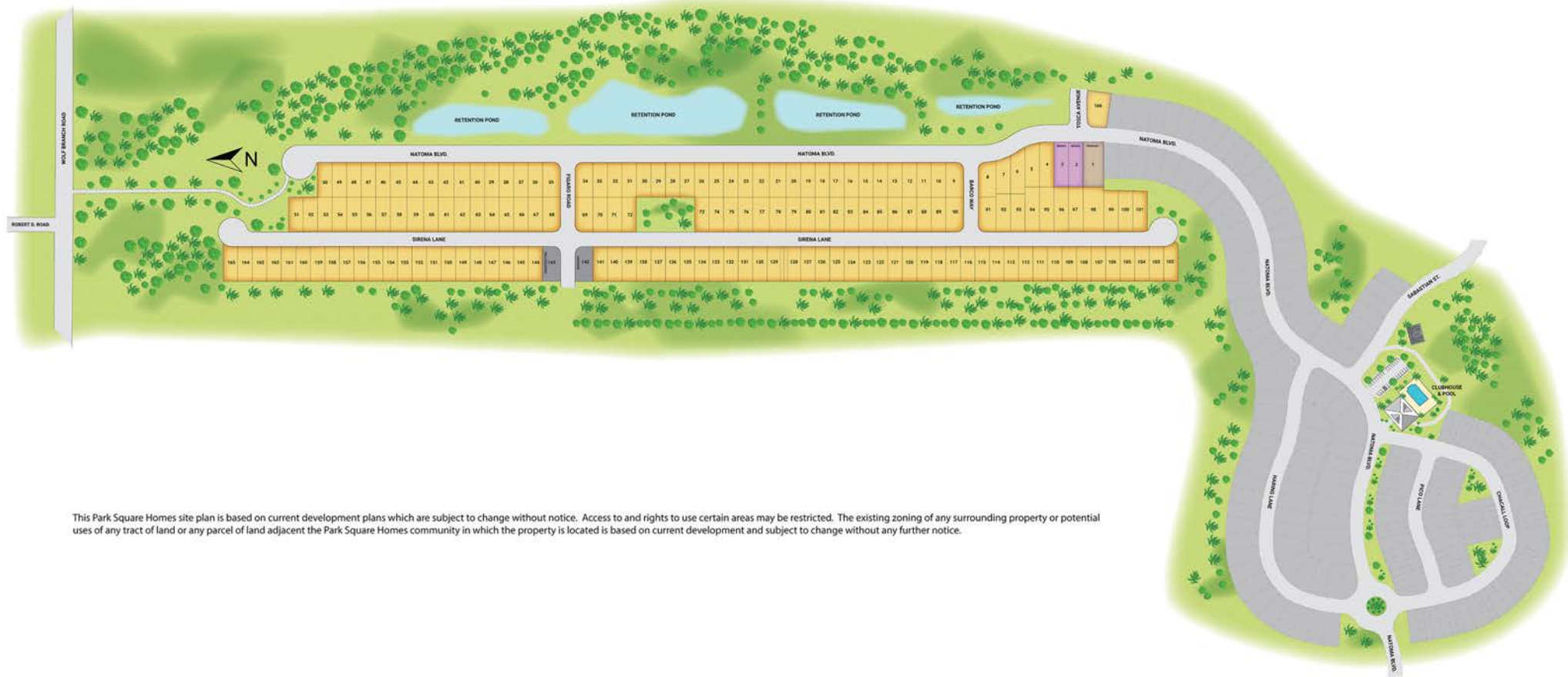




This Park Square Homes site plan is based on current development plans which are subject to change without notice. Access to and rights to use certain areas may be restricted. The existing zoning of any surrounding property or potential uses of any tract of land or any parcel of land adjacent the Park Square Homes community in which the property is located is based on current development and subject to change without any further notice.

