

### SIGNATURE FEATURES

- 17" Ceramic Tile Flooring in Foyer, Kitchen, All Baths and Laundry
- Designer 42" Wood Cabinets
- Granite or Quartz Countertops in Kitchen and All Baths
- Stainless Steel Kitchen Appliances
  - Gas Range
  - Microwave
  - Dishwasher
- Z-Wave Smart Home Package
  - Video Doorbell Camera
  - Z-Wave Front Door Kwikset® Smartcode 888 Deadbolt
  - Z-Wave Thermostat
  - 2 Z-Wave Switches
- Electric car 220V-40A Outlet
- 16 SEER heat pump and A/C System
- Energy Star® Certified Features
- Brick Paved Driveway, Leadwalk, Entry and Lanai
- Fully sodded Zoysia lawn with timer controlled irrigation system with rain sensor

### ENERGY-SAVING FEATURES

- Tankless gas water heater
- Energy Star certified features
  - Core foam insulation in block walls
  - R-38 insulation in ceilings
  - Low E vinyl windows
  - Merv®10 A/C filter
  - Broan® ZB110 bath fan in one secondary bath

### ARCHITECTURAL & EXTERIOR DETAILS

- Architectural style dimensional shingle roof
- Fiberglass two-panel insulated smooth finish entry door
- Decorative raised panel garage doors
- Exterior coach lights
- Professionally designed landscape package
- Minimum two GFI weatherproof electrical outlets
- Siding at all 2nd floor and accents

### DISTINCTIVE KITCHEN FEATURES

- Moen® kitchen faucet
- Stainless steel appliance package
  - Gas range
  - Microwave conveniently located above range
  - Dishwasher with water and energy-saving features

### LUXURIOUS MASTER SUITES AND BATHS

- Walk-in closets, per plan
- Luxurious master bath with tiled shower and glass enclosure
- Elongated commodes
- Moen® faucets in all baths

### INTERIOR DETAILS

- 9'4" first floor ceiling height, 9' second floor ceiling height
- 6'8" two-panel interior doors
- Satin nickel lever interior door hardware
- Interior lighting package
- Two gas drops standard
- LED flush mounted lighting
- Two high speed Cat 5 telephone outlets
- Three high resolution RG-6 cable/TV outlets
- Two USB outlets (3rd outlet with dropzone, per plan)
- Ceiling fan pre-wired in all bedrooms and family room
- Decorative rocker style switches throughout
- Convenient drop zone area and laundry chute, per plan
- Safety smoke and carbon monoxide detectors

### WARRANTY

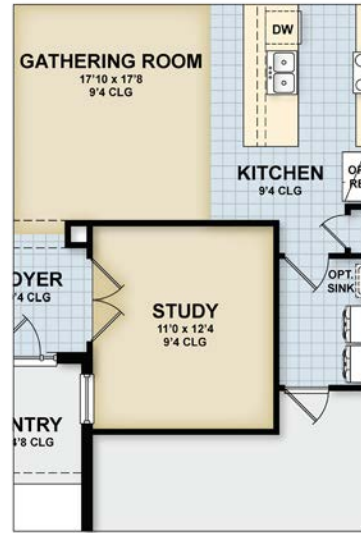
- 1 year Workmanship
- 10 year Structural



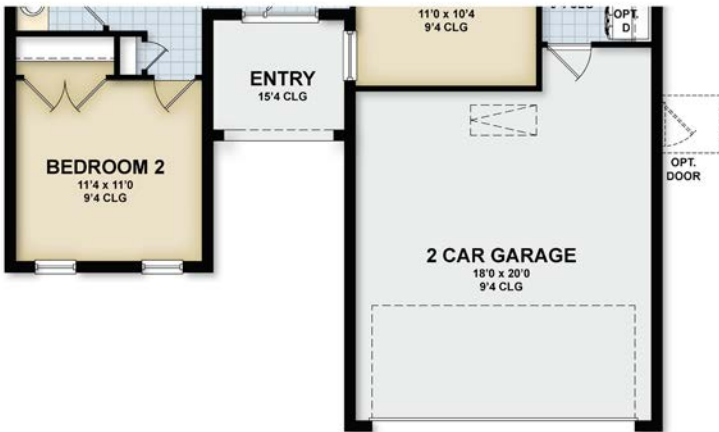




ELEVATION A & B



OPT. STUDY



ELEVATION C



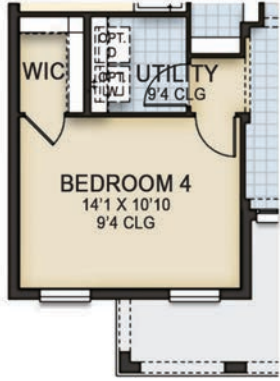




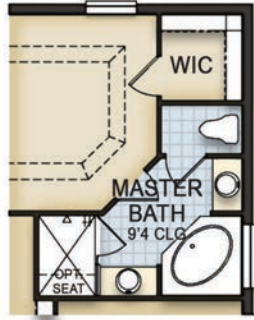




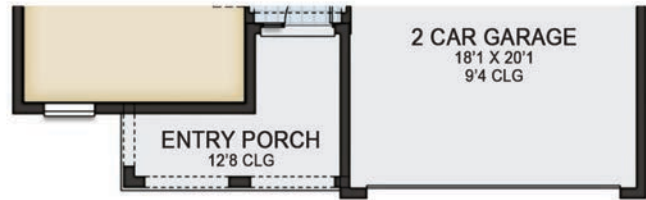
**OPTIONS**



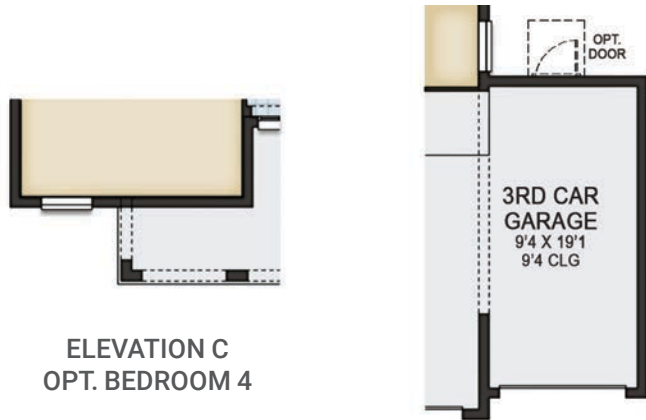
BEDROOM 4 OPT.



