

VERANDA PALMS RESORT



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

## VERANDA PALMS | PHASE 2 | 50' & 70' HOMESITES

### ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed elevations
- 12' x 24' swimming pool with gas heater
- 21' x 40' screen enclosed pool deck
- Decorative flush paneled garage doors
- Standard gutters in front of home
- Pre-wired for garage door opener
- Fiberglass 6-panel, insulated 8' high entry front door with side light, per plan
- Reclaimed water irrigation system
- LED Lighted Number address plaque
- St. Augustine sodded lawn
- Pavers driveway, lead walk and entry
- Professionally designed landscape package
- Kwikset™ Arlington series satin nickel door hardware with Z-Wave Home Connect wireless technology deadbolt
- Covered rear lanai with acrylic coating, per color scheme
- Concrete masonry construction/2nd floor wood
- Exterior weatherproof outlets, per plan
- Two conveniently located exterior hose bibs
- Steel reinforced concrete slabs
- Engineered roof trusses with hurricane tie-downs
- Architectural style tile roof
- Coach lights

### ENERGY SAVINGS FEATURES

- Energy efficient roof vents
- Insulated exterior block walls
- Energy Saving 16 SEER rated heat pump and air conditioning system
- R-30 ceiling insulation
- Z-Wave Programmable thermostat
- Low E glass windows
- Natural gas tankless water heater & pool heater

### DISTINCTIVE KITCHEN FEATURES

- Stunning granite countertops
- GE® stainless steel appliance package to include
  - Smooth-top range
  - Microwave conveniently located above range
  - Side-by-side refrigerator
  - Dishwasher with water and energy-saving features
- High speed Cat 5 telephone outlet in kitchen
- Generous pantry for food storage

- Beautiful designed 42" Maple wood cabinets
- 17" x 17" Ceramic tile flooring
- Undermount double bowl stainless steel sink
- Recessed lighting in kitchen

### LUXURIOUS MASTER SUITES AND BATHS

- Spacious bedroom suites with walk in closets
- Kwikset™ Dorian series satin nickel lever interior door hardware
- Tiled showers with glass enclosures in master bath, per plan
- Ceramic tile flooring in all baths
- Granite vanities in all baths with undermount sink

### INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- Ogee 3¼" baseboards and flat stock casings
- Two-panel interior doors
- Ventilated room closet and pantry shelving
- Solid surface window sills
- "Knock-Down" finish ceilings
- High resolution RG-6 cable TV outlets in family room, all bedrooms and bonus room
- Fan pre-wires - family room, all bedrooms and lanai per plan
- Elegant Kichler™ interior lighting package
- "Rocker" style light switches
- Ceramic tile flooring in foyer and utility
- 2" Faux wood blinds
- 1 year monitoring for Z-Wave Security System
- "Owner's Closet" to store personal belongings
- GE® electric washer and dryer

### WARRANTY

- 1 year workmanship
- 10 year structural warranty



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# SANTA CLARA

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



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JULY 6, 2018

6 beds | 4 baths | 2-car garage | 2,847 living sq. ft. | 264 m<sup>2</sup>

## FIRST FLOOR



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6 beds | 4 baths | 2-car garage | 2,847 living sq. ft. | 264 m<sup>2</sup>