Signature Features

- 17" Ceramic Tile in Foyer, Kitchen, All Baths and Laundry
- Designer 42" Wood Cabinets
- Granite or Quartz Countertops in Kitchen and All Baths
- Pullout Kitchen Faucet
- Stainless Steel Kitchen Appliances
 - Gas Range
 - Microwave
 - Dishwasher
- Smart Home Package
 - Video Doorbell Camera
 - Z-Wave Front Door Kwikset® Smartcode 888 Deadbolt
 - Z-Wave Thermostat
 - 2 Z-Wave Switches
- 16 SEER/15.2 SEER2 Heat Pump and A/C System
- Energy Star® Certified Features
- Electric Car 220V-40A Outlet
- Brick Paved Driveway, Leadwalk, Entry and Lanai
- Fully sodded Zoysia Lawn with Timer Controlled Irrigation System with Rain Sensor

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
- Garage door opener with two remotes
- Minimum two GFI weatherproof electrical outlets
- Siding at all 2nd floor and accents

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

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 SUITE 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



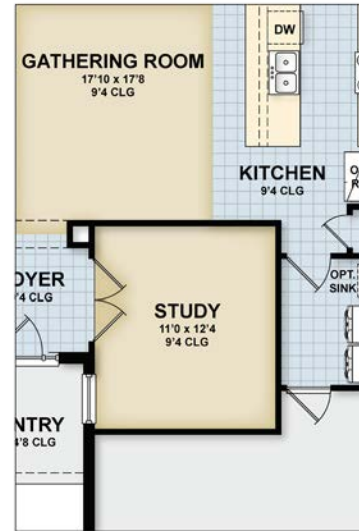
			
1,525	3	2	2



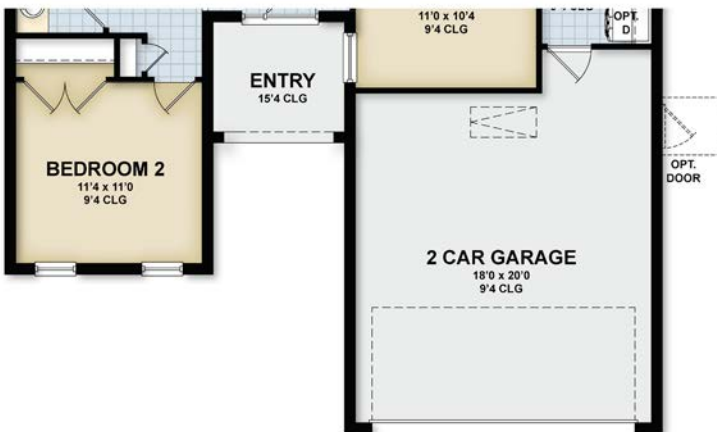
			
1,525	3	2	2



ELEVATION A & B



OPT. STUDY



