

SIGNATURE FEATURES

- 12' x 24' Pool with gas heater
- Brick Paved Driveway and Leadwalk
- Ceramic Tile Flooring in All Wet Areas, Foyer and Great Room
- Stainless Steel Appliances
 - Smooth Top Range
 - Dishwasher
 - Microwave
 - Refrigerator
- White Washer and Dryer
- Electric Car 220V-40A Outlet
- Tankless Gas Water Heater
- Low E Aluminum Sliding Glass Door
- Low E Aluminum Windows

ARCHITECTURAL & EXTERIOR DETAILS

- 21' x 24' screen enclosure over pool and deck
- Tiled roof
- Covered lanai and front entry with acrylic coating, per color scheme
- Flush paneled garage doors
- Pre-wired garage door opener
- Professionally designed landscape package
- Reclaimed water irrigation system
- Engineered roof trusses with hurricane tiedowns
- Steel reinforced concrete slabs
- Two hose bibs
- Fiberglass 8-panel, insulated 8' high front door with side light, per plan
- Outdoor coach lights
- LED lighted number entry sign
- 3 exterior weatherproof outlets, per plan
- Zoysia and Bahia sodded lawn
- Concrete masonry construction

ENERGY-SAVING FEATURES

- Z-Wave programmable thermostat
- 16 SEER-rated heat pump and air conditioning system
- Blown R-30 ceiling insulation
- Insulated exterior block walls
- Florida Water Start Community

MODERN KITCHEN FEATURES

- Designer 42" maple wood cabinets, white or gray
- 2 cm quartz granite countertops in kitchen
- Generous pantry for food storage
- Undermount double bowl stainless steel sink
- Recessed lighting

LUXURIOUS MASTER SUITES AND BATHS

- Walk-in closets in master suites
- Cultured marble vanities in all baths
- Moen™ bath faucets
- Tile shower walls in master bath with glass enclosure, per plan
- Elongated commodes

INTERIOR DETAILS

- Ogee® 5¼" baseboard with 2¼" Baby Howe® casing
- 2 panel interior doors
- RG-6 cable TV outlets in family room, all bedrooms and bonus room
- 2" faux wood horizontal blinds for windows
- LED flush mount lighting in social areas
- LED stair lighting
- Fan pre-wires in family room, all bedrooms and lanai
- Two high speed CAT 5 telephone outlets
- "Rocker" style light switches
- White solid surface window sills throughout
- Z-Wave smart home package to include:
 - Video camera doorbell
 - WiFi front door deadbolt
 - Z-Wave thermostat
 - Two Z-Wave switches

