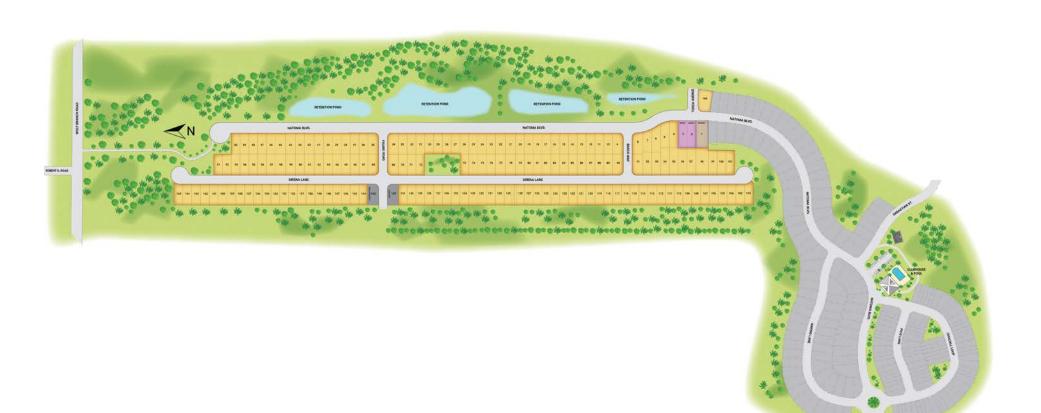


# SUMMERBROOKE

## SITEMAP



For 112221

For illustration purposes only. Site plan is based on current development plans which are subject to change without notice. Access to and rights to use certain areas may be restricted. The existing zoning of any surrounding property or potential uses of any tract of land or any parcel of land adjacent the Park Square Homes community in which the property is located is based on current development and subject to change without any further notice. CRC 1330351 & CGC 1520474



## FEATURES

### 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<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup> 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





## AUGUSTINE







120721

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AUGUSTINE





OPT. STUDY

**ELEVATION A & B** 



#### **ELEVATION C**

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## DAYTONA









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120621

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## MARGATE II



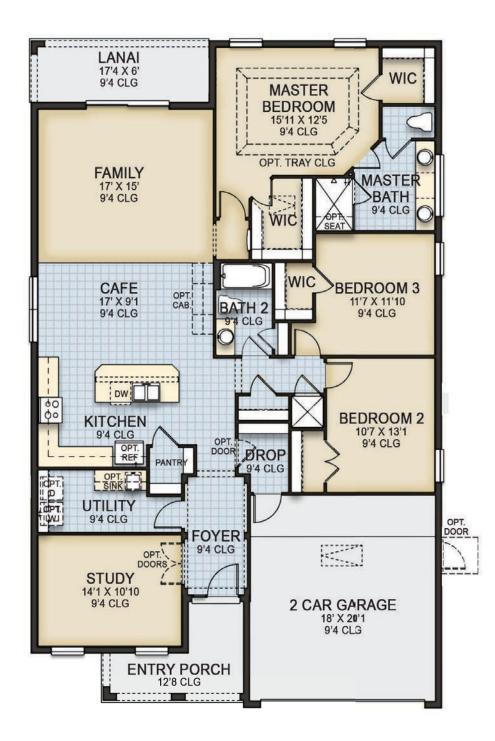




120621

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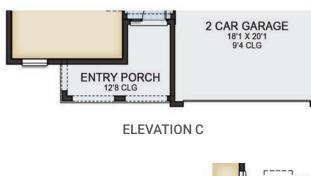


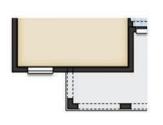
### **OPTIONS**





MASTER BATH OPT.



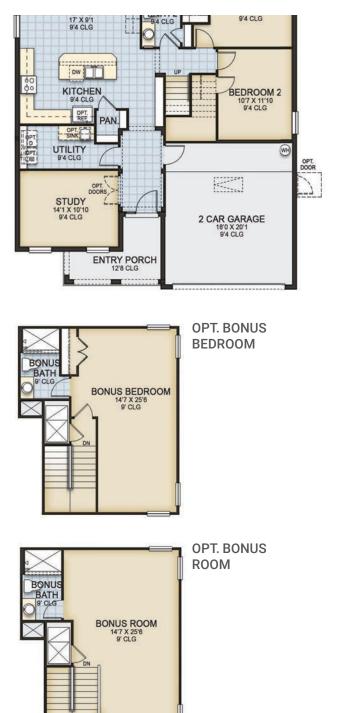


ELEVATION C OPT. BEDROOM 4



3RD CAR GARAGE OPT.









