



**State of Florida
Builder of The Year**

Joyal Homes
2800 Aurora Rd. Suite A
Melbourne, FL 32935
321-254-0997
www.joyal-homes.com

Bella Vue
VALENCIA MODEL HOME



JOYAL HOMES

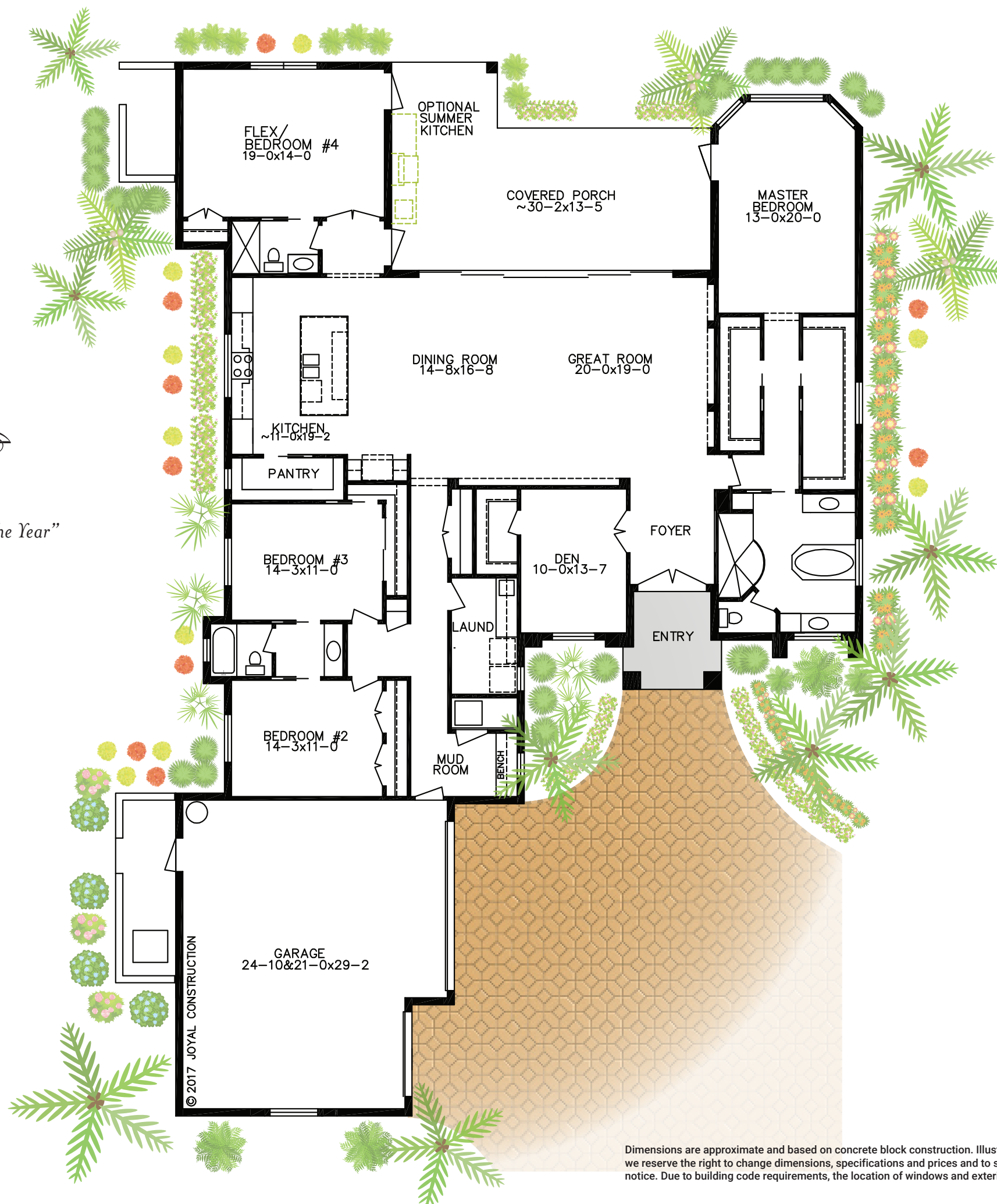
State of Florida "Home Builder of the Year"

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2800 AURORA ROAD

MELBOURNE, FLORIDA 32935



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4 BEDROOMS - 3 BATHS

LIVING AREA:	3136 SQ. FT.
GARAGE:	750 SQ. FT.
COVERED PORCH:	468 SQ. FT.
FRONT ENTRY:	77 SQ. FT.
TOTAL AREA:	4431 SQ. FT.

Dimensions are approximate and based on concrete block construction. Illustrations are renderings only. Because of our attitude of constant improvement, we reserve the right to change dimensions, specifications and prices and to substitute materials, appliances and fixtures of like or better quality without notice. Due to building code requirements, the location of windows and exterior doors may vary. State General Contractor CGC 011887