ELEVATION C

			
1,771	4	3	2





1,771



4



3



2



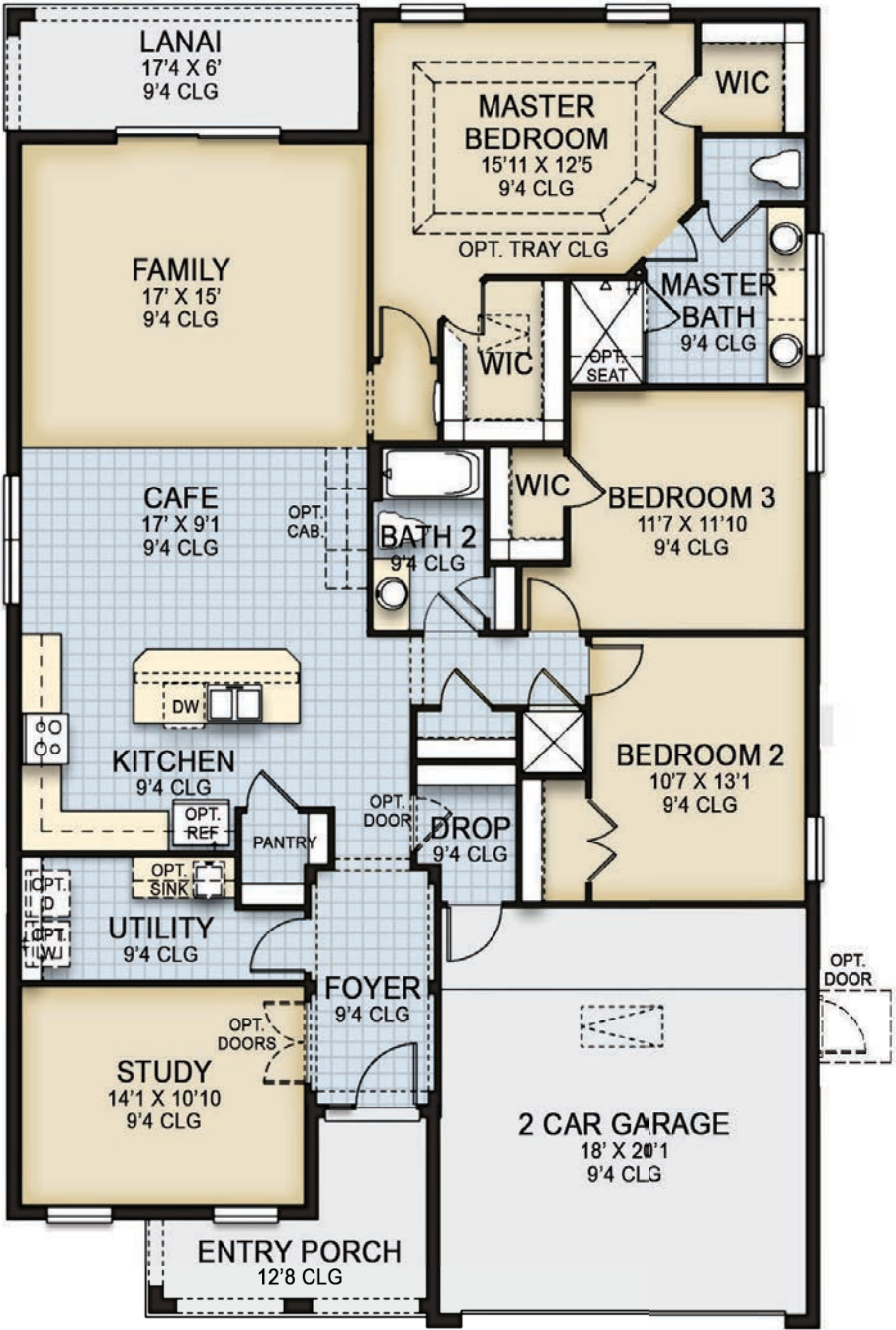
			
1,966	3	2	2



			
2,394	3	2	2

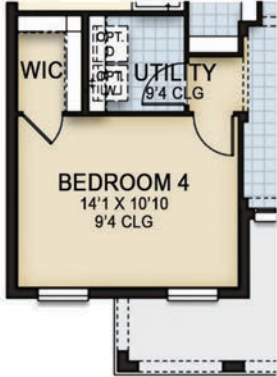


			
1,966	3	2	2

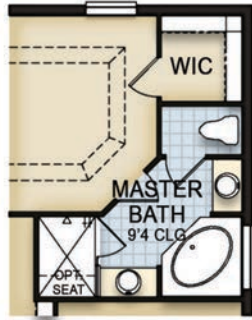


			
1,966	3	2	2

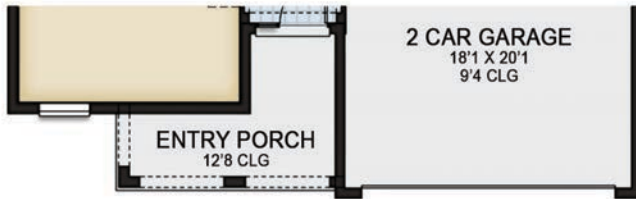
OPTIONS



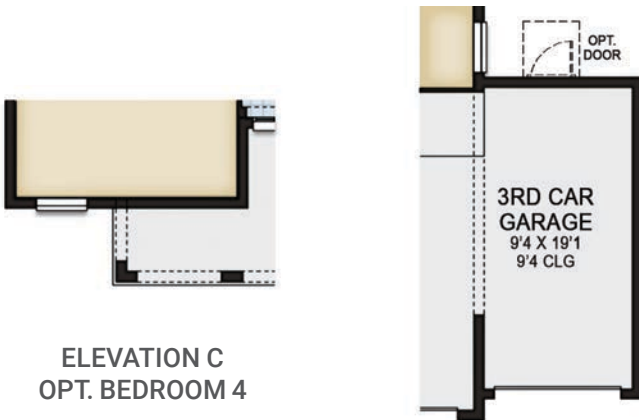
BEDROOM 4 OPT.



MASTER BATH OPT.



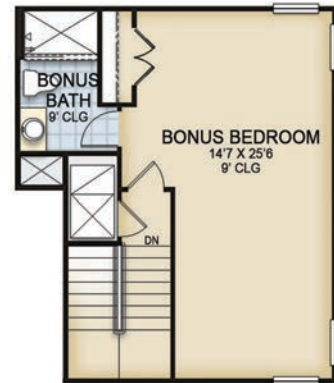
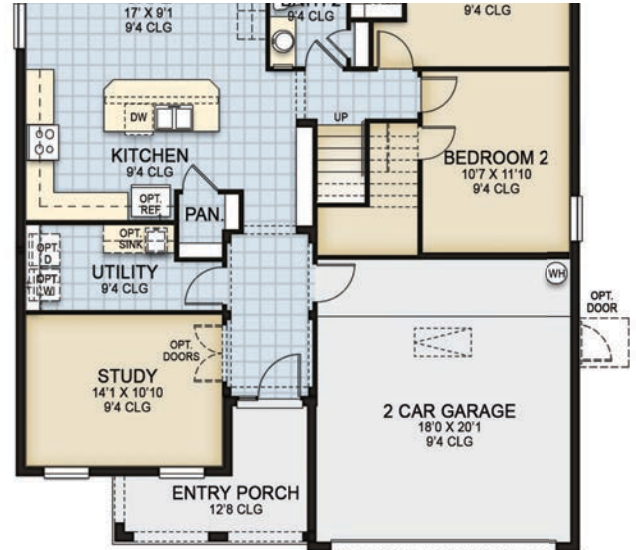
ELEVATION C



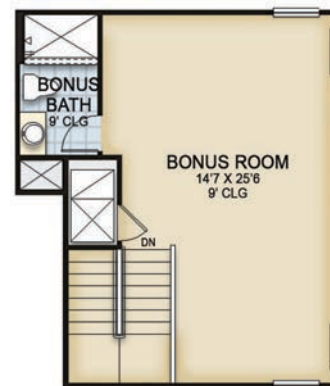
ELEVATION C
OPT. BEDROOM 4

3RD CAR GARAGE OPT.