## MARGATE II BONUS







120621

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## HAMPTON









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**ELEVATION A** 

**ELEVATION B & C** 

120621



## PEMBROKE





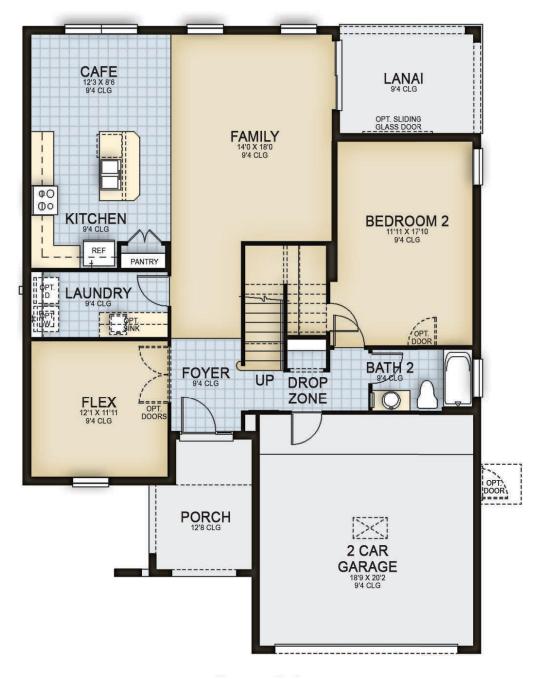


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### **FIRST FLOOR**



120621

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### **SECOND FLOOR**





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## **FIRST FLOOR OPTIONS SECOND FLOOR OPTIONS FIRST FLOOR B** PORCH 9'4 CLG 1...... SECOND FLOOR B **FIRST FLOOR C** PORCH 12'4 CLG 1..... 1..... SECOND FLOOR C BATH 2 FOYER 9'4 CLG UP OPT. OPT. 1 CAR PORCH GARAGE 9'4 X 19'1 9'4 CLG × 2 CAR GARAGE 9'4 CLG **OPT. 3 CAR GARAGE**



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## SEBRING





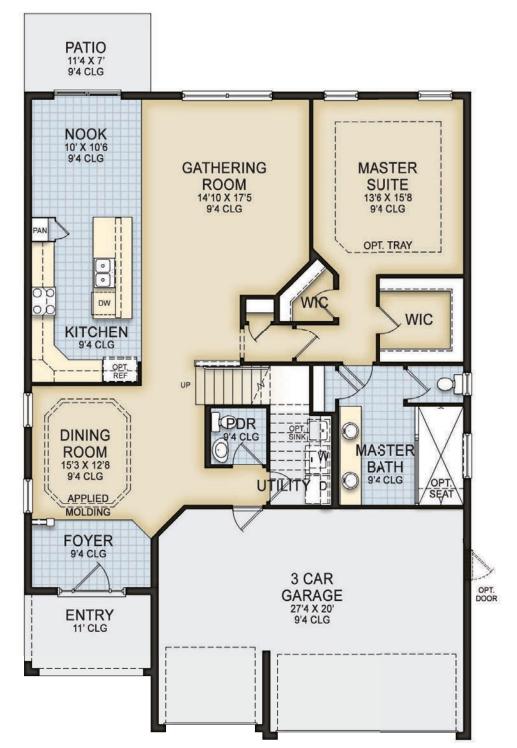


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#### **FIRST FLOOR**

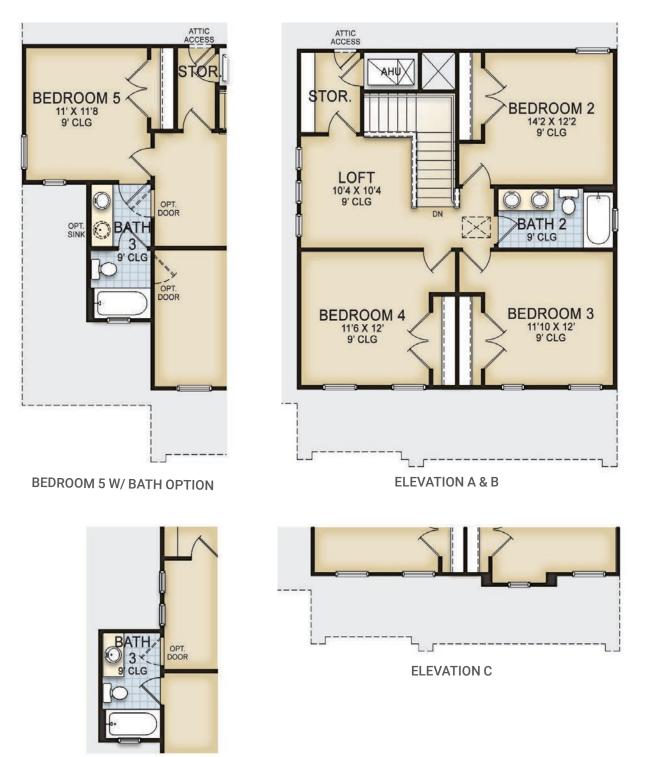




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### **SECOND FLOOR**





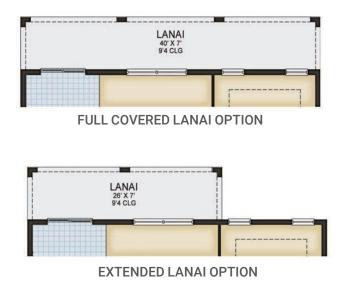
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**OPT. BATH 3** 



