

SOLARA RESORT



Elevate Your Vacations

In bustling Kissimmee, a city famous for its magical theme parks, delectable dining, and premium shopping, lies a community capable of changing your perception of what a vacation should entail – Solara Resort.

Spanning 248 acres, this gated vacation home community of townhomes and single family homes has been developed to enhance every element of your sun-filled getaway. These homes have been thoughtfully designed to ensure you'll have ample amounts of space to kick back and relax, while also allowing life to seamlessly flow from inside to outdoors. And with each home containing its own private pool, you'll find no better place to unwind after a day at the parks or beach.

Earn Income with Short-Term Rentals

You can also take advantage of this community's close proximity to Orlando – and specialty zoning privileges – by renting out your vacation home on a short-term basis. Short-term rentals provide a flexible way for you to earn income on your property while it would otherwise be vacant. They also provide an opportunity for tax breaks, as vacation property-related costs like advertising or certain operating expenses are tax-deductible.

Community Highlights

- Vacation Homes from the High \$200s
- Private Swimming Pool in Every Home
- From 1,962 to 4,378 Square Feet
- 3-9 Bedrooms, 2.5-6.5 Baths
- 24/7 Manned Gated Entry
- Landscaping & Trash Valet Services
- Heated Grand Pool
- FlowRider® Surf Simulator
- Restaurant, Bar, Café, Coffee Bar
- Fitness Center & Fitness Lawn
- Sand Volleyball Court, Soccer Field, & Basketball Court
- Nearby Shopping & Dining
- Easy Access to Theme Parks, Airport, & Beaches

Amenity Spotlight

FLOWRIDER®

Through Mattamy's partnership with WhiteWater West, Solara Resort will feature a competition-level FlowRider® Surfing Simulator, allowing you to catch waves and rays all day long.

A FlowRider® Surfing Simulator is a compact “wave-in-a-box” allowing users to experience the thrill of surfing and wakeboarding in a controlled environment.

Perfect for participants of all ages and skill levels, it features a tensioned fabric riding surface that absorbs the force of any impact, making the FlowRider® about as safe as surfing can be.



Go with the Flow™

Amenity Center



No matter who may be joining you on vacation, Solara Resort features amenities that everyone can enjoy.

Work up a sweat on the full-sized basketball court, beach volleyball court, or on the soccer field. Afterwards, take a dip in one of the many water amenities found within the community. From the pool, cabanas, FlowRider®, and more, you'll never be short on ways to cool down.

The Grand Clubhouse also features:

- Bar and grill
- Coffee bar
- Sundries store
- Fitness center
- Outdoor fitness lawn
- Indoor and outdoor lounges
- Workstations
- Tween/teen hangout center
- Children's playground
- Sports simulator
- Pool bar

Solara Resort Features

Exterior

- Masonry – concrete block construction (first floor)
- Textured cementitious finish with raised bands on front and scored bands on sides and rear (per plan)
- Architecturally designed exteriors with mixed elements and colors
- Professionally designed color palettes to highlight community and architectural themes
- Elegant paver driveway and lead walk, lanai and pool deck (per plan)
- 8 ft. Insulated fiberglass front entry door with Low-E glass
- Insulated, Low-E double pane vinyl windows
- Satin nickel Schlage® handle set
- Tyvek HomeWrap® by DuPont
- Decorative steel panel Wayne Dalton® garage door with exterior coach light
- Decorative carriage door hardware (per elevation)
- CertainTeed® Architectural roof shingles with 30-year warranty
- Professionally engineered roof trusses with Simpson Strong-Tie® hurricane tie-downs for wind protection and safety
- Professionally designed landscaping package including St. Augustine sodded yard, mulched landscape beds and an assortment of plants
- All Seasons® Screened Pool With Heating Package (spa optional)

Interior Design

- Knockdown ceilings and orange peel finished walls
- Energy efficient R-38 ceiling and R-13 and R-4.1 insulation in walls
- Semi-gloss paint in kitchen and bathrooms
- Designer lighting package by Kichler
- Designer Blinds Package on all operable windows
- Honeywell® 7-day programmable thermostat
- Recessed lighting in kitchen (per plan)
- 9' 4" ceilings on the first floor – 2nd floor 9'

Flooring

- 18 x 18 Mohawk® ceramic tile in all downstairs living areas, kitchen, laundry, and all bathrooms
- Mohawk® carpet in a variety of colors with five-year abrasive wear, stain and fade-resistance warranty and 6 lb carpet pad
- Weyerhaeuser® high density engineered sub-floor on the 2nd floor for superior moisture resistance and a quiet, stiff floor