MASTER BATH OPT.



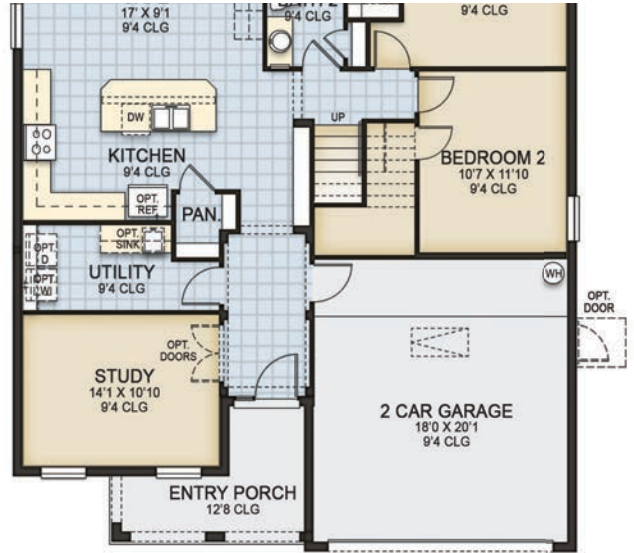
ELEVATION C



ELEVATION C  
OPT. BEDROOM 4

3RD CAR GARAGE OPT.