OPTIONS WITH BONUS



OPT. BONUS
BEDROOM

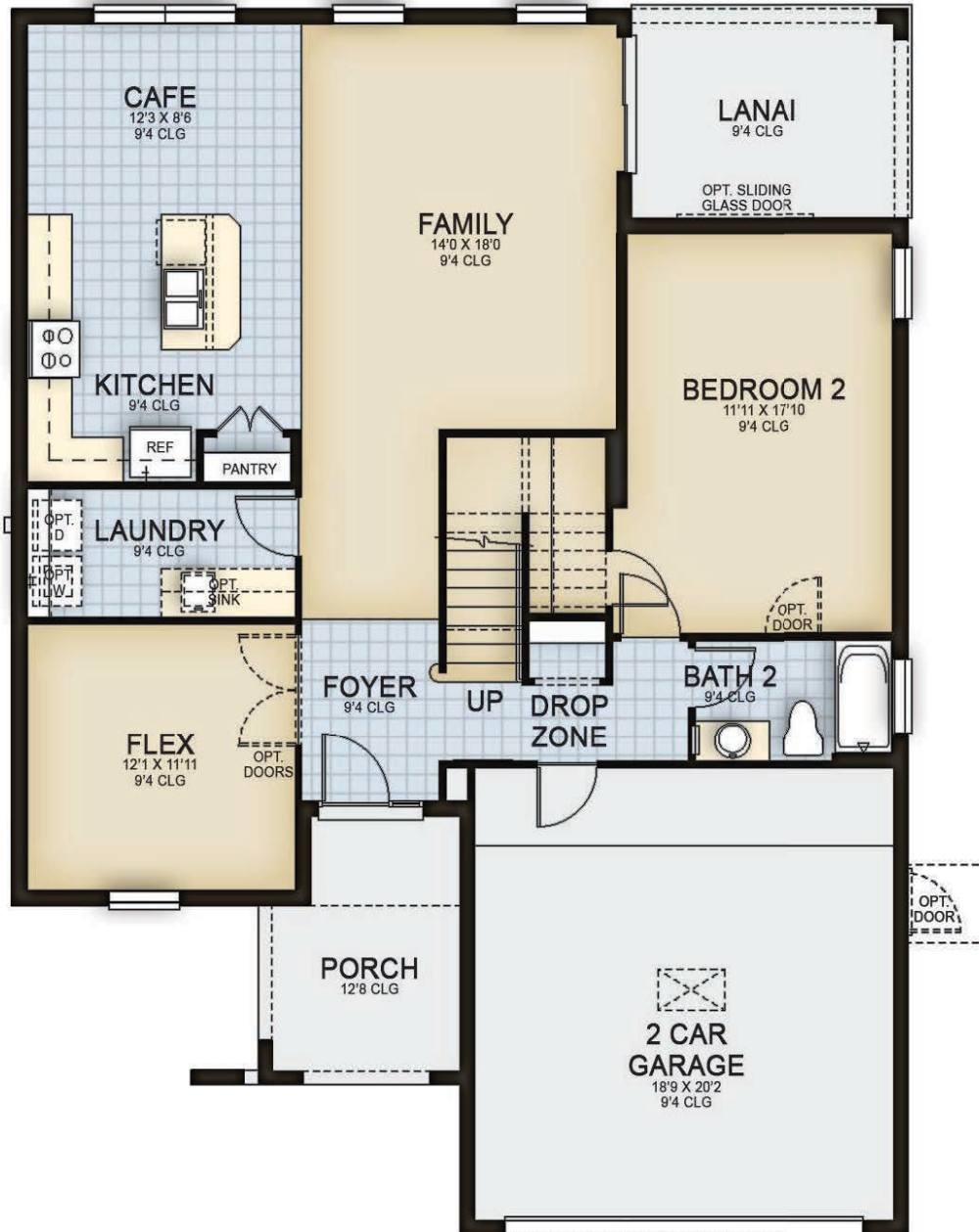


OPT. BONUS
ROOM

			
2,380	4	3	2



FIRST FLOOR



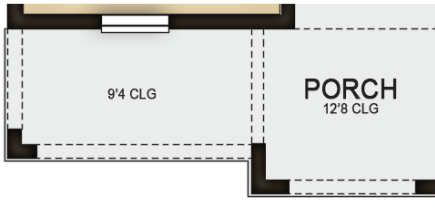
			
2,380	4	3	2

SECOND FLOOR

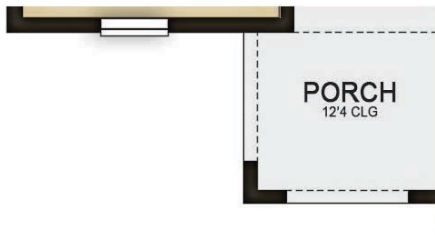


			