## SECOND FLOOR



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# MENDOCINO

ParkSquareHomes.com



ELEVATION A



ELEVATION B



ELEVATION C

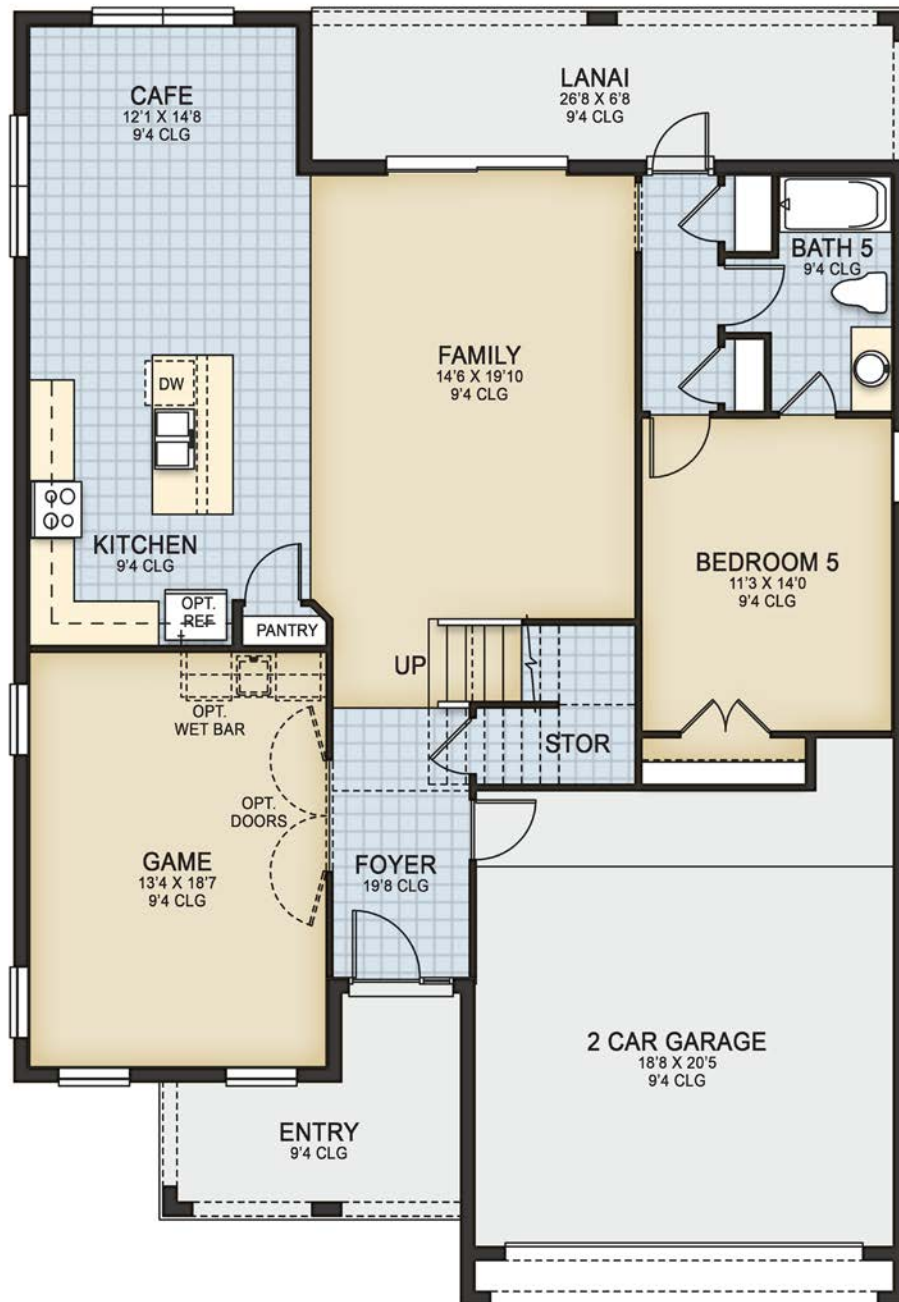


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AUGUST 27, 2019

5 beds | 5 baths | 2-car garage | 3,046 living sq. ft. | 282 m<sup>2</sup>

## FIRST FLOOR



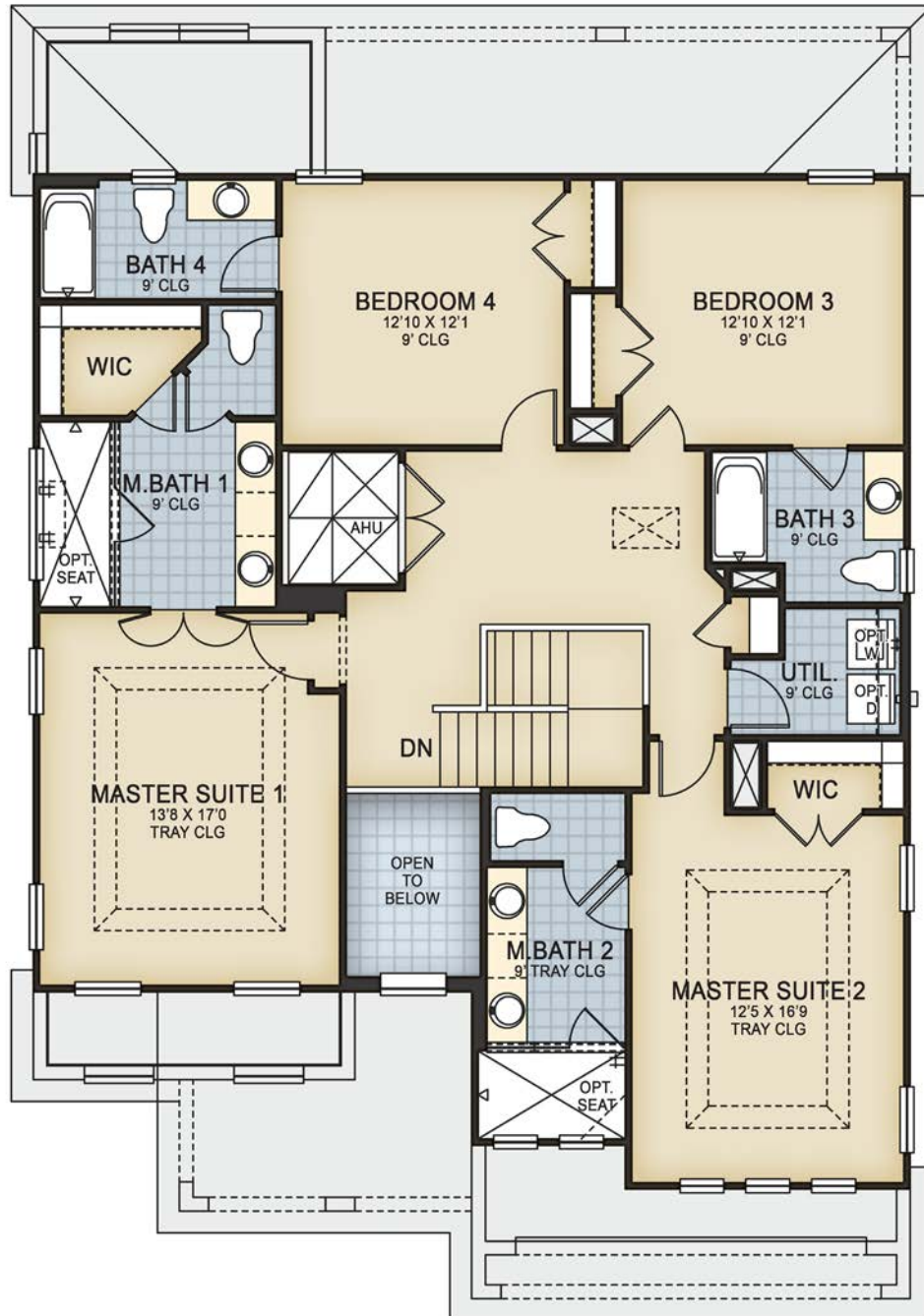
FIRST FLOOR ELEVATION A, B



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5 beds | 5 baths | 2-car garage | 3,046 living sq. ft. | 282 m<sup>2</sup>

## SECOND FLOOR



SECOND FLOOR ELEVATION A

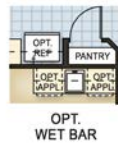
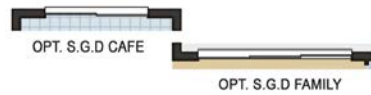


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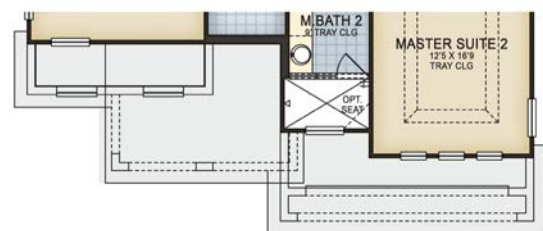
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## FIRST FLOOR | OPTIONS

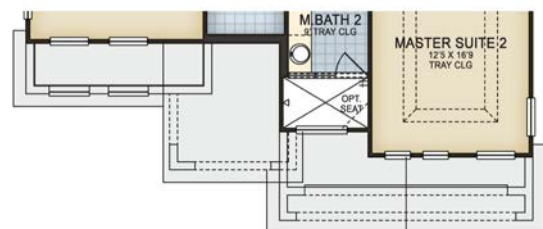
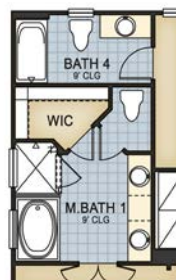


