

**NOW SELLING!**

# *Luxury* SINGLE-LEVEL LIVING

2429 Old Bridge Lane  
Hastings, Minnesota



*Villas* at Pleasant  
an Epcos Community



# The Epcon *Lifestyle*

## Private Courtyards

Expand your living space with your own private oasis. This peaceful and private outdoor space is perfect for enjoying a morning coffee or entertaining guests.



## Community

We are building a community of people who want to live life on their terms. People who want to enjoy more free time and are looking for a simpler life that includes a low-maintenance lifestyle. People who want social interaction with their neighbors.



## Low-Maintenance

Take back your free time with an HOA maintained community. That means we'll handle the mowing, mulching, edging, raking, and snow removal.



## Universal Design

Our homes are designed to support your lifestyle as you age in place. This means wider doorways and hallways, zero threshold entries, and an open floorplan.





*Capri IV*



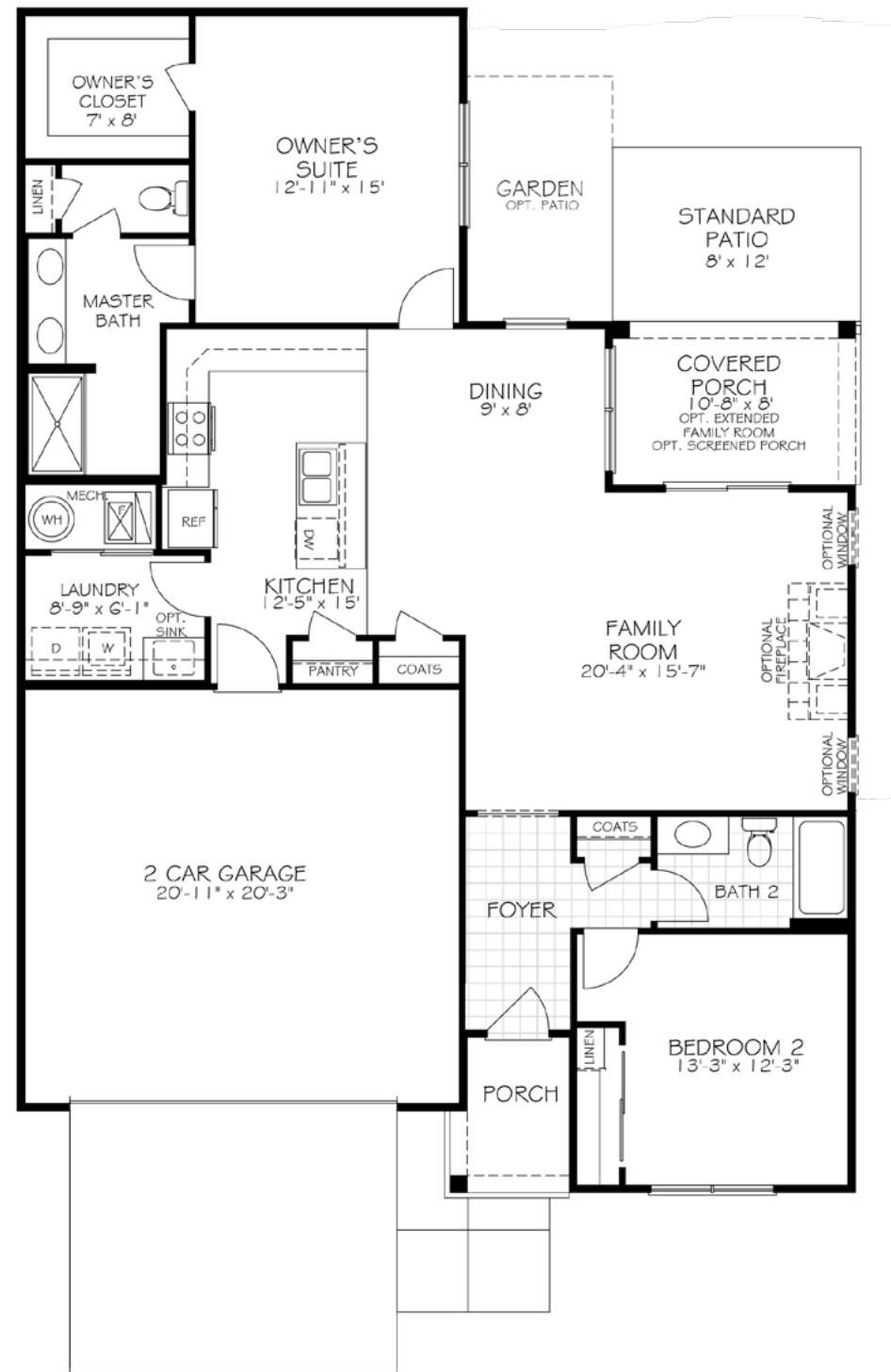
# Capri IV

The Capri IV delivers a remarkable living experience built to please the lifestyle you crave. Multiple large bedrooms and a flexible living room allows you to live your lifestyle without limits. The Capri IV is a true single-level, open architecture home that makes efficient use of space and channels natural light. Thanks to its flexibility and elegance, the Capri IV is the perfect fit for all personalities and lifestyles.



# Capri IV

- 2-3 bedrooms
- 2-3 bathrooms
- 1,418-1,925 square feet
- Private outdoor courtyard
- First floor owner's suite
- Gourmet kitchen with island
- 2nd floor bonus suite (*optional*)
- 4-season room (*optional*)
- Universal design available
  - Widened doorways/hallways
  - Zero threshold entry
  - Zero threshold shower/walk-in shower



Although all floor plans, illustrations, and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only.