### **FIRST FLOOR OPTIONS**







MASTER BATH OPTION



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## PENSACOLA





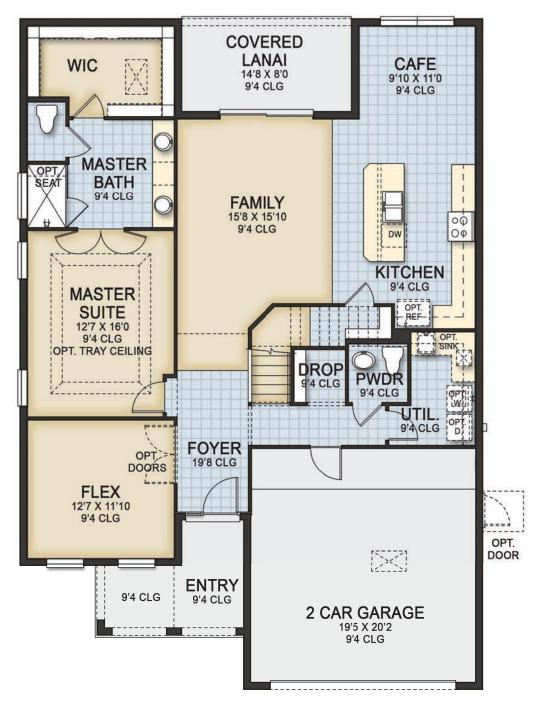




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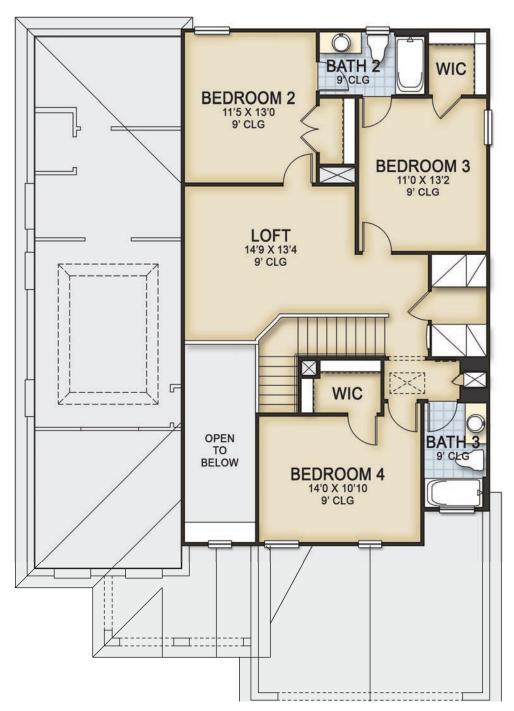
### **FIRST FLOOR**



120621



### **SECOND FLOOR**



112221

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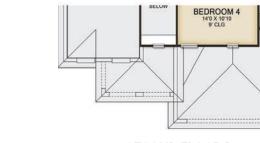


### **FIRST FLOOR OPTIONS**



OPT. 3 CAR GARAGE C

#### **SECOND FLOOR OPTIONS**



SECOND FLOOR B



120621

TRANSOM WINDOW OPT.