FIRST FLOOR ELEVATION C

## SECOND FLOOR | OPTIONS



SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION C



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# SAN JOSE

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F

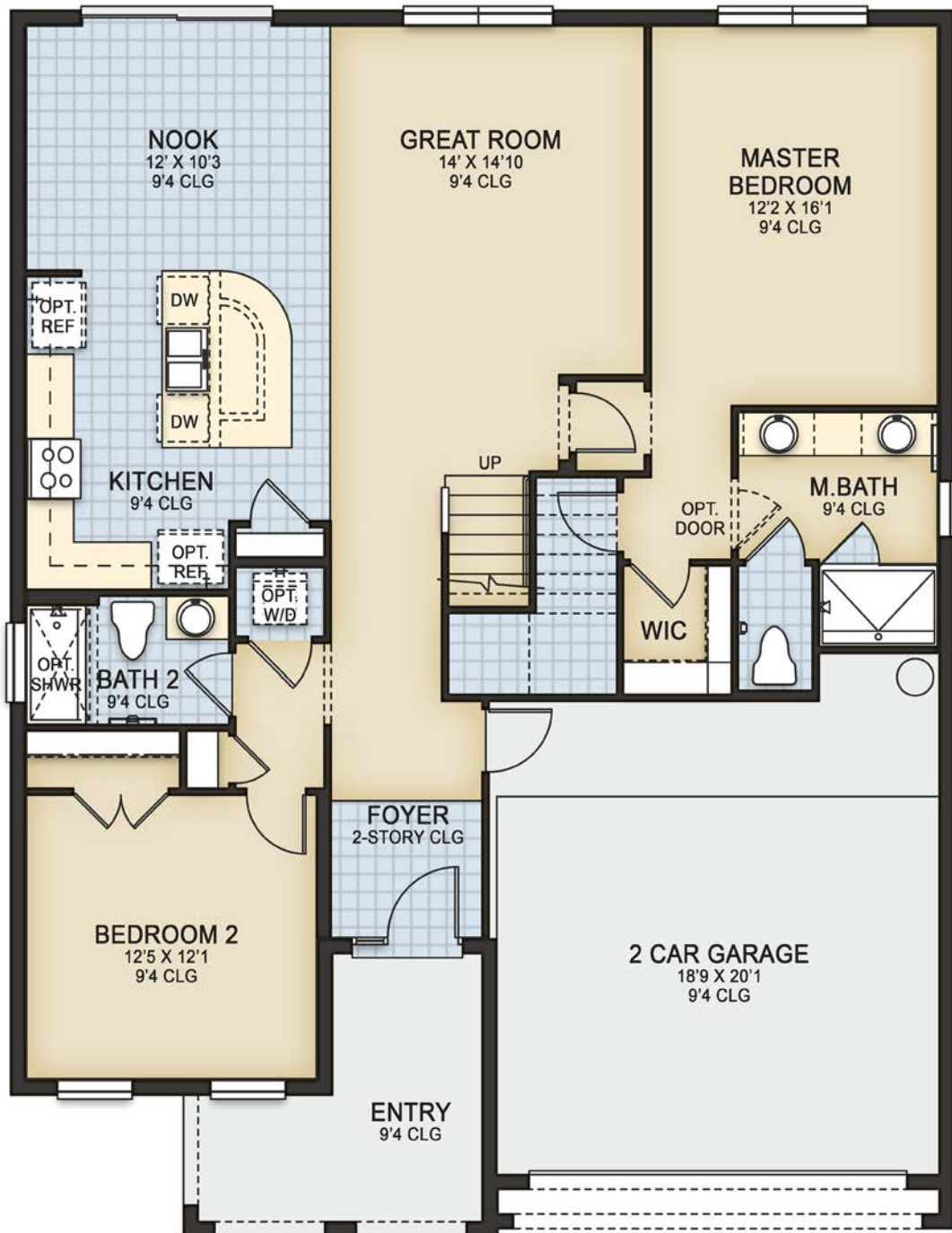


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AUGUST 22, 2019

8 beds | 5 baths | 2-car garage | 3,263 living sq. ft. | 303 m<sup>2</sup>

## FIRST FLOOR



ELEVATION D

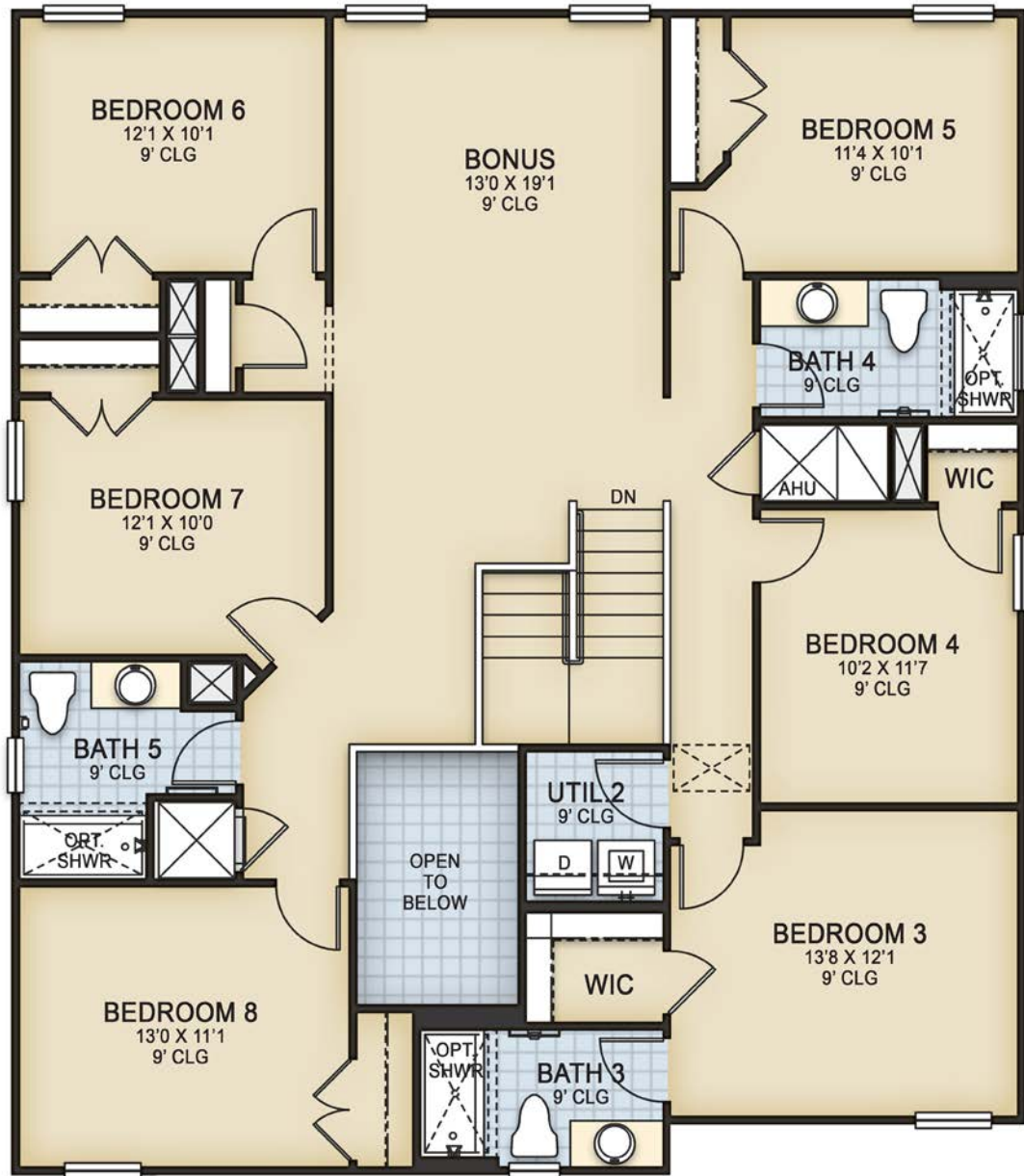


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8 beds | 5 baths | 2-car garage | 3,263 living sq. ft. | 303 m<sup>2</sup>