# Palazzo



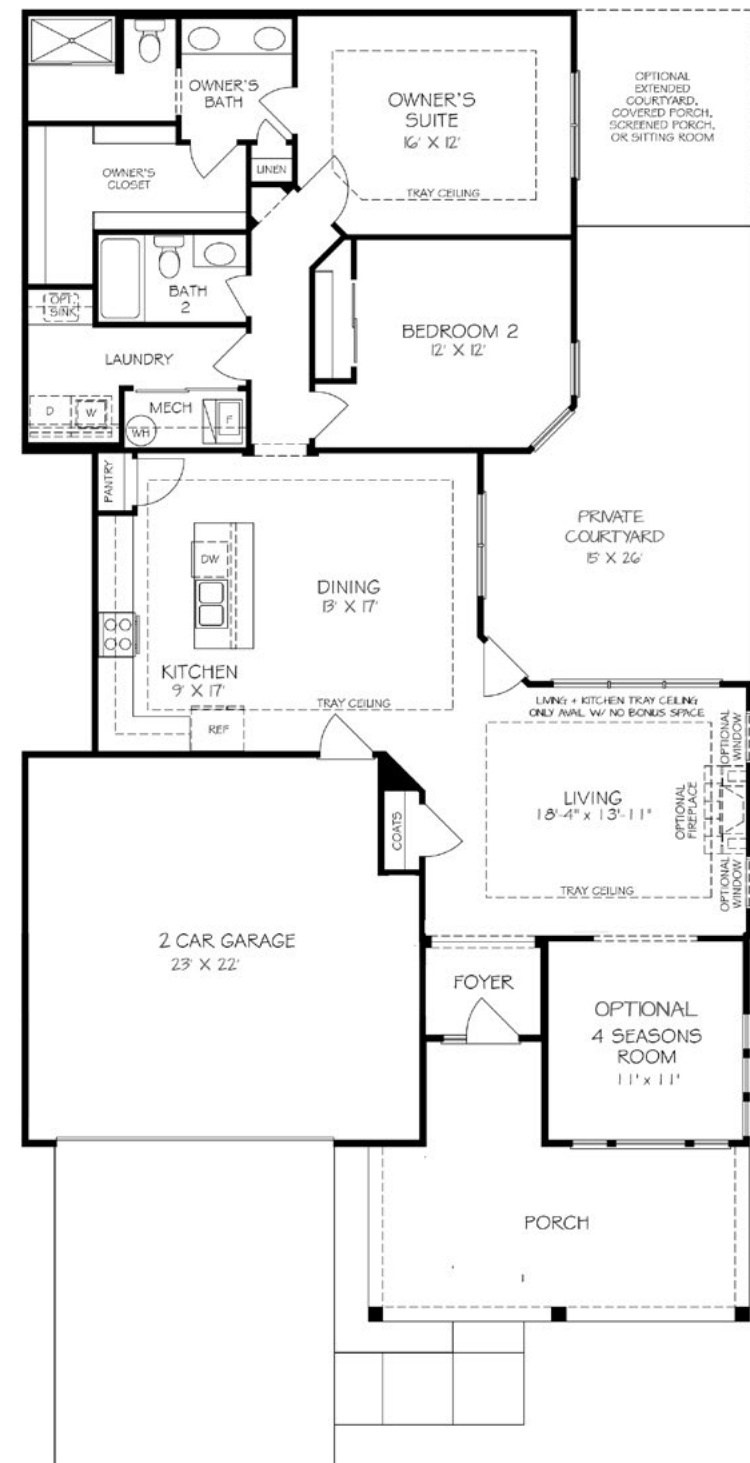
# Palazzo

The Palazzo is revered for its design flexibility, luxurious options, and standard comforts. Possibilities abound from an upstairs bonus suite, walk-in spa shower, private den, restful sitting room, and much more. Regardless of the options you choose, the Palazzo is a warm and lively home energized by abundant living space, contemporary amenities, and natural light. Thanks to its flexibility and elegance, the Palazzo is the perfect fit for all personalities and lifestyles.



# Palazzo

- 2-3 bedrooms
- 2-3 bathrooms
- 1,518-2,027 square feet
- Private outdoor courtyard
- 1st floor owner's suite
- Gourmet kitchen with island
- 4-season sunroom (*optional*)
- 2nd floor bonus suite (*optional*)
- Sitting room, screened porch or covered porch off owner's suite (*optional*)
- Universal design available
  - Widened doorways/hallways
  - Zero threshold entry
  - Zero threshold shower/walk-in shower