**OPTIONS WITH BONUS**



OPT. BONUS  
BEDROOM



OPT. BONUS  
ROOM

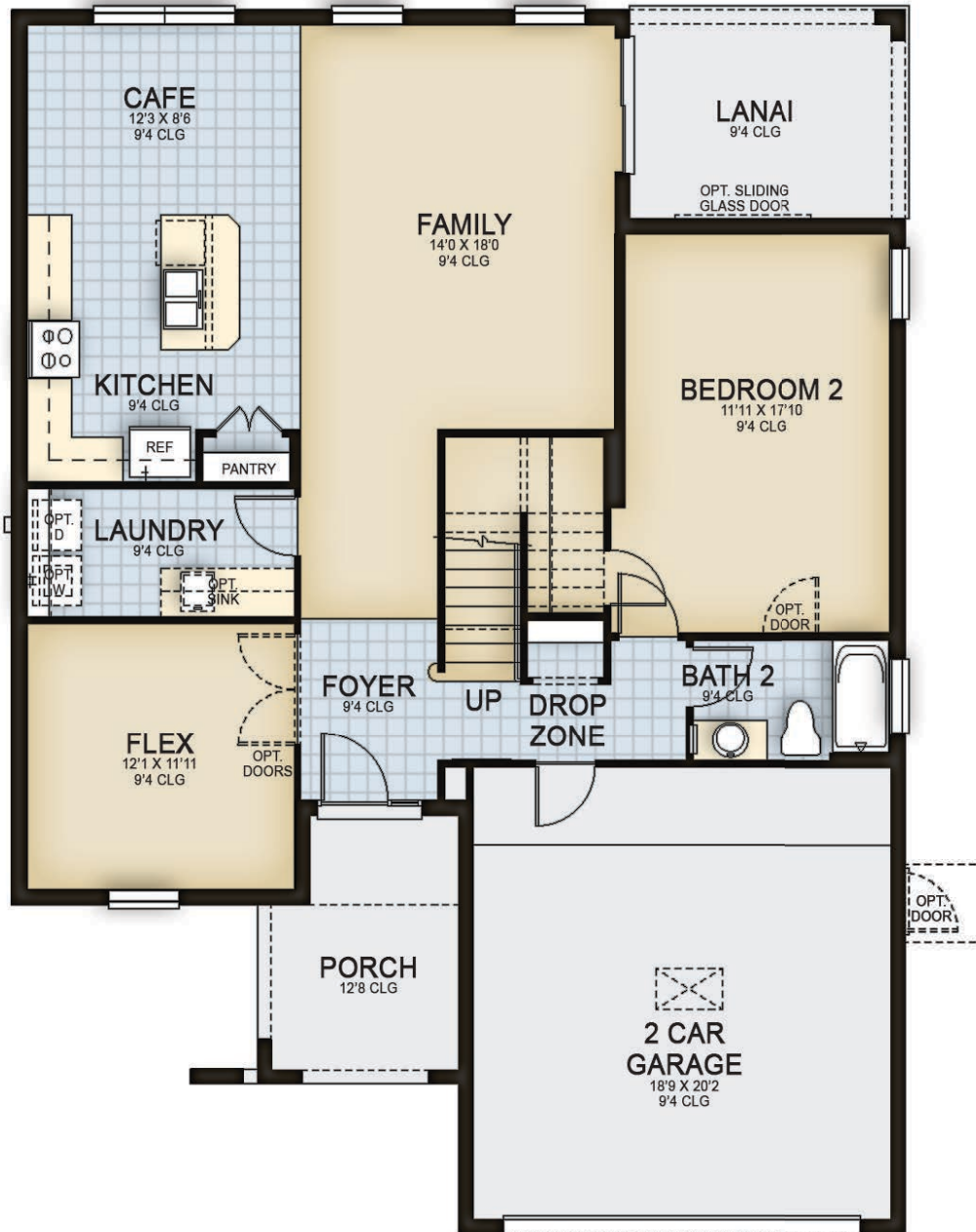








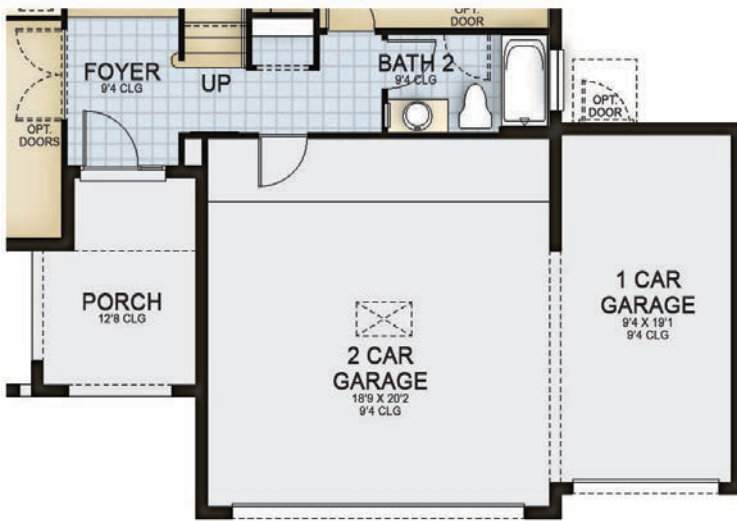
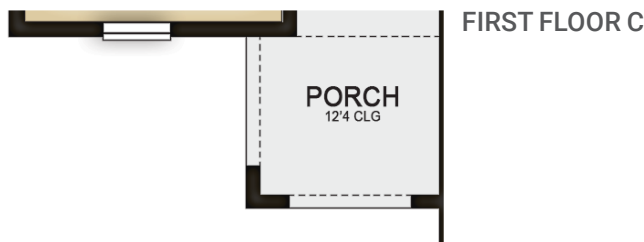
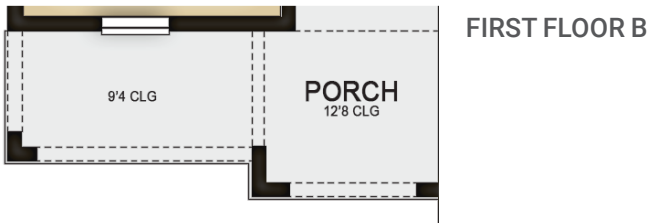
**FIRST FLOOR**