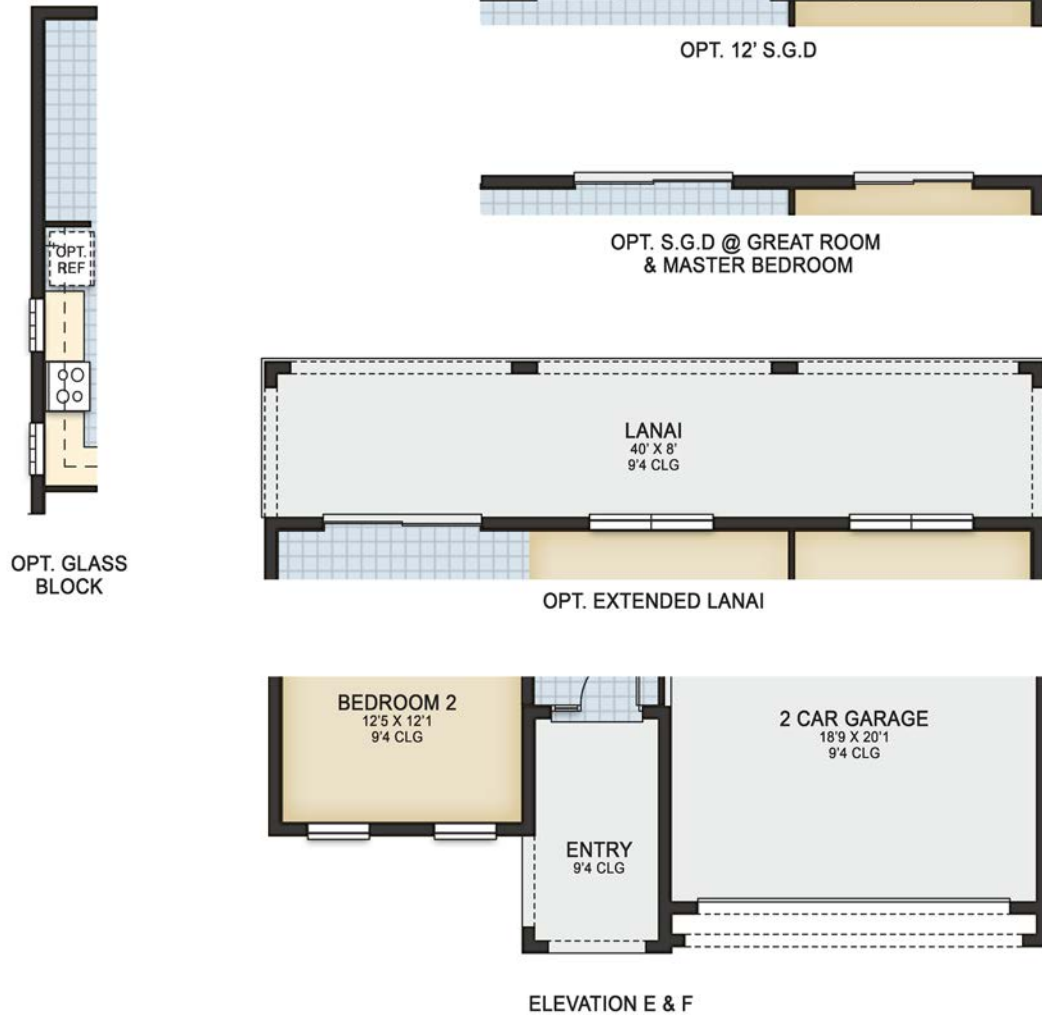
## SECOND FLOOR



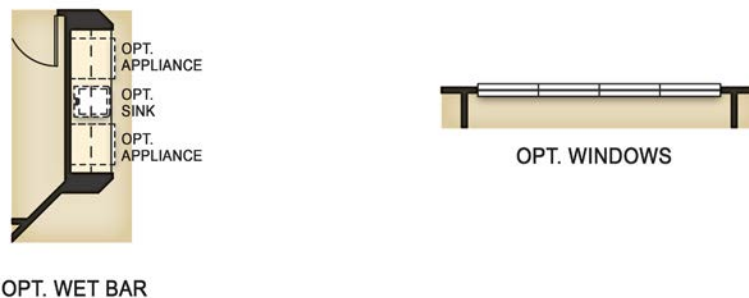
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## FIRST FLOOR OPTIONS



## SECOND FLOOR OPTIONS



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# MONTEREY

ParkSquareHomes.com



ELEVATION A



ELEVATION B



ELEVATION C



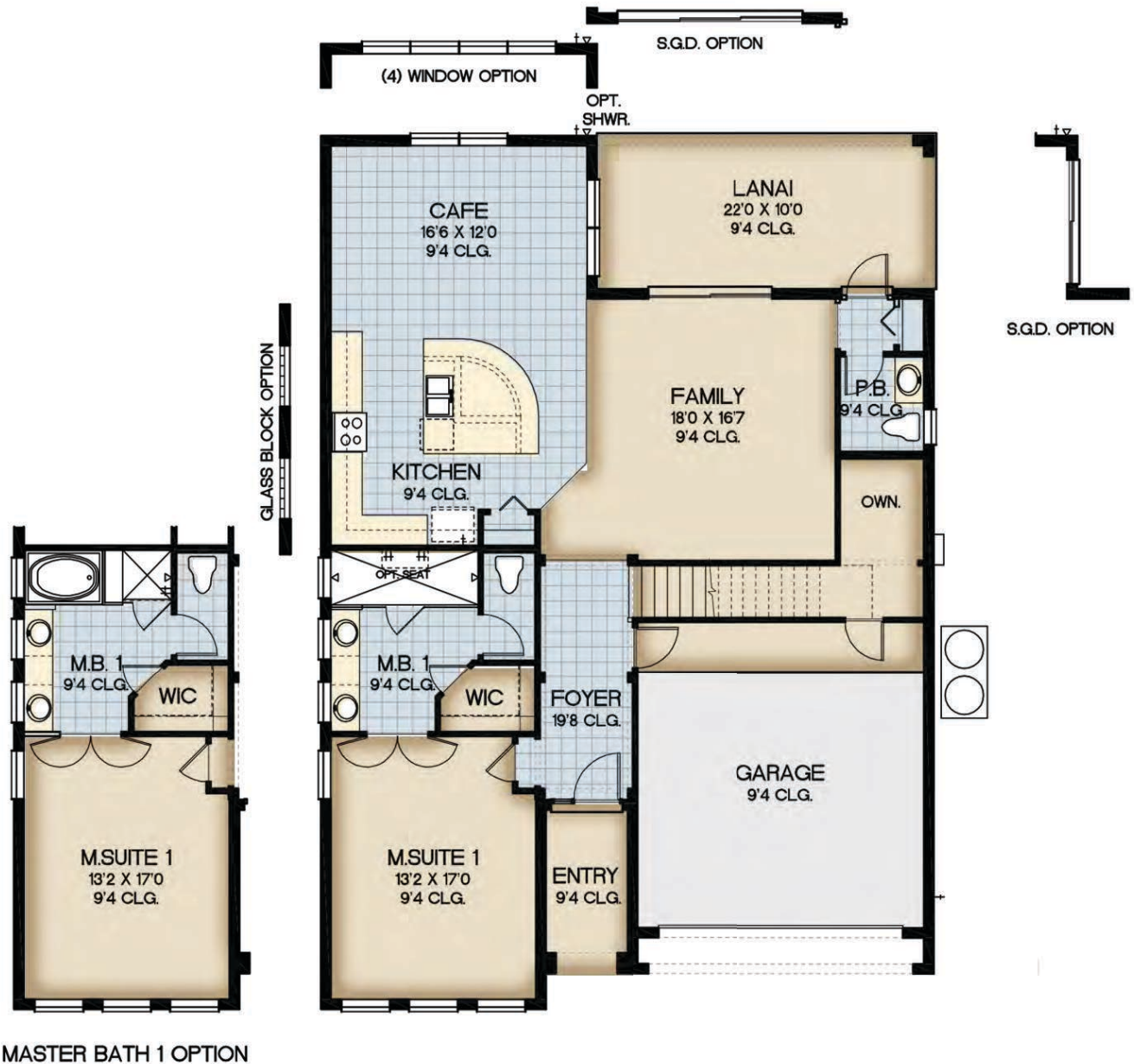
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JULY 6, 2018



6 beds | 6.5 baths | 2-car garage | 3,450 living sq. ft. | 314 m<sup>2</sup>

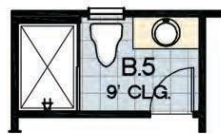
## FIRST FLOOR



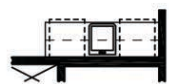
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## SECOND FLOOR

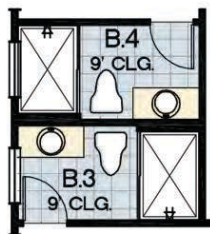
MASTER BATH 1 OPTION



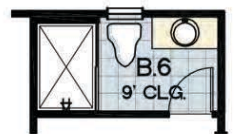
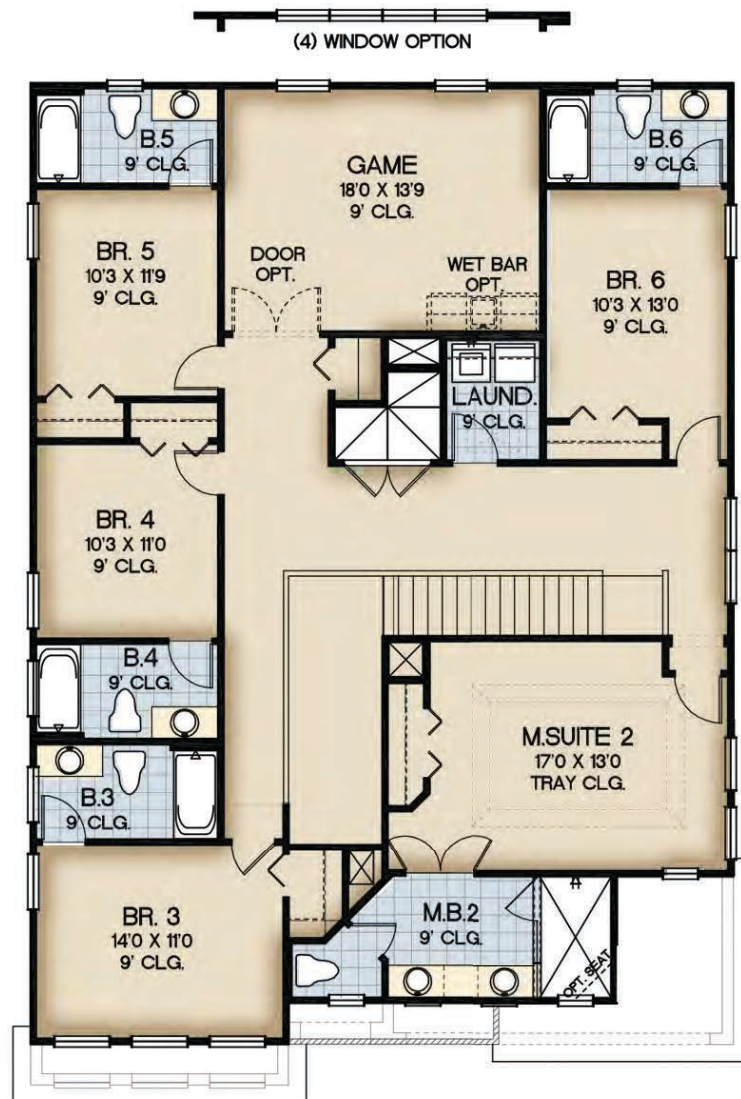
SHOWER OPTION