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*Portico*



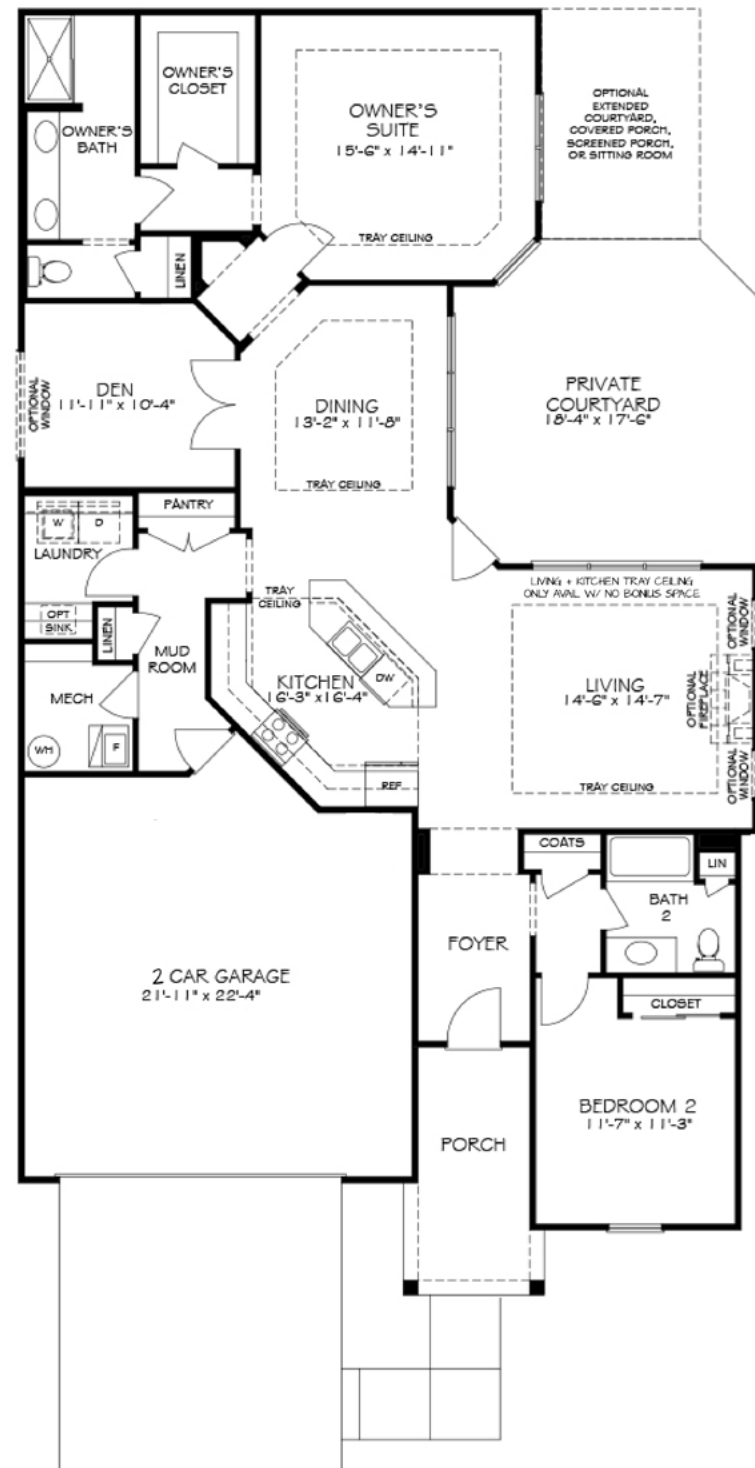
# Portico

The Portico is a beautiful and striking home designed with functional excellence to promote easy manageability. It offers intelligent features including a conveniently located laundry room, generous storage space, and the added versatility of a bonus suite perfect for a guest room. All things considered, the Portico provides a luxurious yet casual living experience that caters to your lifestyle desires.



# Portico

- 2-3 bedrooms
- 2-3 bathrooms
- 1,775-2,501 square feet
- Private outdoor courtyard
- Gourmet kitchen with island
- 1st floor owner's suite
- Den
- Generous storage space
- 4-season sunroom in lieu of den
- 2nd floor bonus suite (*optional*)
- Sitting room or covered screen porch (*optional*)
- Universal design available
  - Widened doorways/hallways
  - Zero threshold entry
  - Zero threshold shower/walk-in shower