Interior Trim

- Masonite® elegant raised six-panel interior doors
- Schlage® satin nickel knob interior door hardware with a lifetime mechanical warranty
- Ventilated shelving for closets by Closetmaid®
- Painted composite window sills

Kitchen

- Granite kitchen countertops
- Timberlake® 42" upper cabinets in maple/oak with angled crown molding and staggered cabinet over microwave
- Whirlpool® self-cleaning range, built-in microwave, refrigerator and dishwasher in stainless steel
- 1/2 hp InSinkErator® garbage disposal
- Island (per plan) for your cooking convenience

Plumbing

- Adult height vanity with two sinks in Master Bath
- Durable, Ensemble garden tub by Kohler/Sterling® in master bath (per plan)
- 12 x 12 Mohawk® ceramic wall tile in master shower and tub surround (per plan)
- Kohler/Sterling® elongated toilets in all baths
- Vikrell tub and surround by Kohler/Sterling® in secondary baths
- Elegant Chateau faucet by Moen® at kitchen sink
- Chateau faucet collection by Moen® in all baths
- Undermount stainless steel kitchen sink by Kohler/Sterling®
- Rheem® 50 gallon water heaters (amount per plan)
- Whirlpool® top load washer and dryer

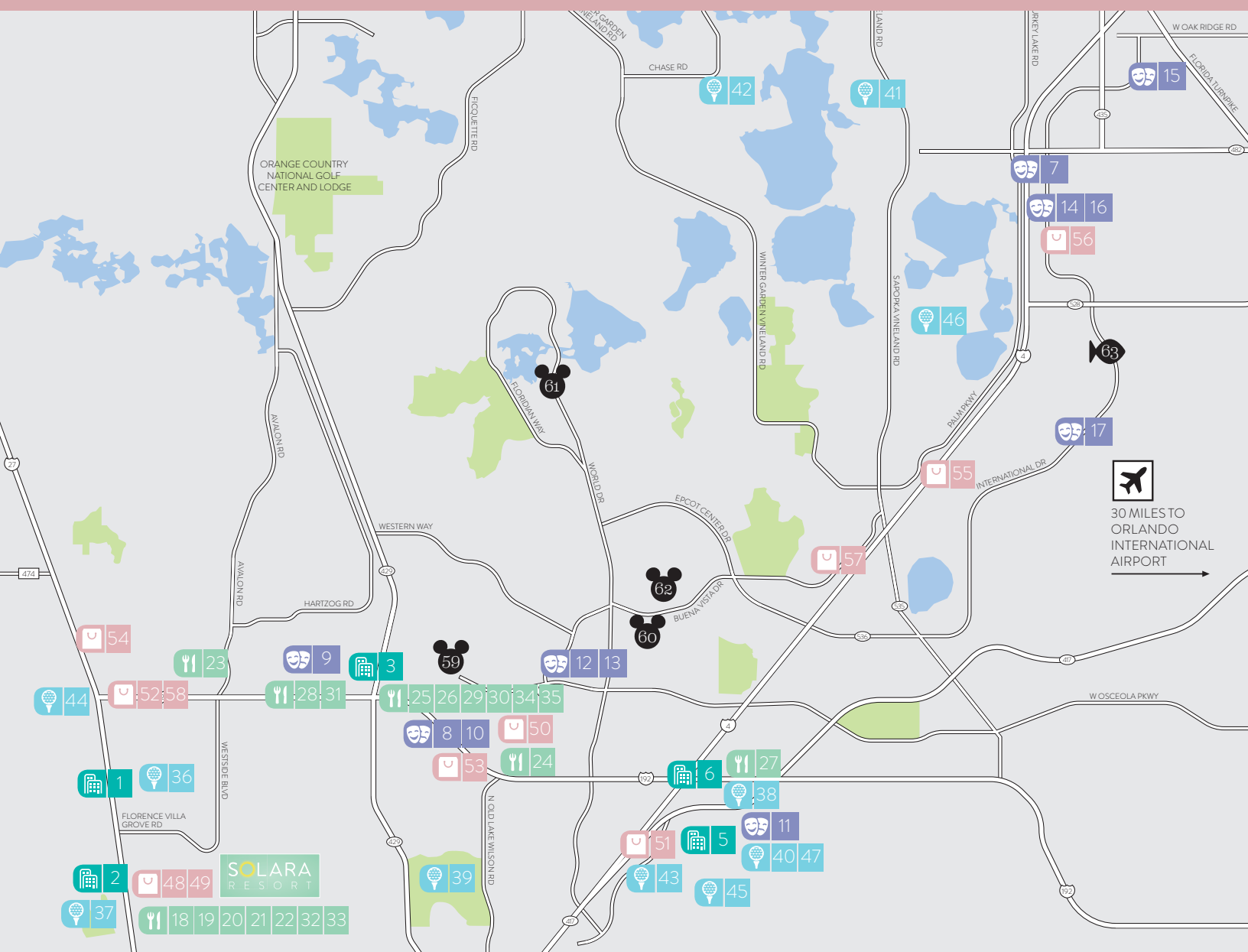
Electrical

- Durable and energy efficient LED Light Bulbs throughout
- Carrier® 15 SEER high efficiency heat pump and A/C
- Ceiling fan pre-wire in gathering room, loft, lanai, master suite and all bedrooms
- RG6 cable TV outlets in gathering room, loft, master suite and all bedrooms
- CAT 5 outlets in kitchen and master suite
- Duplex outlet with dual USB port in kitchen and master suite
- Rocker light switches
- Combination smoke and carbon monoxide detectors with battery back-up for safety (locations per plan)
- Flat screen prewire in all bedrooms (per plan)

Additional Features

- Blower door and duct leakage testing by third party to ensure a tightly sealed home
- First year whole home builder warranty
- Ten-year transferable, structural warranty
- Convenient one-stop shopping with Mattamy Home Funding
- Personalize your vacation home with professionally designed color packages from the Mattamy Homes Design Studio