OPTION WET BAR



SHOWER OPTION



SHOWER OPTION



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# SANTA BARBARA

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



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JULY 6, 2018



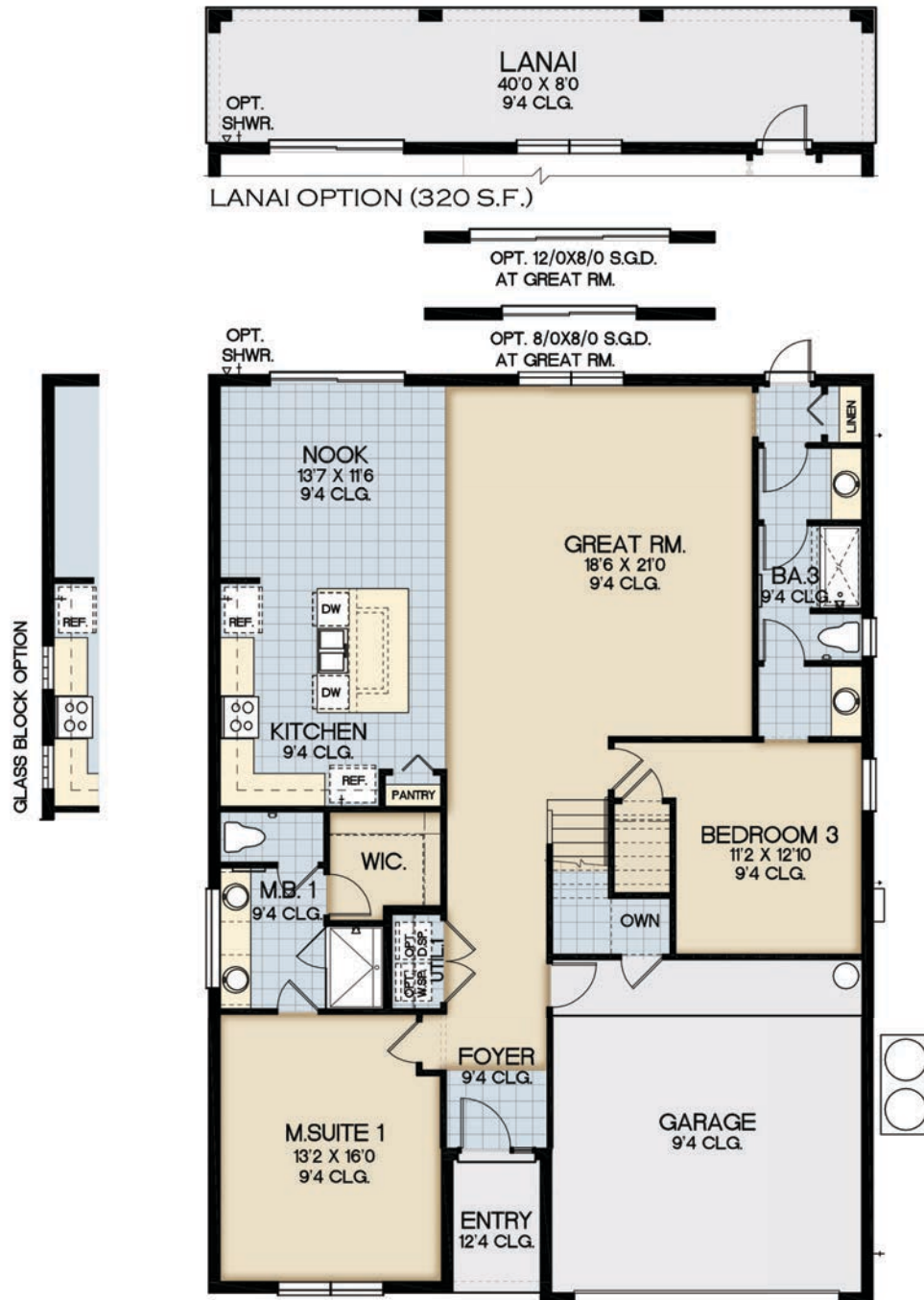
# SANTA BARBARA

ParkSquareHomes.com



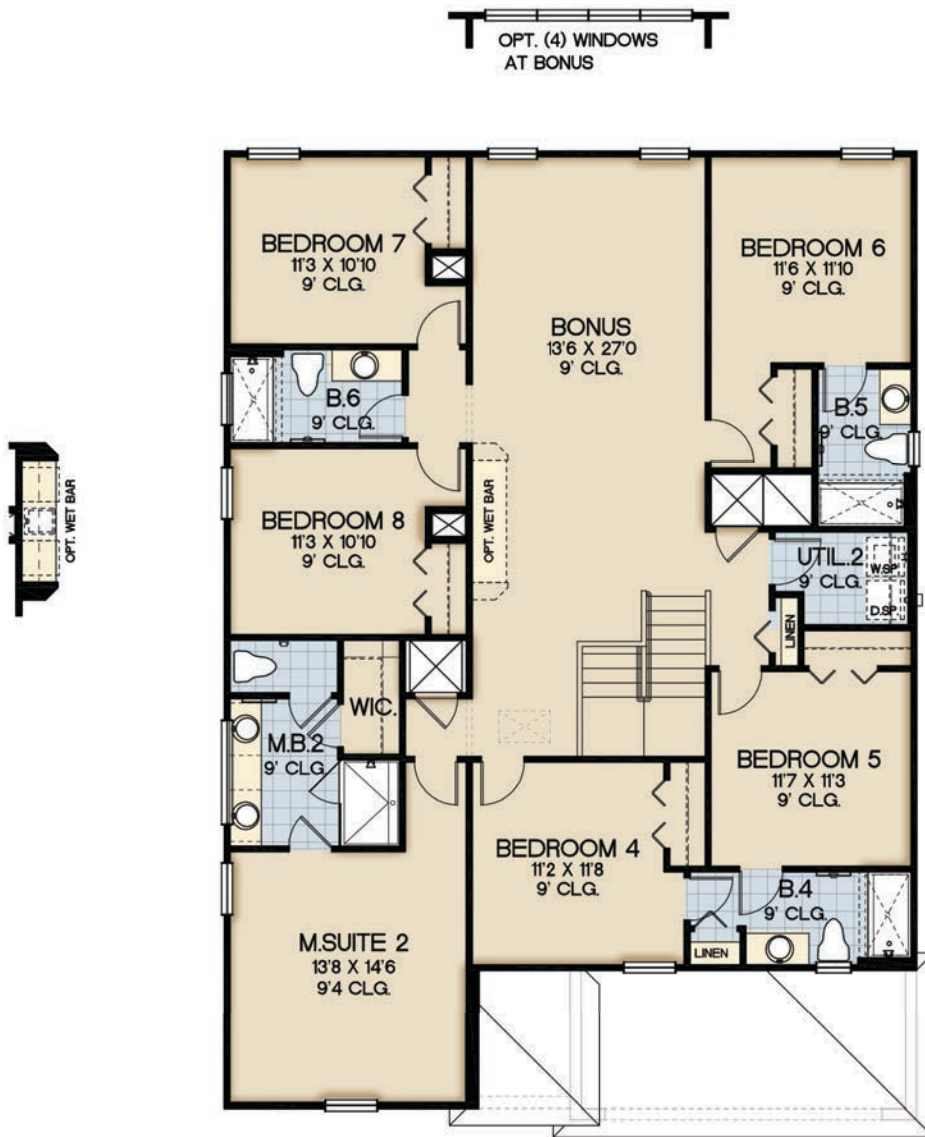
8 beds | 6 baths | 2-car garage | 3,779 living sq. ft. | 351 m<sup>2</sup>

