

# Convenient Elegance... All For You



## Tuscany Villas at Brandon

Tuscany Villas Apartment Homes offers the best location in Brandon with restaurants, Brandon Town Center and entertainment only minutes away. We are convenient to I-4, the Crosstown Expressway, I-75 and downtown Tampa. Enjoy plenty of amenities designed with you in mind. We have four floor plans to choose from with a variety of features at Tuscany Villas Apartments. For convenience, each Tuscany Villas apartment can accommodate a washer/dryer within the unit. A fully-equipped central laundry room is also provided and easily accessible. Well-lit parking spaces are always convenient and readily adjacent to your apartment home. Spend your free time working out in the fitness center, lounging by the pool, mingling with friends in the clubhouse, or relaxing in the spa/hot tub. Fine dining, shopping, and entertainment are only a short distance away. Choose from our wide range of models for a residence that complements and enhances your lifestyle. At Tuscany Villas, you'll find the carefree living you've earned and the luxury you deserve.

### FLOOR PLAN STYLES AVAILABLE:

One Bedroom/One Bath  
with Lanai 672 Square Feet, with  
Solarium 737 Square Feet

Two Bedroom/Two Bath  
with Lanai 914 Square Feet, with  
Solarium 979 Square Feet

Three Bedroom/Two Bath  
with Lanai 1,087 Square Feet, with  
Solarium 1,152 Square Feet

Four Bedroom/Two Bath  
with Solarium 1,344 Square Feet

### FEATURES AND AMENITIES

- Clubhouse
- Sparkling swimming pool
- Tennis courts
- State-of-the-art fitness center
- Detached garages
- On-site laundry facilities
- Car wash
- Playground
- Fully-equipped kitchens
- Wash and dryer connections
- Screen balconies
- Walk-in closets

1919 Sterling Palms Court • Brandon, Florida 33511

Phone Number: 813.643.1168 • Fax Number: 813.643.0907 • E-mail: [Tuscanyvillas@amcllc.net](mailto:Tuscanyvillas@amcllc.net) • [www.TuscanyVillasatBrandon.com](http://www.TuscanyVillasatBrandon.com)

#### OFFICE HOURS:

Monday – Friday, 8:30 a.m. to 5:30 p.m.  
Saturday: 10 a.m. to 5 p.m.  
Sunday: closed

#### UTILITY PROVIDERS:

Electric: TECO 888.223.0800  
Water: Contact leasing office for more details.  
Cable: Contact leasing office for more details.  
Internet: Brighthouse 866.979.3279



[www.tuscanyvillasatbrandon.com](http://www.tuscanyvillasatbrandon.com)

