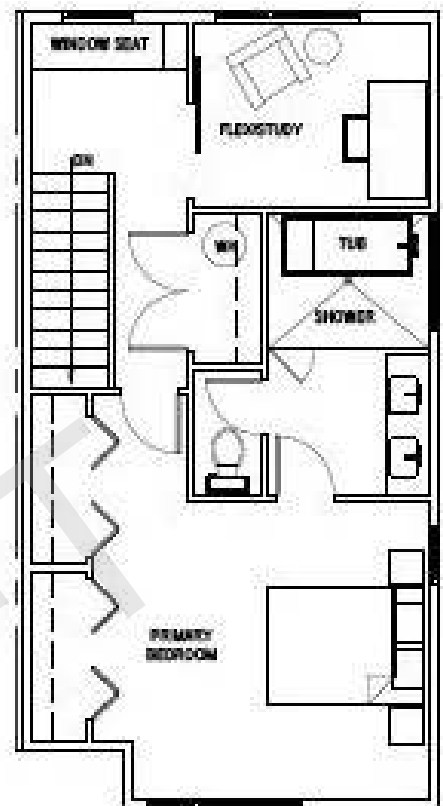
3 beds + Flex | 2.5 baths | XXX SF | 1 parking



FIRST FLOOR PLAN - UNIT TYPE A
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - UNIT TYPE A
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN - UNIT TYPE A
SCALE: 3/4" = 1'-0"

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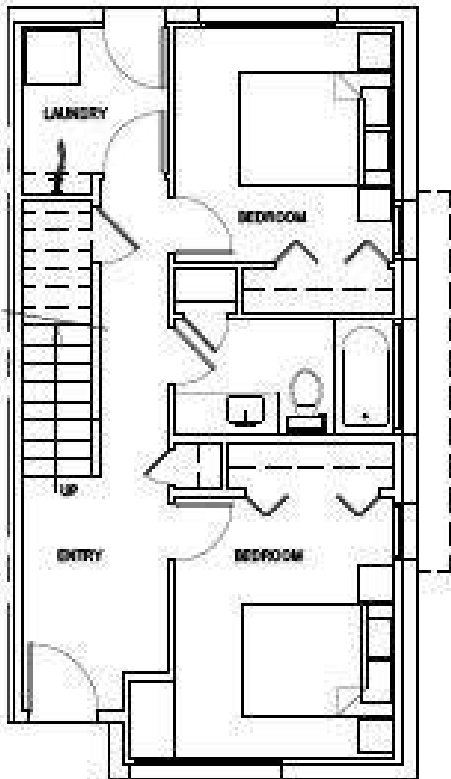


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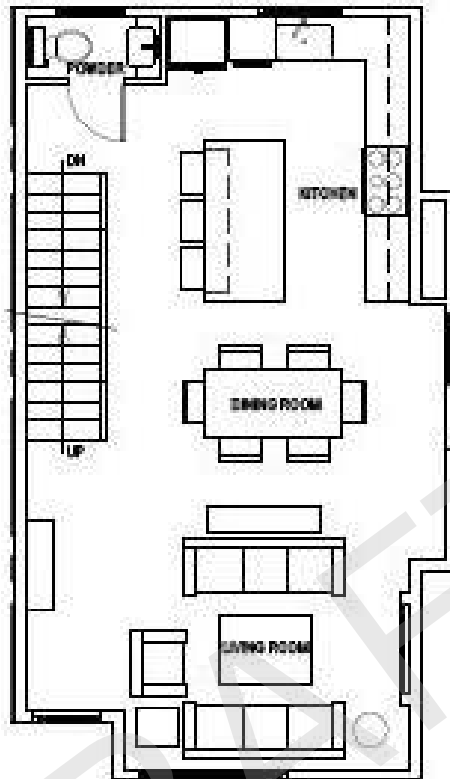
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Home 1A, 2A, 3A

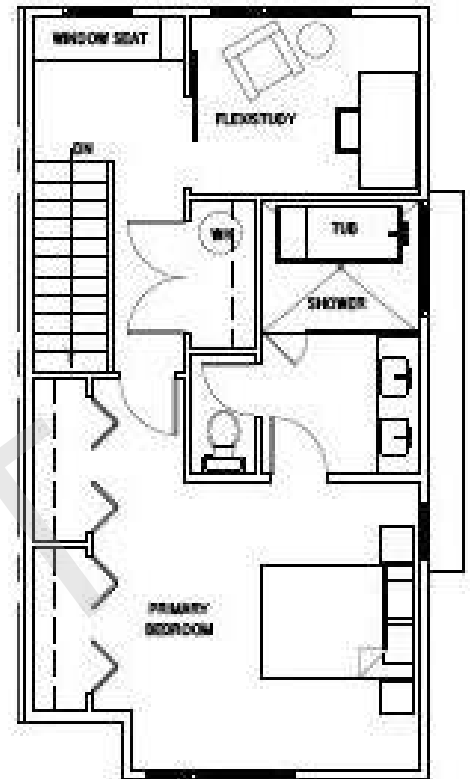
3 beds + Flex | 2.5 baths | XXX SF | 1 parking



FIRST FLOOR PLAN - UNIT TYPE B
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - UNIT TYPE B
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN - UNIT TYPE B
SCALE: 1/4" = 1'-0"

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