## FIRST FLOOR



8 beds | 6 baths | 2-car garage | 3,779 living sq. ft. | 351 m<sup>2</sup>

## SECOND FLOOR



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# MONTEREY II

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



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JULY 6, 2018



9 beds | 7 baths | 2-car garage | 4,004 living sq. ft. | 372 m<sup>2</sup>

## FIRST FLOOR



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# MONTEREY II

ParkSquareHomes.com



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JULY 6, 2018

# SANTAROSA

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



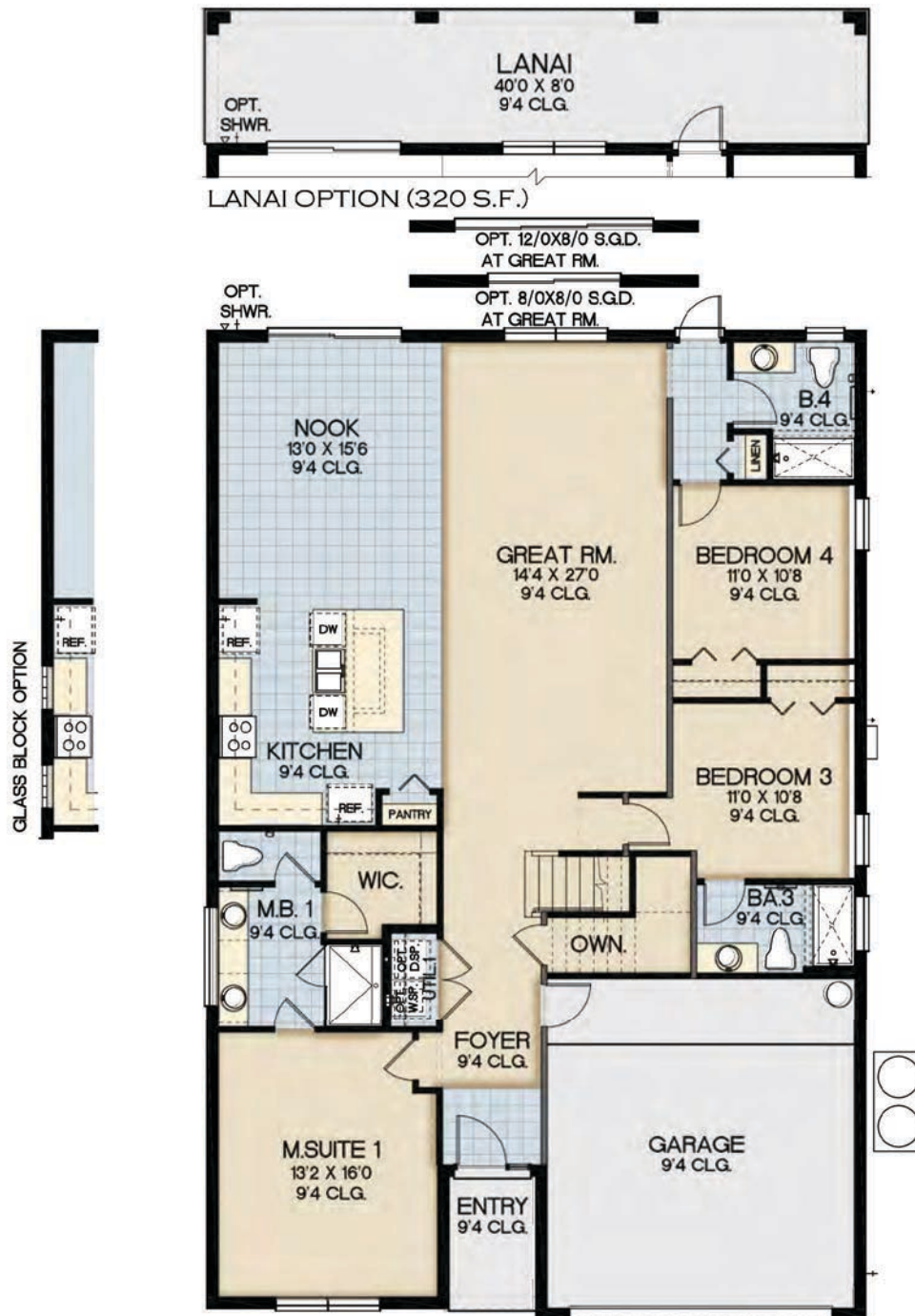
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JULY 6, 2018



10 beds | 8 baths | 2-car garage | 4,219 living sq. ft. | 392 m<sup>2</sup>

## FIRST FLOOR



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10 beds | 8 baths | 2-car garage | 4,219 living sq. ft. | 392 m<sup>2</sup>

## SECOND FLOOR



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# VERSAILLES

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



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JULY 6, 2018



9 beds | 7 baths | 2-car garage | 4,464 living sq. ft. | 415 m<sup>2</sup>

## FIRST FLOOR



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9 beds | 7 baths | 2-car garage | 4,464 living sq. ft. | 415 m<sup>2</sup>

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# EL DORADO

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



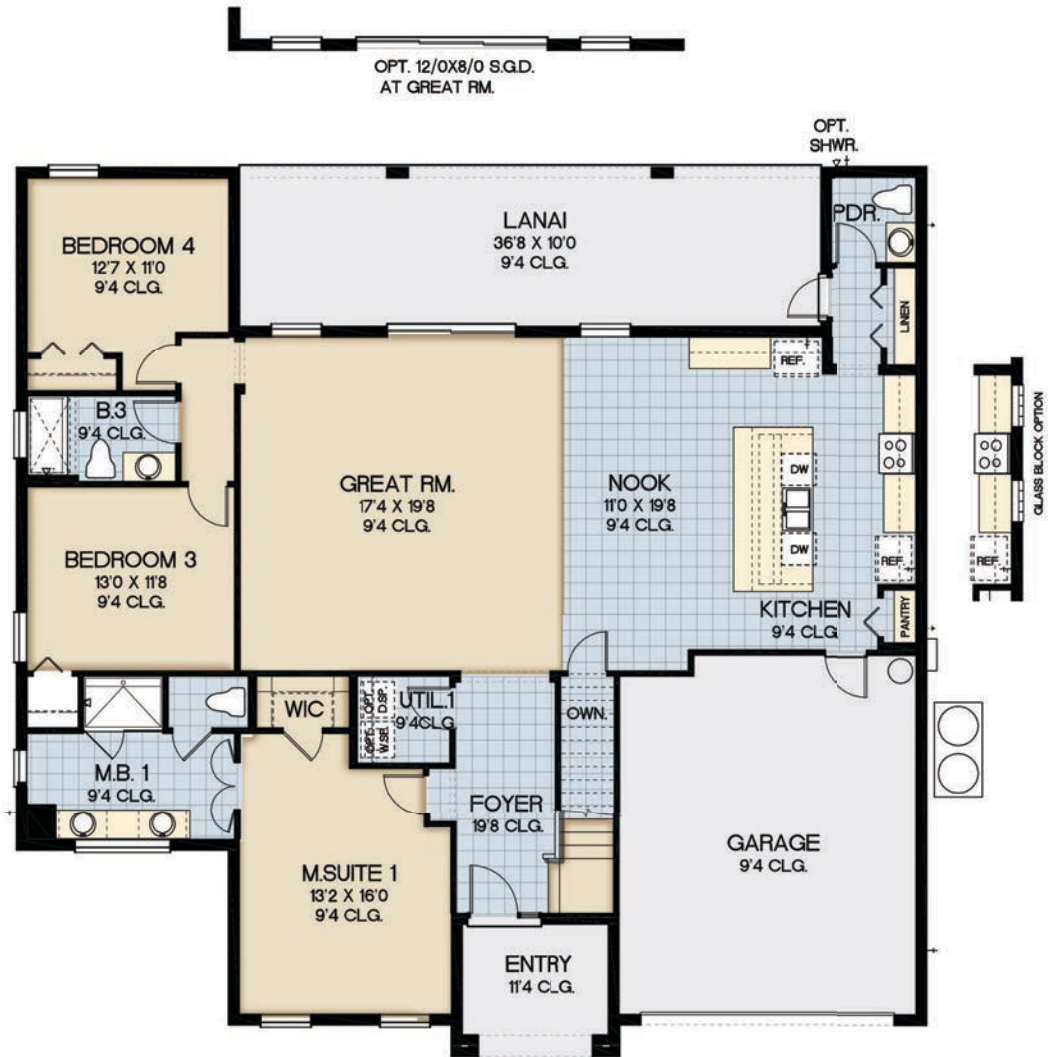
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JULY 6, 2018