2,380	4	3	2

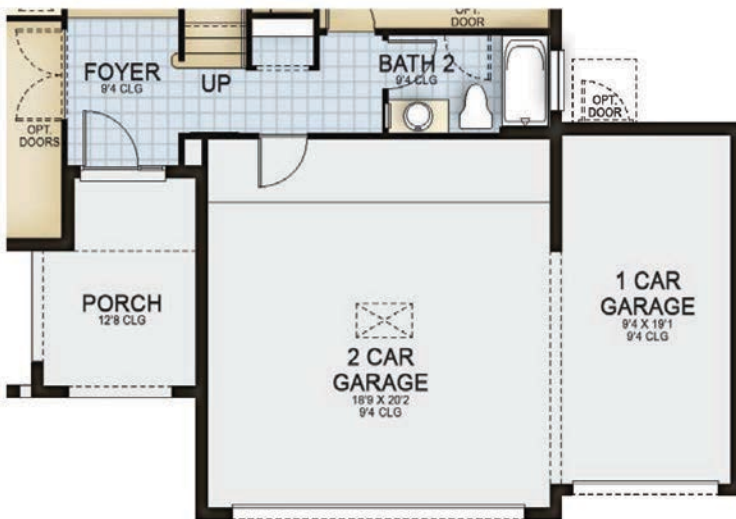
FIRST FLOOR OPTIONS



FIRST FLOOR B

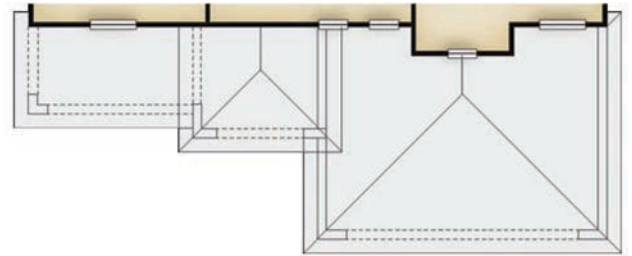


FIRST FLOOR C

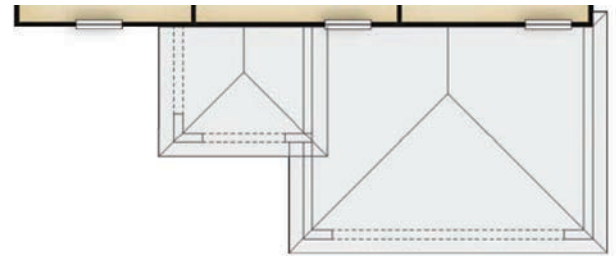


OPT. 3 CAR GARAGE

SECOND FLOOR OPTIONS



SECOND FLOOR B