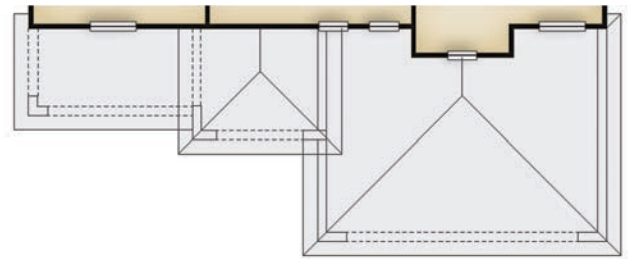
**SECOND FLOOR**



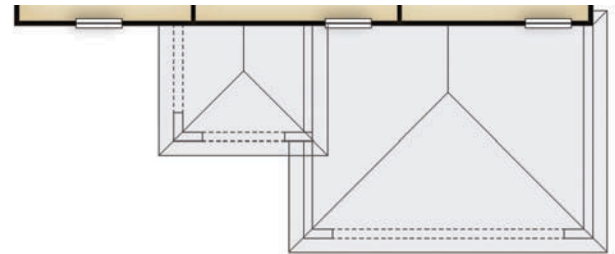
**FIRST FLOOR OPTIONS**



**SECOND FLOOR OPTIONS**



SECOND FLOOR B



SECOND FLOOR C

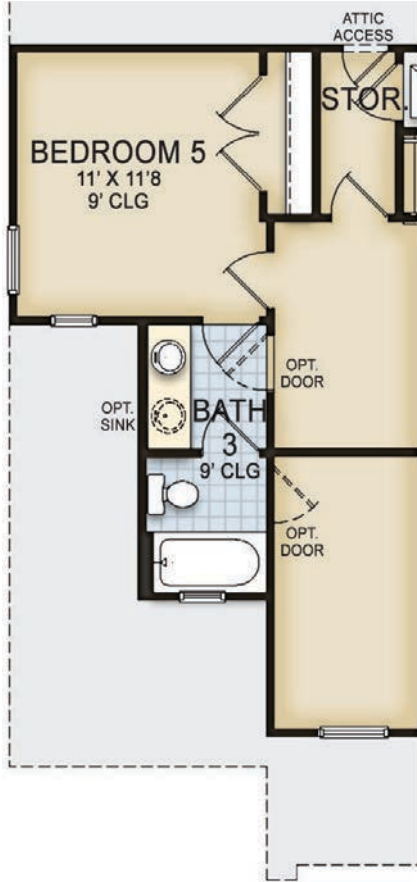




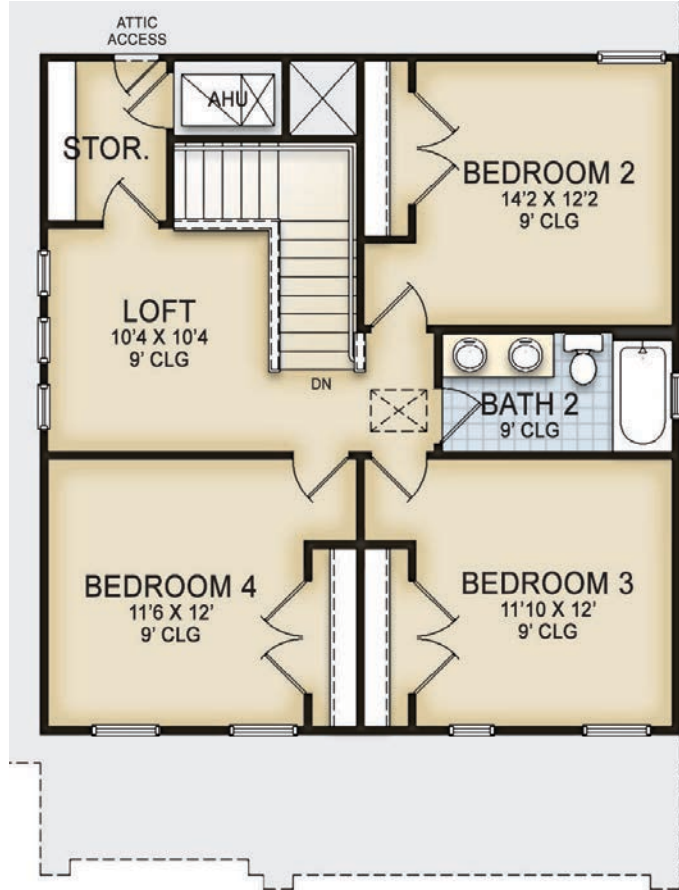
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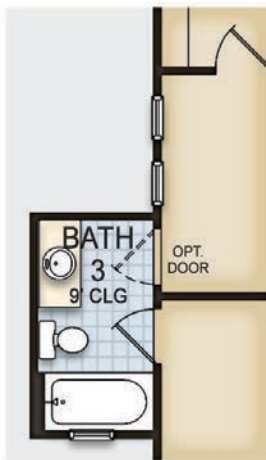
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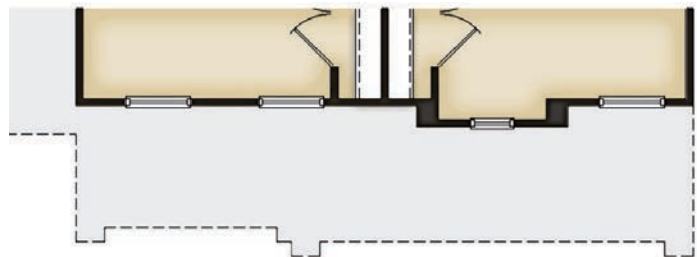
BEDROOM 5 W/ BATH OPTION



ELEVATION A & B

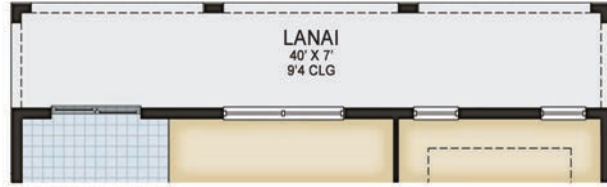
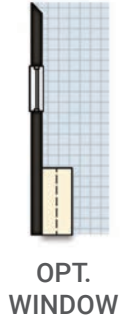