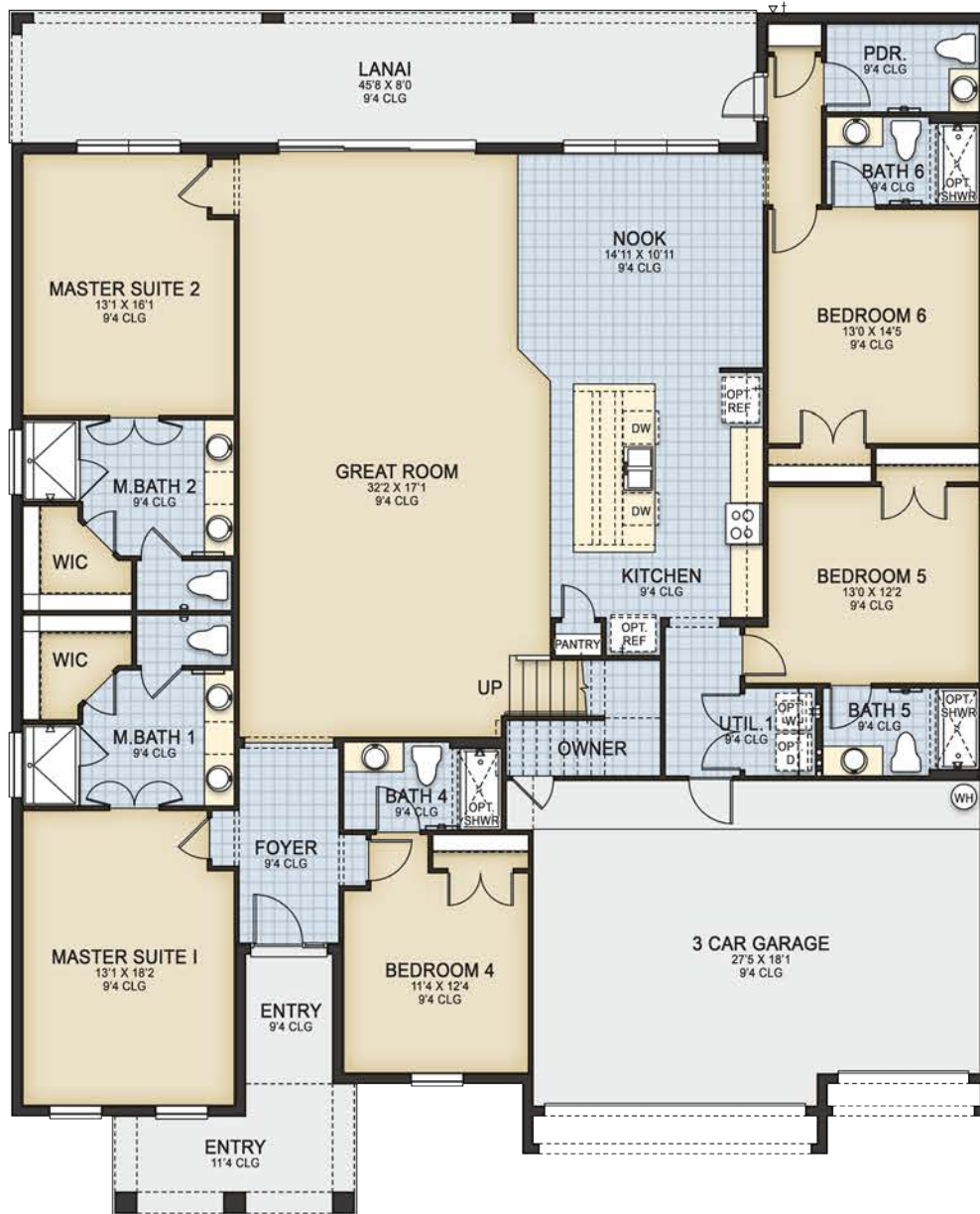
WARRANTY

- 1 year Workmanship
- 10 year Structural





FIRST FLOOR



SECOND FLOOR



ELECTRICAL

Kissimmee Utility Authority 407-933-7777

WATER | SEWER

Toho Water Authority 407-944-5000

GAS

TECO Peoples Gas 407-425-4662

GARBAGE

City of Kissimmee 407-518-2170

PHONE | CABLE | INTERNET

Summit Broadband 407-996-8900

NEWSPAPER

The Orlando Sentinel 800-359-5353

PUBLIC SCHOOLS

Flora Ridge Elementary School 407-933-3999

Celebration High School 407-939-6600

Osceola County School for the Arts 407-931-4803

PRIVATE /CHARTER SCHOOLS

Mater Palms Academy 407-390-1106

Renaissance Charter School
at Hunters Creek 321-206-3103

Osceola Science Charter School 321-697-4040

HOSPITALS

Osceola Regional Medical Center 407-846-2266

AdventHealth Kissimmee 407-846-4343

Kissimmee Medical Center 407-343-4338

Orlando Health ER and Medical Pavillion 321-842-1270

GROCERY STORES

The Fresh Market 407-343-0791

Walmart Neighborhood Market..... 407-452-0224

Publix at Osceola Village 407-933-0172

Bravo Supermarket 407-932-1520

GOLF COURSES

Falcon's Fire Golf Course..... 407-239-5445

Hawk's Landing Golf Course 407-238-8660

The Ritz-Carlton Golf Club 407-393-4900

SHOPPING & DINING

The LOOP 407-343-9223

Walmart Supercenter 407-397-7040

Bonefish Grill 407-931-1790

BJ's Restaurnat & Brewhouse 407-932-5245

4 Rivers Smokehouse 844-474-8377

Cheddar's Scratch Kitchen 407-348-2159

Bahama Breeze 407-343-5903

Olive Garden Italian Restaurant..... 407-846-2720

ATTRACTIONS

Gatorland 407-855-5496

Old Town Amusement 407-396-4888

Universal Resort Orlando..... 407-363-8000

Walt Disney World Resort 407-939-5277

SeaWorld 407-351-3600

Legoland Florida 877-350-5346

Kissimmee Go-Karts 407-390-7223

IMPORTANT NUMBERS

Code Enforcement 407-518-2133

Orange County Sheriff's Office 407-254-7000

DMV 407-845-5230

Fire Department 407-518-2222

Kissimmee police Department 407-846-3333

EMERGENCY

Emergency 911



HOMEOWNERS ASSOCIATION

\$1,200 Initial Assessment*

\$1,500 CIAC*

\$1,235 Quarterly HOA Dues

*Initial Assessment and CIAC Fee are one time fees paid at closing. Please refer to HOA documents for full details. Please see New Home Counselor for community-specific fees.

AMENITIES

- Gated Entrance
- Resort Pool
- Clubhouse and Pool Side Umbrellas
- Fitness Center and Jogging Trails
- Lawn Care Included
- Hi Speed Internet and Cable Included
- Daily Valet Trash Pick Up



Built for Family, by Family.

ParkSquareHomes.com