

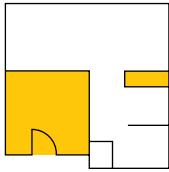
# Uniquely built for you.



Built on  
Relationships®

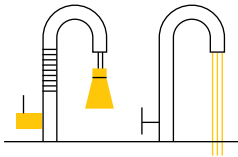
KB Home works with you every step of the way so you get a personalized, new home at a price that fits your budget.

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## Innovative Design

Whether it's the things you see: open floor plans, flexible living spaces and extra storage, or the things you don't: quality construction techniques and energy efficiency, every KB Home is innovatively designed to be a healthier, smarter and more comfortable place to call home.



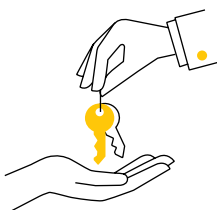
## A Personalized Home

We give everyone the ability to personalize their new home from floor plans to design features to where they live in the community. Your vision comes to life at our KB Home Design Studio, a one-of-a-kind experience where you choose flooring, countertops, cabinets and more. Whether you choose to upgrade or not, all of our customers are given the freedom to personalize their new home.



## Affordable Today and Tomorrow

No two KB homes are the same, and no two budgets are either. That's why we offer a variety of affordable homes that can be personalized with design options, many at no extra cost. Every home we build is designed to be ENERGY STAR® certified, which means significant savings on utility bills compared to used homes.



## A Partner Every Step of the Way

Our dedicated KB Home team of sales counselors, Design Studio consultants, construction superintendents, customer service representatives, and KBHS® loan officers work hand in hand with you every step of the way. From expert advice to construction updates to making sure your home is perfect long after move-in.

# Sawgrass Bay



## Why buy a new KB home?

It's either a new home or it's not. Simple as that. Because even if it's new to you, a used home wasn't designed with your life in mind. That's why we partner with you from the beginning, and every step along the way.

KB homes have open floor plans with flexible living spaces, and you can personalize at a price that fits your budget. New also means more efficient. Every home we build is designed to be ENERGY STAR® certified, delivering energy savings that lower the cost of ownership and is better for the planet. Our homes are also designed to create a healthier indoor environment, with high performance ventilation systems. Plus, with a 10-year limited warranty, your new KB home will always feel like new.

## From the high \$200s

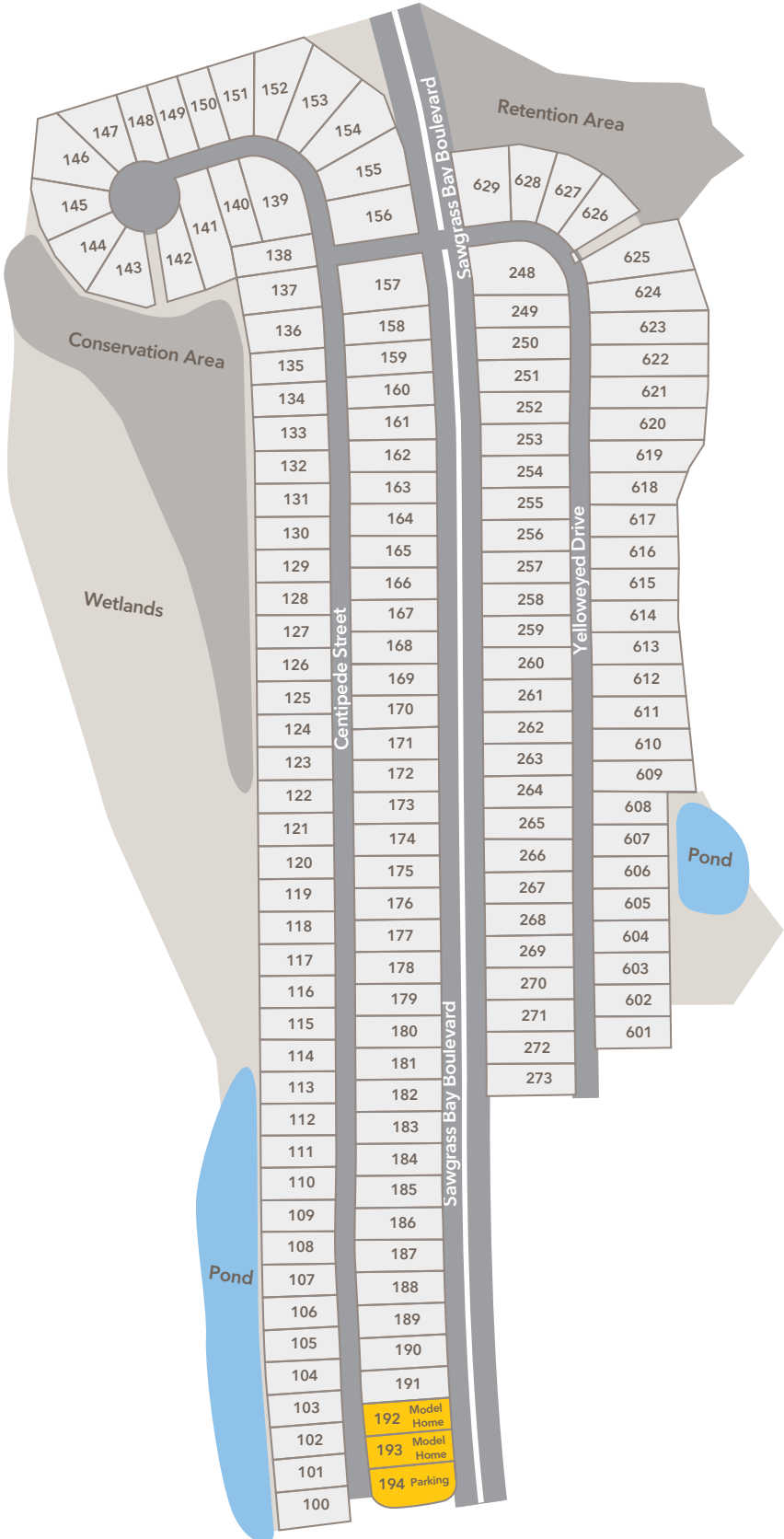
- 1,541-3,016 sq. ft., 3-6 bdrms., 2-3 baths
- HOA = \$115 per quarter;  
CDD = \$221.68 per year
- Conservation homesites
- Community pool and tot lot
- Convenient to US-27 and Hwy. 429

