

## 13th Floor Homes Breaks Ground on South Florida Senior Housing

*The company will build 217 single-story townhome villas at Avalon Trails, located in Delray Beach.*

By Gail Kalinoski

The homebuilding division of 13th Floor Investments, 13th Floor Homes, has started construction on Avalon Trails, a senior housing community with 217 single-story villa townhomes planned for Delray Beach, Fla. Completion of the first homes is slated for the first quarter of 2020.

The gated community is located at 14800 Cumberland Drive in the West Delray Beach area of Palm Beach County in South Florida. The townhomes will be surrounded by lakes and natural buffers. The residences, part of The Villa Collection, will have two- to three-bedroom floorplans with prices starting from the \$300,000s. Pre-construction VIP lottery sales are set to begin in December.



The lifestyle-focused community will have amenities like a state-of-the-art, professionally managed clubhouse with a full-time lifestyle coordinator; resort-style pool and dedicated lap pool; card rooms; fitness center; entertainment theater; full-service café; tennis and pickleball courts. Avalon Trails will also feature a 2.4-mile eco-fitness trail with landscaped walkways and lakefront park areas. The property is also located near some of Palm Beach County's best parks, shopping and dining destinations.

"Florida is home to one of the fastest growing populations in the country including a significant percentage of active adults and retirees. We have found that many couples and individuals are looking for conveniently located, amenity rich and well-priced active adult communities. Avalon Trails will check all of these boxes and we are excited to launch sales at the end of this year," Mike Nunziata, division president of 13th Floor Homes, told Multi-Housing News.

The company, a wholly owned affiliate of 13th Floor Investments, has completed other communities in South Florida, including the 253-home Central Parc and 239-home Manor Parc, both single-family home communities Tamarac, Fla. The firm is also currently developing the 214-home Hidden Trails community in Tamarac, and the 500-home Arbor Parc community in Riviera Beach, Fla.