11 beds | 9.5 baths | 2-car garage | 4,792 living sq. ft. | 445 m<sup>2</sup>

## FIRST FLOOR



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# SAN CLEMENTE

ParkSquareHomes.com



ELEVATION A



ELEVATION B



ELEVATION C



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AUGUST 14, 2019



12 beds | 11.5 baths | Bonus | 2 car garage | 4,831 living sq. ft. | 449m<sup>2</sup>

## FIRST FLOOR



OPT. GREAT ROOM S.G.D.



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AUGUST 14, 2019

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## SECOND FLOOR



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# MIDDLETON

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



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JULY 6, 2018



13 beds | 10 baths | 3 car garage | 5,504 living sq. ft. | 511 m<sup>2</sup>

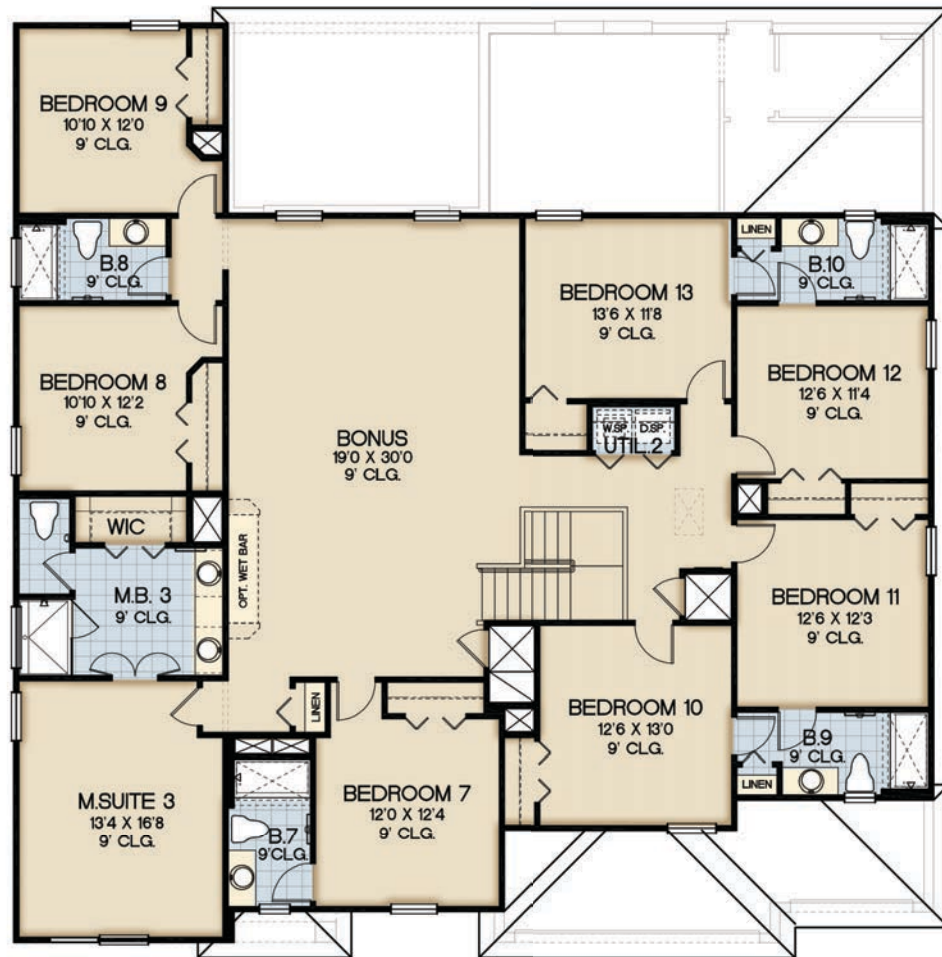
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# MONTECELLO

ParkSquareHomes.com



ELEVATION D



ELEVATION E



ELEVATION F



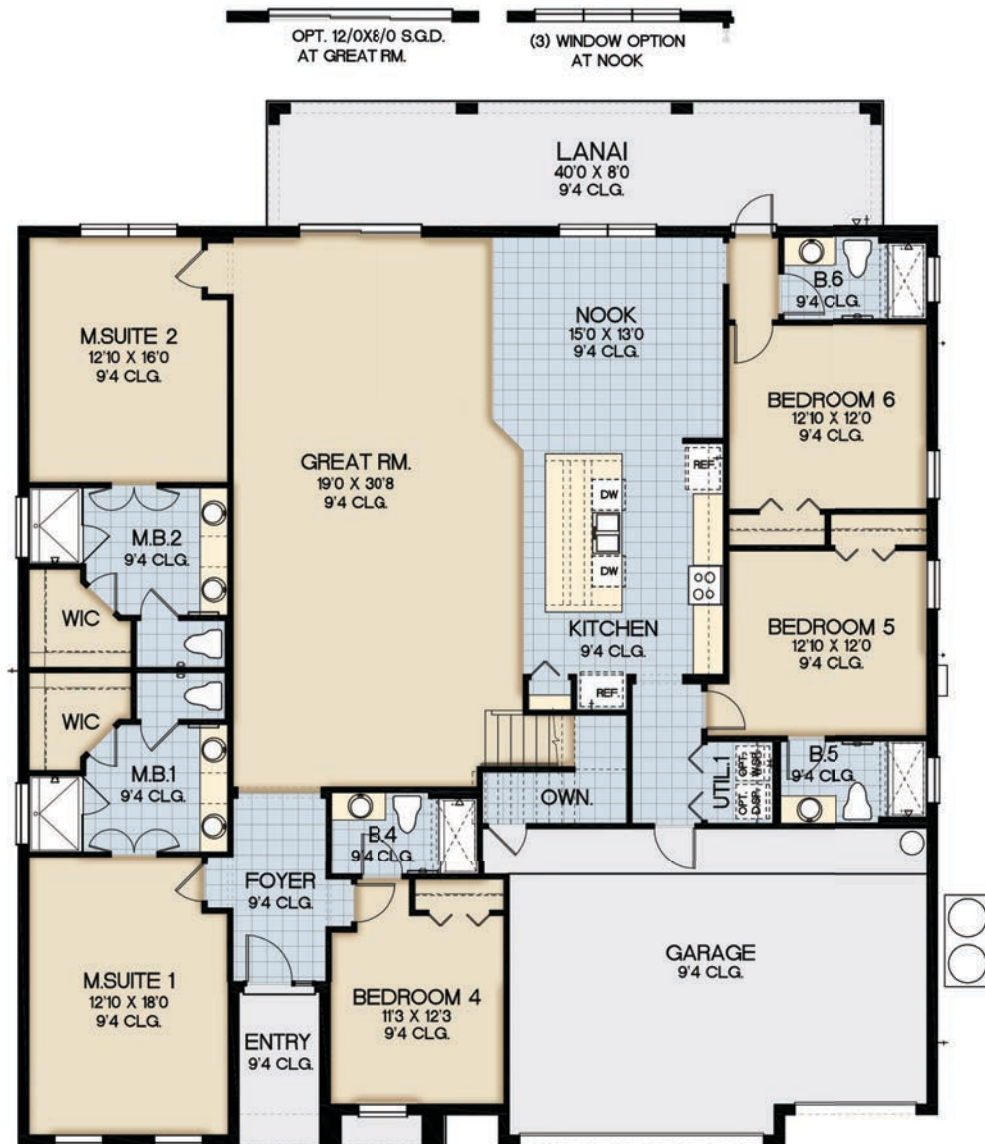
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JULY 6, 2018