- Quality assurance inspection prior to closing
- Recognized brand name partners

The Greater Orlando Area



CITY RESOURCES

- 1 Polk County Fire Rescue Station
- 2 Davenport Medical Center
- 3 Orange Lake Centra Care
- 4 Paramount Urgent Care
- 5 Post Office
- 6 Florida Hospital Celebration Health

RECREATION

- 7 I-Drive 360
- 8 Mighty Jungle Golf
- 9 River Island
- 10 Bonanza Golf
- 11 Lavender Spa
- 12 Steamboat Springs
- 13 Blizzard Beach Water Park
- 14 ICEBAR
- 15 NASCAR Indoor Kart Racing
- 16 DRIP
- 17 World of Chocolate Museum

DINING

- 18 Sunday's Grill
- 19 Applebee's
- 20 Paddy Wagon Irish Pub
- 21 Kumo Japanese
- 22 Thai Sweet Rice
- 23 Culver's
- 24 Perkins
- 25 Menchie's Frozen Yogurt
- 26 Starbucks
- 27 360 American Bistro
- 28 Boardwalk Brothers Wings & Grille
- 29 Bahama Breeze
- 30 Sweet Tomatoes
- 31 Manny's Original Chophouse
- 32 IHOP
- 33 Mia Pizza
- 34 Shula Burger
- 35 Bonefish Grill

GOLF & PARKS

- 36 Northeast Regional Park, Polk County
- 37 Highlands Reserve Golf Club
- 38 Celebration Golf Club
- 39 Mystic Dunes Golf Course
- 40 Celebration Lakeside Park
- 41 Arnold Palmer Golf Course
- 42 Golden Bear Club
- 43 Spring Park
- 44 Polo Park
- 45 East Crescent Park
- 46 P. Phillips Community Park
- 47 Celebration Fountain

SHOPPING

- 48 CVS
- 49 Publix
- 50 Target
- 51 Town Center Celebration
- 52 La Nueva Isla Supermarket
- 53 Winn-Dixie
- 54 Walmart
- 55 Orlando Vineland Premium Outlets
- 56 Pointe Orlando
- 57 Disney Springs
- 58 Publix

THEME PARKS

- 59 Animal Kingdom
- 60 Hollywood Studios
- 61 Magic Kingdom
- 62 Epcot
- 63 SeaWorld
- 64 Universal Studios

Living in Orlando means living a life of possibilities. Surrounded by several world-famous theme parks, upscale and everyday shopping centers, gorgeous golf courses, picturesque parks, a wide variety of restaurants, unique recreational experiences, and so much more, you'll always be able to fill your days with something different. And with the majority of these destinations no longer than a 30-minute drive away, you'll spend more of your time enjoying the beautiful weather than behind the wheel of a car.