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## WELLINGTON





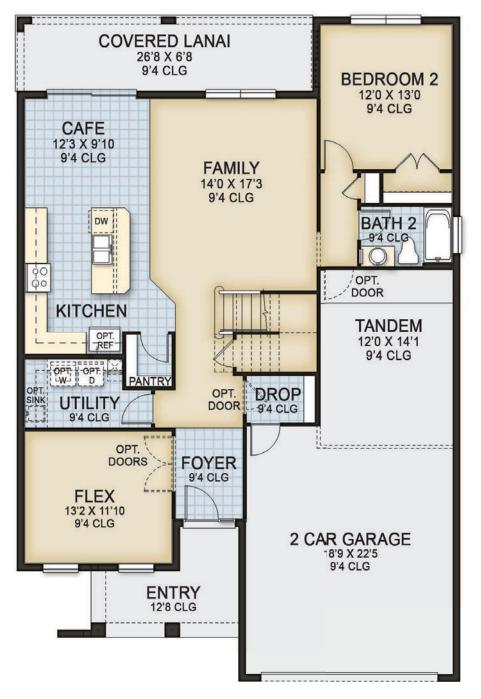




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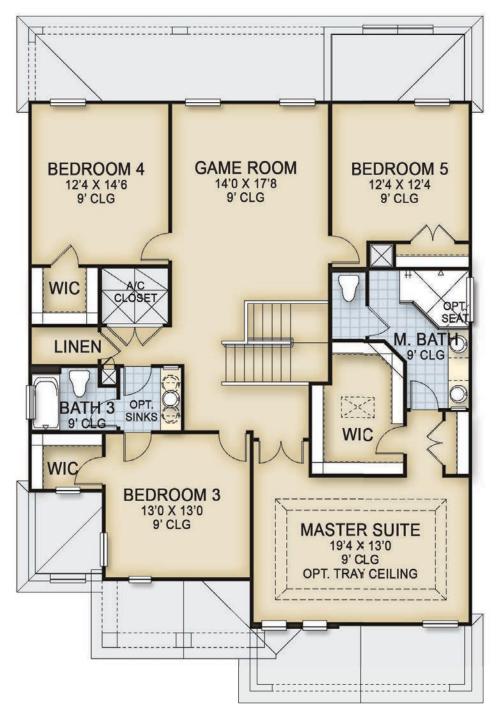
### **FIRST FLOOR**



120621



#### **SECOND FLOOR**



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**BEDROOM 6** 

1 CAR

GARAGE 9'4 X 19'1 9'4 CLG

**OPTION** 

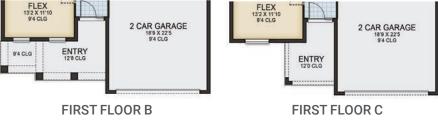
2 CAR GARAGE 18'9 X 22'5 9'4 CLG

### **FIRST FLOOR OPTIONS**

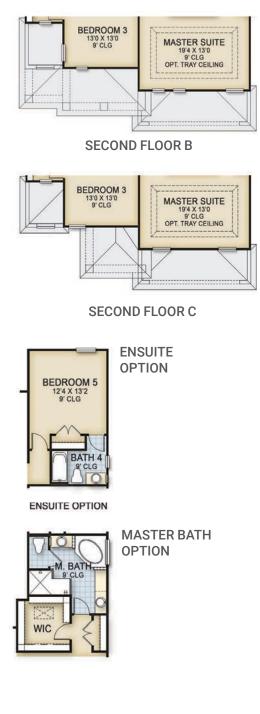


**OPT. CAFE EXTENSION** 





### SECOND FLOOR OPTIONS



-120621

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120721

# SUMMERBROOKE

## HOA



### **HOMEOWNERS ASSOCIATION\***

| \$215 | Quarterly HOA Dues |
|-------|--------------------|
|-------|--------------------|

\$500 Paid at Closing

#### **AMENITIES**

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

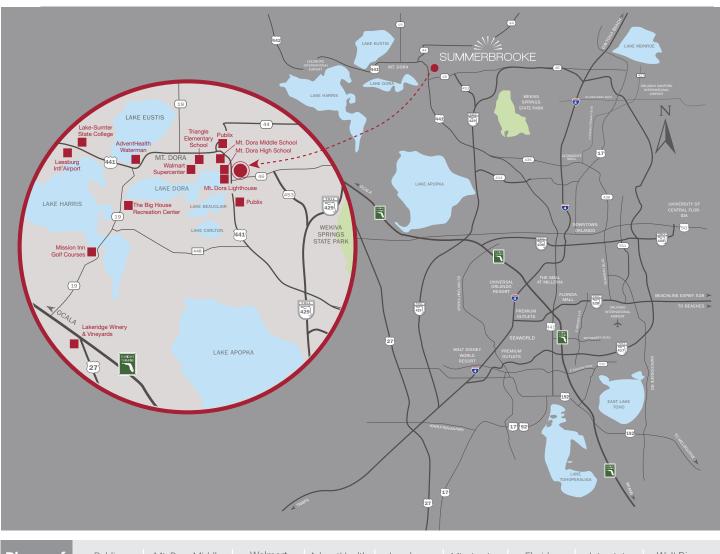


\*HOA dues are subject to change without notice. Please see New Home Counselor for community-specific fees.



# SUMMERBROOKE

COMMUNITY INFO



| Places of Interest | Publix       | Mt. Dora Middle | Walmart     | AdventHealth | Leesburg      | Mission Inn | Florida  | Interstate | Walt Disney  |
|--------------------|--------------|-----------------|-------------|--------------|---------------|-------------|----------|------------|--------------|
|                    | Super Market | & High Schools  | Supercenter | Waterman     | Intl' Airport | Golf        | Turnpike | I-4        | 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

060822

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