14 beds | 11 baths | 3-car garage | 6,257 living sq. ft. | 581 m<sup>2</sup>

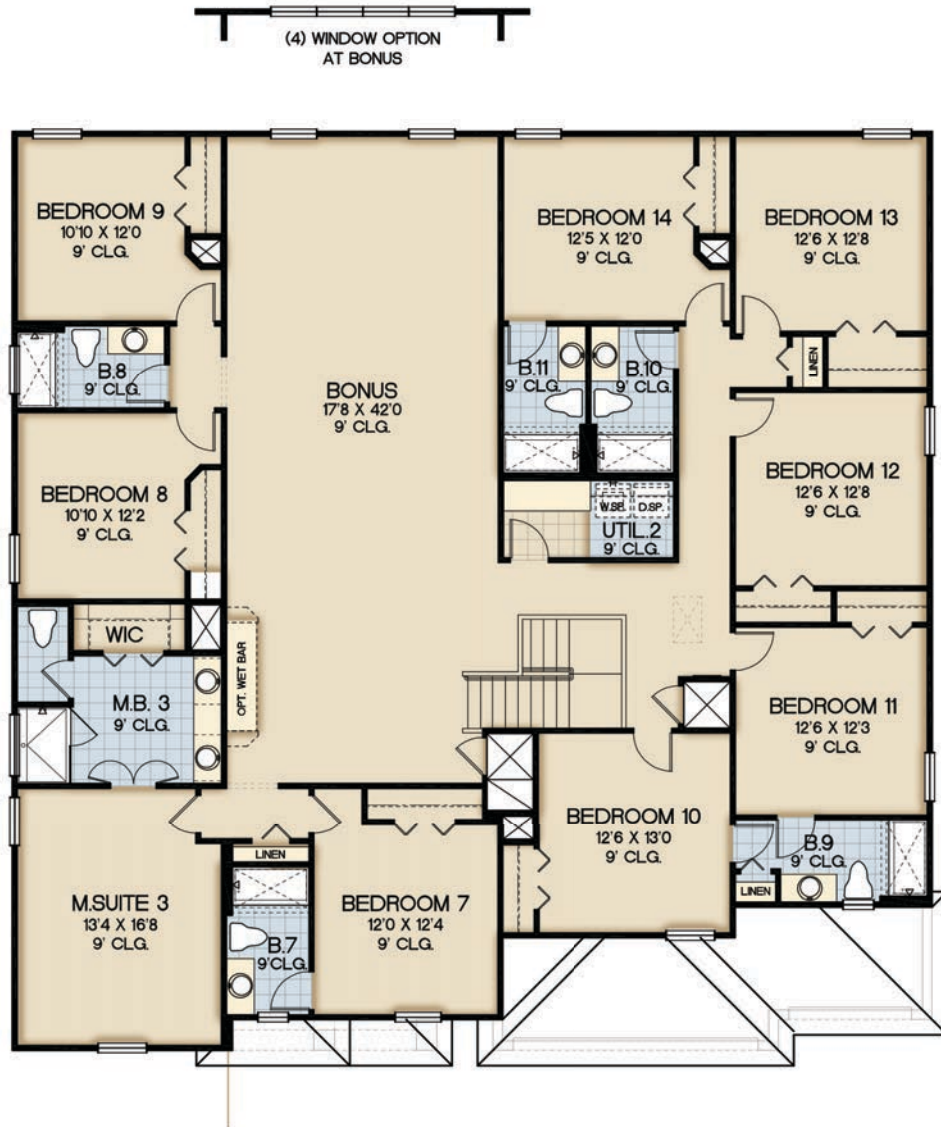
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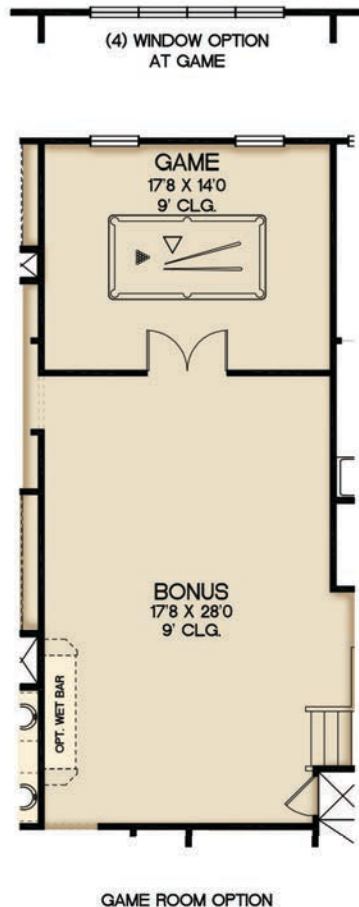
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## OPTIONS



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# VERANDA PALMS RESORT



## HOMEOWNERS ASSOCIATION

|                     | ANNUAL HOA DUES | QUARTERLY HOA DUES |
|---------------------|-----------------|--------------------|
| SINGLE FAMILY HOMES | \$2,727         | \$682              |

## AMENITIES

- GATED ENTRANCE
- RECREATIONAL AND GREEN AREAS
- LAWN AND COMMON AREA MAINTENANCE
- ROAD MAINTENANCE
- FUTURE LUXURY CLUBHOUSE

\*Maintenance to include normal ware and tear. Please refer to HOA documents for full details.



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FEBRUARY 12, 2019



# VERANDA PALMS RESORT

|                                  |   |              |
|----------------------------------|---|--------------|
| ELECTRIC                         | Kissimmee Utility Company (KUA) .....     | 407.933.7777 |
| WATER                            | Toho Water Utility .....                  | 407.944.5000 |
| GAS                              | Teco Gas Company .....                    | 407.425.4662 |
| PHONE   INTERNET                 | Embark .....                              | 800.877.7746 |
| CABLE   INTERNET                 | Bright House .....                        | 407.309.3279 |
| GARBAGE                          | Osceola County Solid Waste .....          | 407.962.1100 |
| PUBLIC SCHOOLS                   | Flora Ridge Elementary School .....       | 407.933.3999 |
|                                  | Kissimmee Middle School .....             | 407.870.0857 |
|                                  | Celebration High School .....             | 321.939.6600 |
| NON-EMERGENCY NUMBERS & SERVICES | Osceola County Sheriff's Department ..... | 407.348.1160 |
|                                  | Library .....                             | 407.935.0700 |
|                                  | Teco Gas Company.....                     | 877.832.6747 |
| PLACES TO WORSHIP                | Corpus Christi Catholic Church .....      | 321.939.1491 |
|                                  | Campbell City Missionary Baptist .....    | 407.935.1802 |
|                                  | Islamic Center of Kissimmee.....          | 407.390.1100 |
|                                  | Celebration Jewish Congregation .....     | 407.566.0773 |
| EMERGENCY                        | Dial .....                                | 911          |



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