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# Promenade III



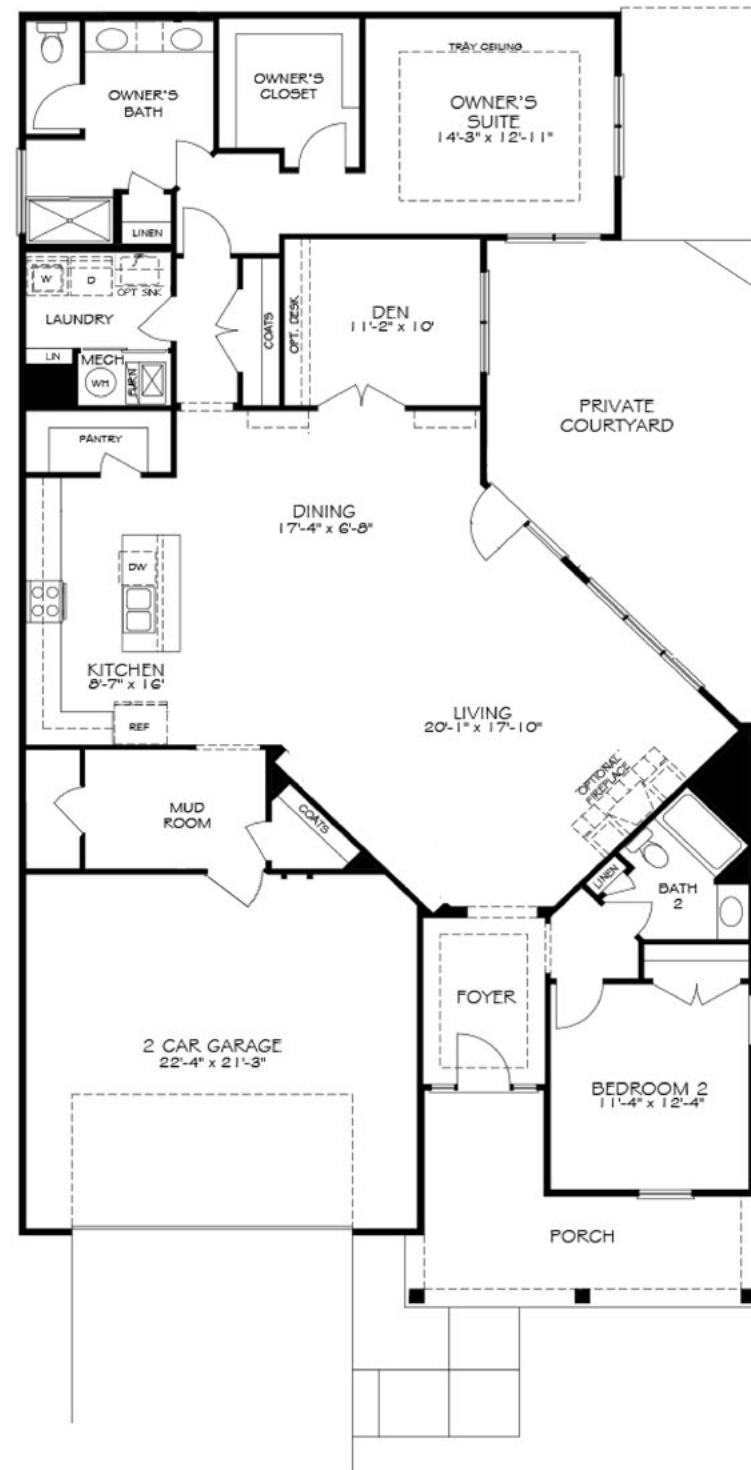
# Promenade III

The Promenade III is an elegant, open home with plenty of room for your oversized sofas and your dining room furniture. The gourmet kitchen with center island and pantry make it the ideal place to have a quick meal or prepare a grand feast for family and friends. An optional bonus suite adds flexibility and comfort for guests.



# Promenade III

- 2-4 bedrooms
- 2-3 bathrooms
- 2,058-2,832 square feet
- Private outdoor courtyard
- 1st floor owner's suite
- Gourmet kitchen with island
- Den (or 4-season sunroom)
- Mudroom
- Generous storage space
- 2nd floor bonus suite (*optional*)
- Sitting room or covered screen porch (*optional*)
- Universal design available
  - Widened doorways/hallways
  - Zero threshold entry
  - Zero threshold shower/walk-in shower



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# Hastings

A scenic town on the riverbanks of the Mississippi, Hastings, Minnesota offers small town charm with big city conveniences. The vibrant downtown is lined with historic buildings that contain unique shops, restaurants, and services. Levee Park, right on the river, will keep you busy all year round with organized events and activities. Residents have quick access to over 30 miles of paved trails that include sweeping river views-and a hidden waterfall. And for your convenience, an Allina hospital + clinics, Walmart, Cub, Walgreens, CVS, and numerous other national chains can be found throughout the city.



Villas at Pleasant offers  
low maintenance,  
single-level living  
for active adults in  
Hastings, Minnesota.

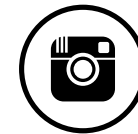
Stop by the model  
home and see why our  
homes are so special.

Find your *forever home*  
today.

**CONTACT US TODAY**

**651.300.0062**

[info@villasatpleasant.com](mailto:info@villasatpleasant.com)



*Villas* at Pleasant  
an EPCON COMMUNITY