OPT. BATH 3



ELEVATION C

**FIRST FLOOR OPTIONS**



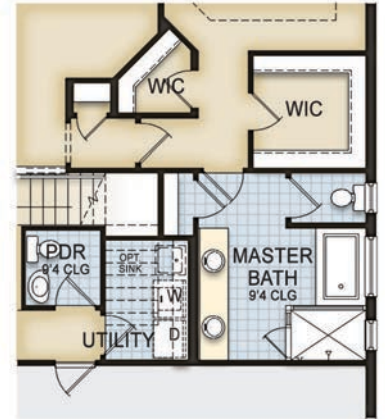
FULL COVERED LANAI OPTION



EXTENDED LANAI OPTION



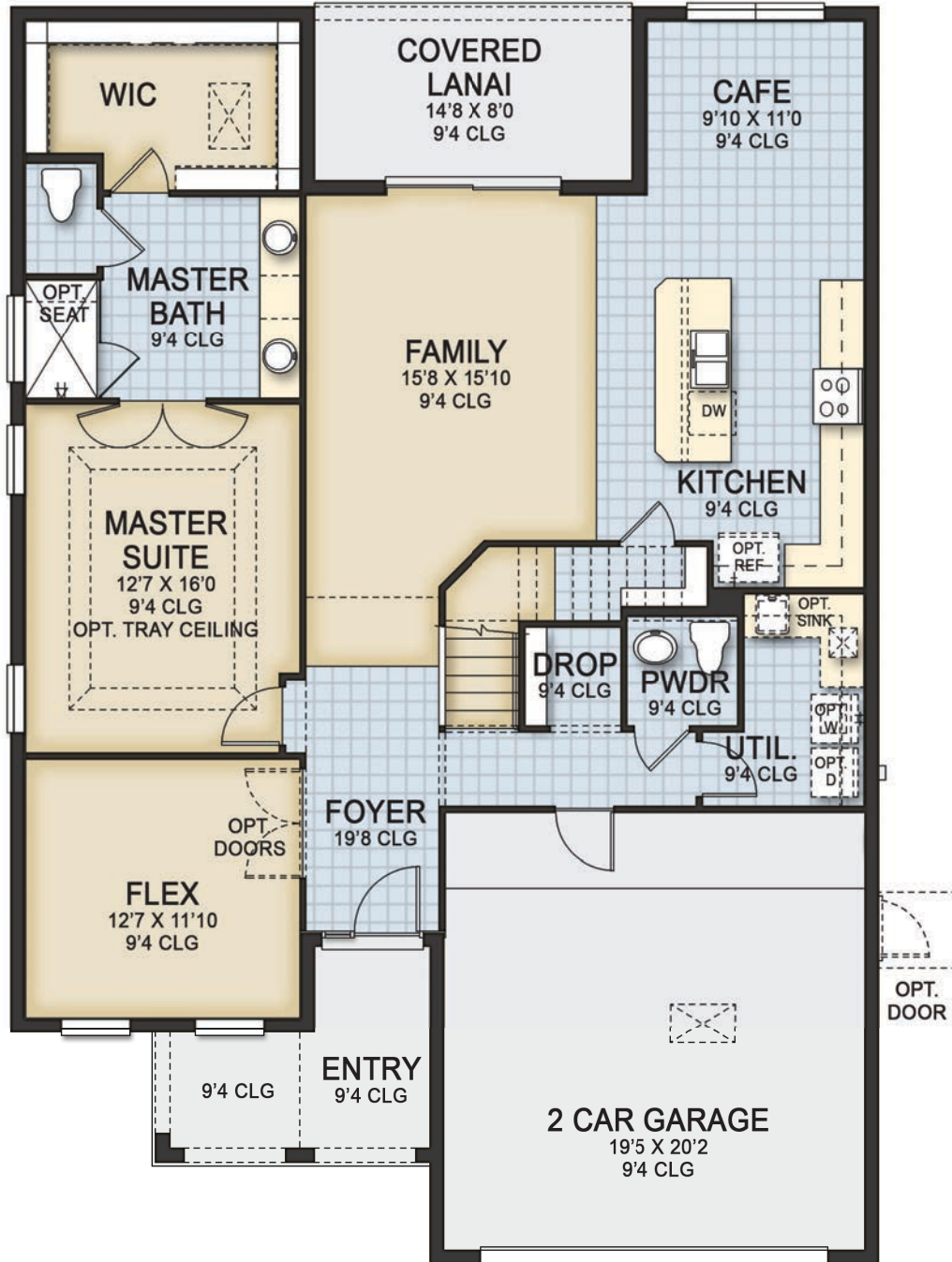
COVERED LANAI OPTION



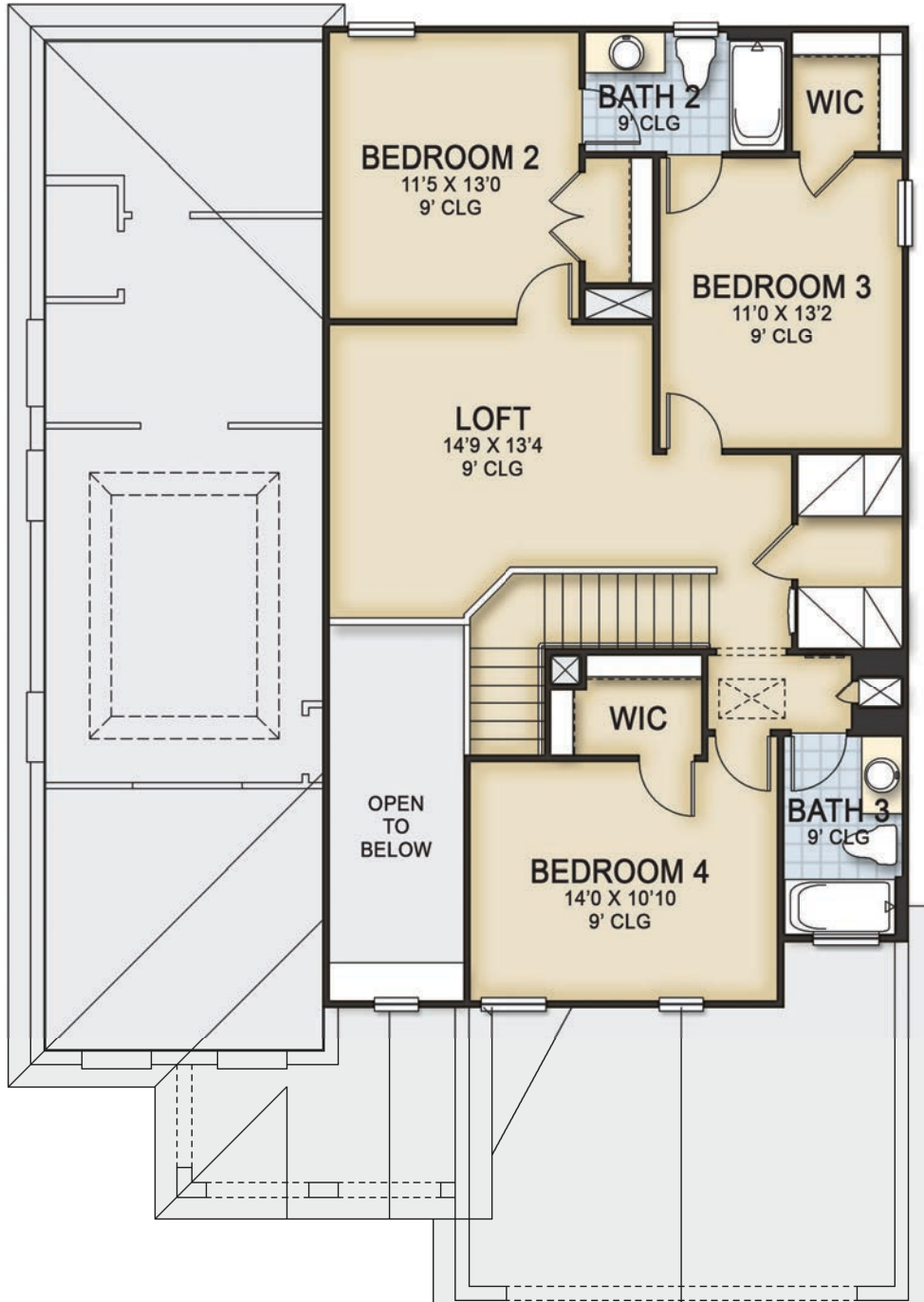
MASTER BATH OPTION



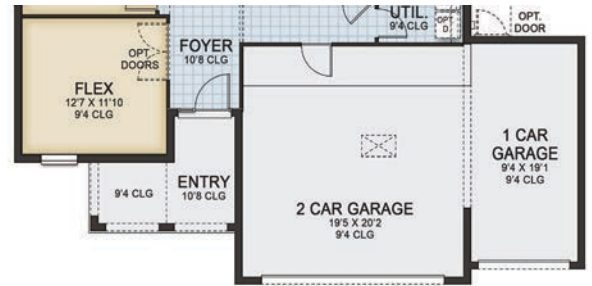