SECOND FLOOR C

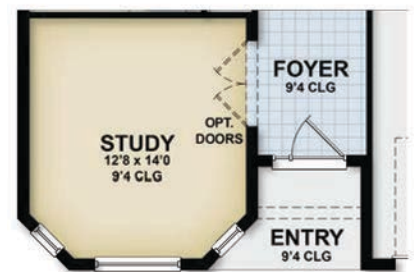
			
2,384	4	3	2



			
2,384	4	3	2



ELEVATION A



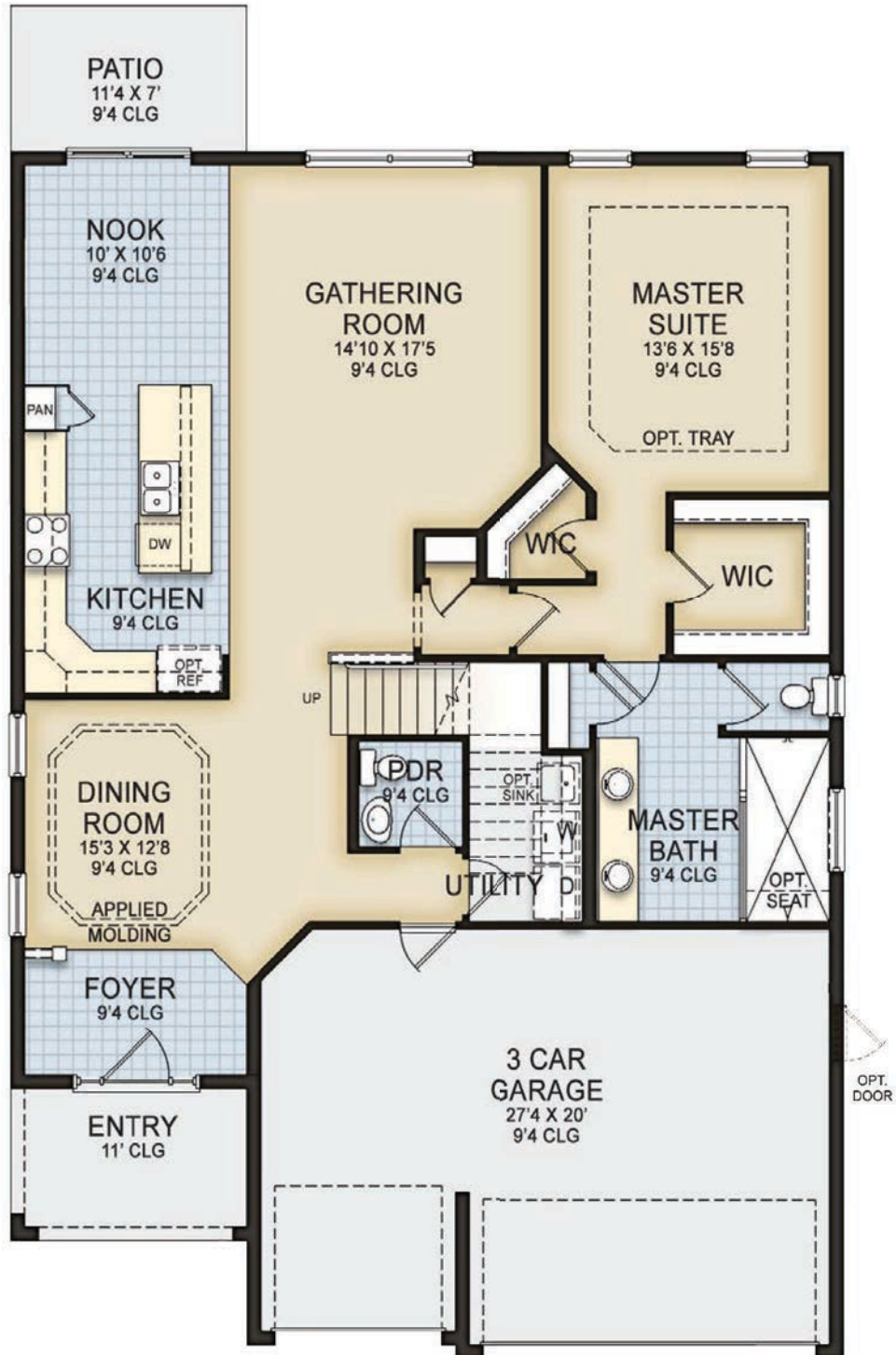
ELEVATION B & C

			
2,410	4	2.5	3



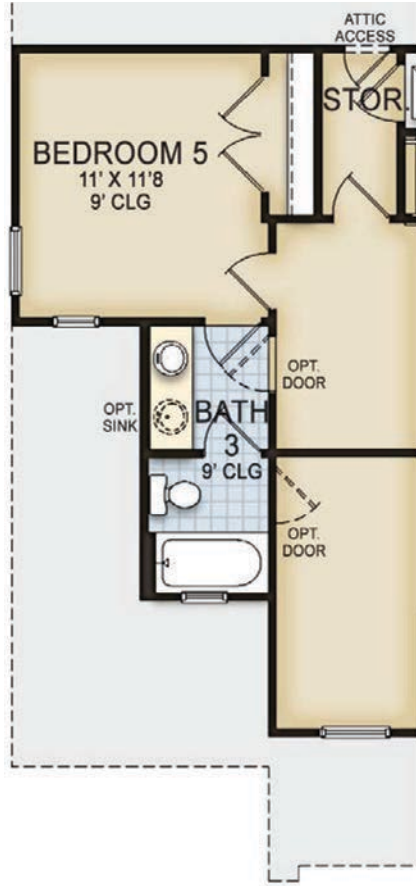
			
2,410	4	2.5	3

FIRST FLOOR