## **16536 Centipede St., Clermont, FL 34714 407-587-3580**

From Hwy. 429 South, merge onto Hwy. 192 West and exit Hwy. 27 heading north. Turn right on Sawgrass Bay Blvd. Continue for 1.5 mi. to community on left. OR: From Hwy. 50 West, merge onto Hwy. 27 South and turn left on Sawgrass Bay Blvd. Continue for 1.5 mi. to community on the left.

# Community Layout

Sawgrass Bay in Clermont



# Around Your Neighborhood

Sawgrass Bay in Clermont

**kb**  
HOME



## Schools

**Sawgrass Bay Elementary School**  
16325 Superior Blvd.  
Clermont, FL 34714  
352-243-1845

**Windy Hill Middle School**  
3575 Hancock Rd.  
Clermont, FL 34711  
352-394-2126

**East Ridge High School**  
13322 Excalibur Rd.  
Clermont, FL 34711  
352-242-2080



## Groceries

**Publix®**  
2430 US-27  
Clermont, FL 34714  
352-243-5279

**Walmart Supercenter**  
550 US-27  
Clermont, FL 34714  
352-536-2750

**La Nueva Isla Supermarket**  
9722 US-192  
Clermont, FL 34714  
863-424-7503

**ALDI**  
2503 South Hwy. 27  
Clermont, FL 34711  
855-955-2534



## Golf

**Orange Lake Golf**  
8505 West Irlo Bronson  
Memorial Hwy.  
Kissimmee, FL 34747  
407-239-1050

**Kings Ridge Golf Club**  
1950 Kings Ridge Blvd.  
Clermont, FL 34711  
352-242-4653

**Walt Disney World® Resort Golf**  
1950 W. Magnolia Palm Dr.  
Lake Buena Vista, FL 32830  
407-930-4653



## Shopping

**Target**  
3200 Rolling Oaks Blvd.  
Kissimmee, FL 34747  
321-677-3971

**Lowe's® Home Improvement**  
16905 Cagan Crossings Blvd.  
Clermont, FL 34714  
352-241-0121

**Clermont Landing**  
27 Steves Rd.  
Clermont, FL 34711  
407-894-3601

**Orlando Vineland Premium Outlets®**  
8200 Vineland Ave.  
Orlando, FL 32821  
407-238-7787



## Dining

**I Love NY Pizza Restaurant Bar & Grill**  
532 Cagan Park Ave.  
Clermont, FL 34714  
352-432-3928

**Mito Sushi & Grill**  
2430 US-27 #390  
Clermont, FL 34714  
352-708-3486

**Bahama Breeze®**  
8160 West Irlo Bronson  
Memorial Hwy.  
Kissimmee, FL 34747  
407-390-0353

**The Crooked Spoon Gastropub**  
200 Citrus Tower Blvd.  
Clermont, FL 34711  
352-404-7808

**Clermont Brewing Company**  
750 W. Desoto St.  
Clermont, FL 34711  
321-430-2337



## Recreation

**Lake Louisa State Park**  
7305 US-27  
Clermont, FL 34714  
352-394-3969

**Northeast Regional Park**  
50901 US-27  
Davenport, FL 33897  
863-534-4340

**Waterfront Park**  
330 3rd St.  
Clermont, FL 34711  
352-394-3500

**Historic Downtown Clermont**  
670 W. Montrose St.  
Clermont, FL 34711



## Entertainment

**Disney Springs**  
1486 Buena Vista Dr.  
Lake Buena Vista, FL 32830  
407-9396244

**Magic Kingdom® Park**  
1180 Seven Seas Dr.  
Lake Buena Vista, FL 32830  
4047-939-5277

**Mighty Jungle Golf**  
7836 West Irlo Bronson  
Memorial Hwy  
Kissimmee, FL 34747  
407-390-6453

**Epic Theatres**  
2405 US-27  
Clermont, FL 34711  
352-242-6684

**Clermont Bowling Center**  
4 Westgate Plaza  
Clermont, FL 34711  
352-394-2566



## Library

**Cagan Crossings Community Library**  
16729 Cagan Oaks  
Clermont, FL 34714  
352-243-1840



# We're Proud of Our Reviews

See our reviews & ratings at [TrustBuilderReviews.com](https://www.TrustBuilderReviews.com).

TrustBuilder® ratings and reviews are powered by NewHomeSource™, the leading new-home website delivering honest reviews from real homeowners about the homebuying experience. To provide a credible and accurate representation of buyer sentiment, all homebuyer reviews are independent and transparent. In other words, the reviews are real.



Top-ranked homebuilder  
**4.6 out of 5 stars**



*"From the moment I stepped into the sales office until the moment I got my keys and walked into my newly constructed home, KB has been there with me on my entire journey."*

**Kristen S.**  
**KB Homeowner**

*"The whole process from picking the lot, options and upgrades to closing process was a breeze. For being my first time they really made me feel like I was always in charge and aware of every step."*

**Joel A.**  
**KB Homeowner**

888-KB-HOMES | [kbhome.com](https://kbhome.com)

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