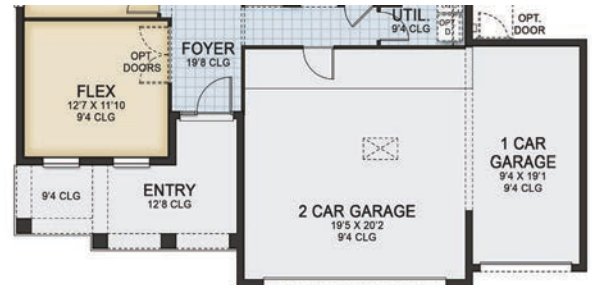
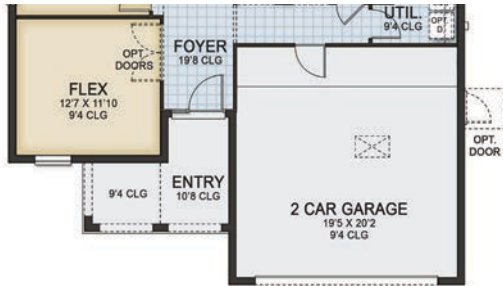
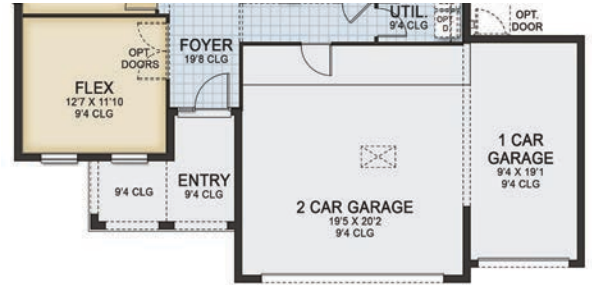
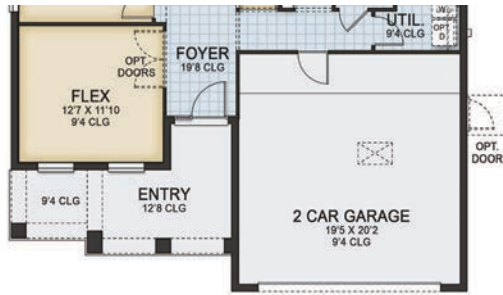
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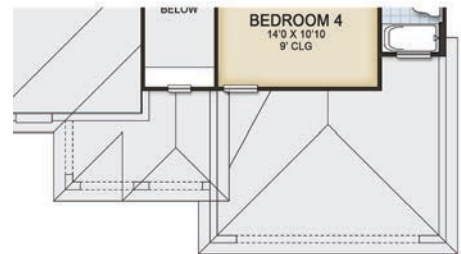
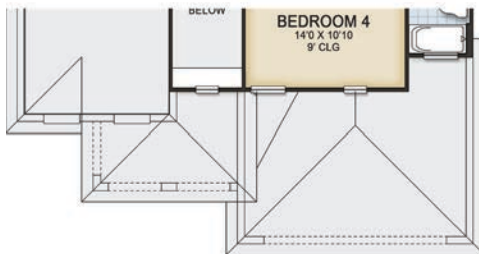
**SECOND FLOOR**



**FIRST FLOOR OPTIONS**



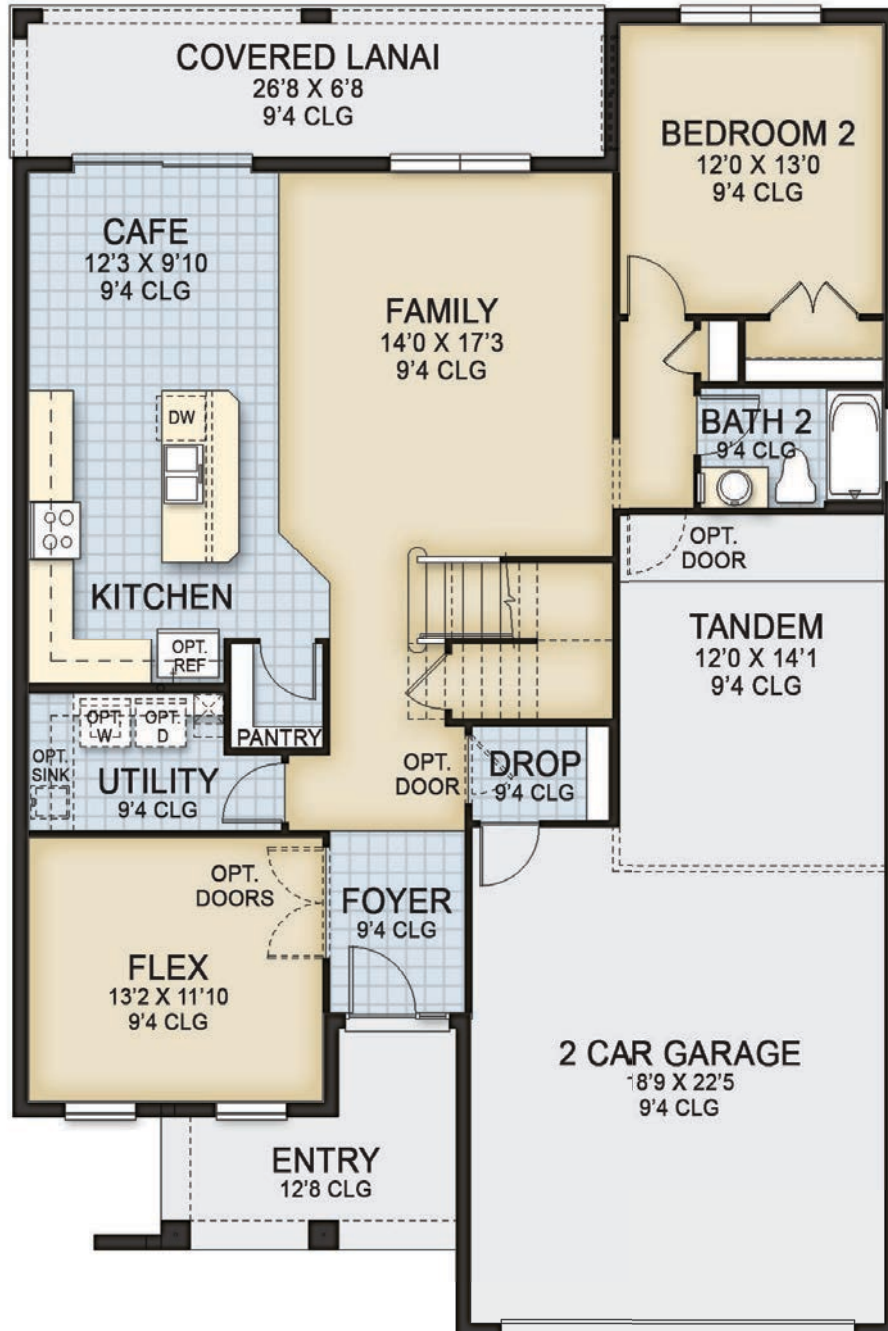
**SECOND FLOOR OPTIONS**



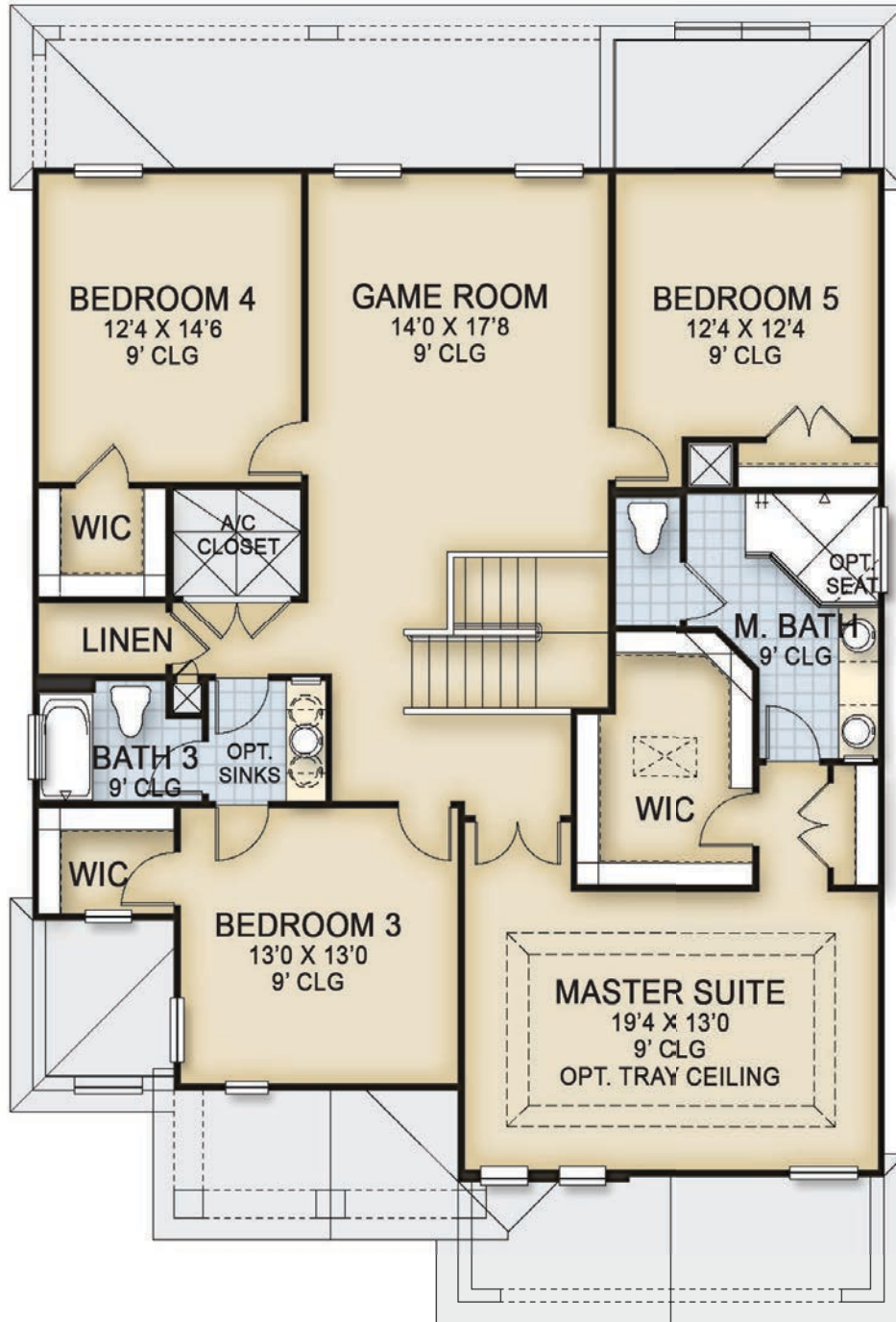




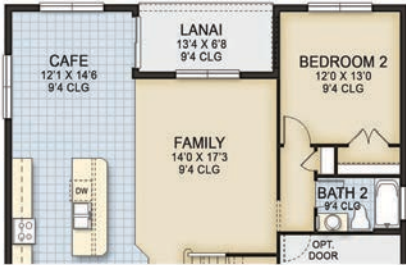
**FIRST FLOOR**



**SECOND FLOOR**



**FIRST FLOOR OPTIONS**



OPT. CAFE EXTENSION



FIRST FLOOR A  
OPT. 2ND MASTER SUITE



FIRST FLOOR B



FIRST FLOOR C

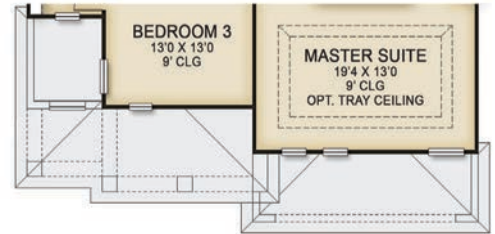


BEDROOM 6  
OPTION

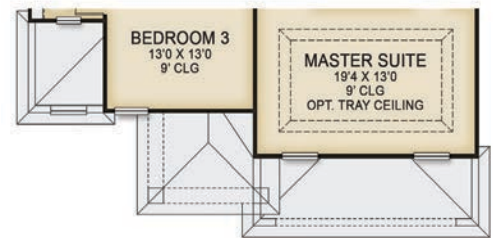


OPT. 3 CAR GARAGE

**SECOND FLOOR OPTIONS**



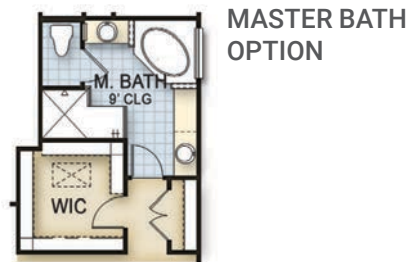
SECOND FLOOR B



SECOND FLOOR C



ENSUITE OPTION



MASTER BATH  
OPTION



### HOMEOWNERS ASSOCIATION\*

**\$215** Quarterly HOA Dues

**\$500** Paid at Closing

### AMENITIES

- Newly Renovated Clubhouse
- Fitness Center
- Resort Pool
- Basketball Court
- Walking Trails
- Dog Park



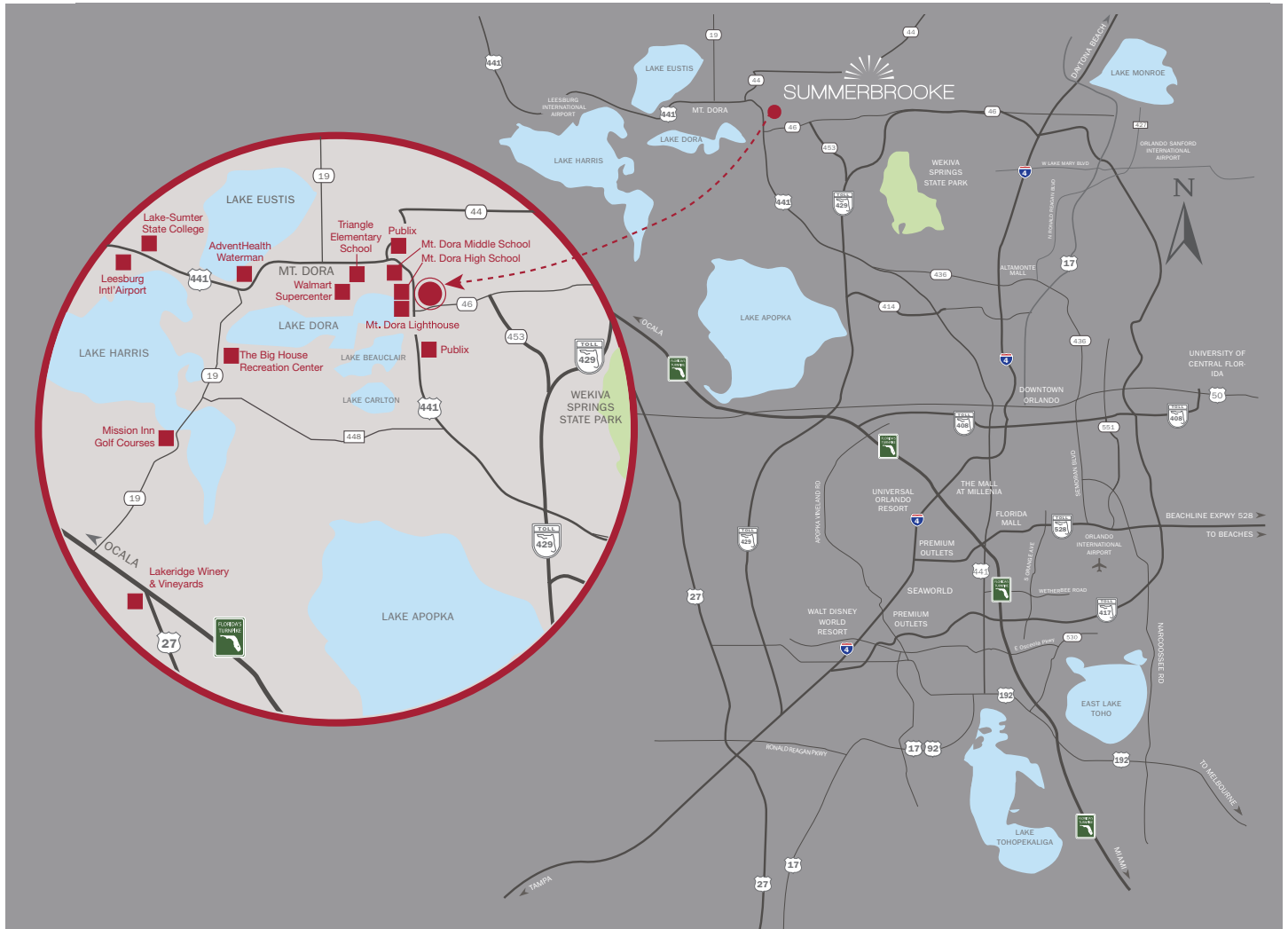
\*HOA dues are subject to change without notice. Please see New Home Counselor for community-specific fees.

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[ParkSquareHomes.com](https://ParkSquareHomes.com)



This information is based on current development plans which are subject to change without notice. CRC 1330351 & CGC 1520474



Places of Interest	Publix Super Market	Mt. Dora Middle & High Schools	Walmart Supercenter	AdventHealth Waterman	Leesburg Int'l Airport	Mission Inn Golf	Florida Turnpike	Interstate I-4	Walt Disney World Resort
IN MILES	2	2.5	6	8	15	17	22	23	38

**ELECTRICAL**  
Duke Energy

**GAS**  
TECO People's Gas

**WATER | SEWER**  
City of Mt. Dora

**PHONE | CABLE | INTERNET**  
Comcast

**GARBAGE**  
City of Mt. Dora

**PUBLIC SCHOOLS**  
Triangle Elementary School  
Mt. Dora Middle School  
Mt. Dora High School

**HOSPITAL**  
AdventHealth Waterman  
AdventHealth Centra Care Mt. Dora  
Leesburg Regional Medical Center  
Leesburg Health Center

**SHOPPING**  
Publix at Loch Leven Landing  
Publix at Stoneybrook Hills Village  
Bravo SuperMarket  
Walmart SuperCenter  
Aldi

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