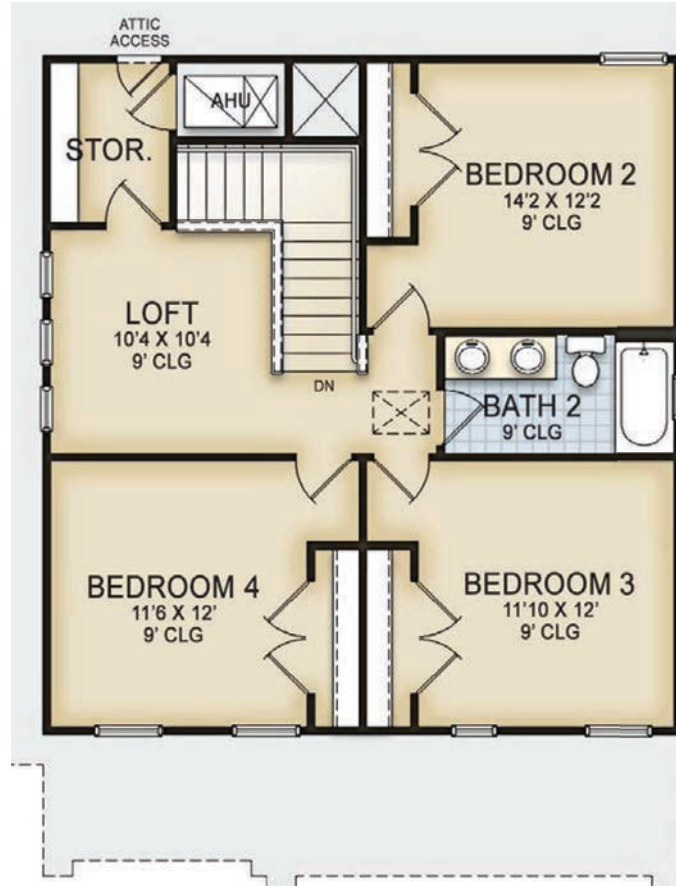


			
2,410	4	2.5	3

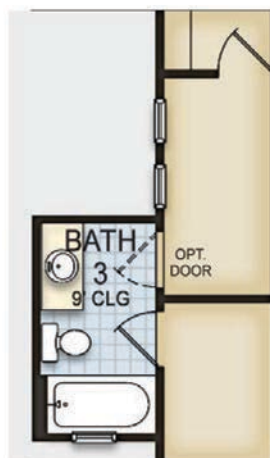
SECOND FLOOR



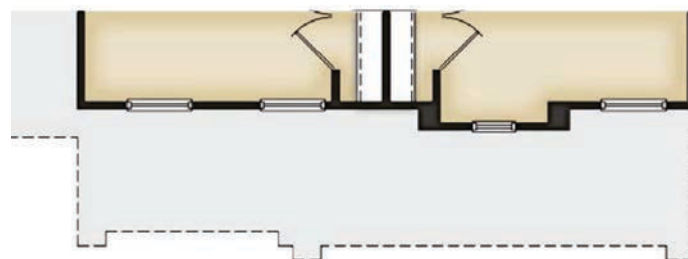
BEDROOM 5 W/ BATH OPTION



ELEVATION A & B



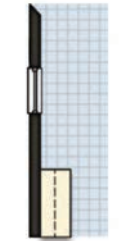
OPT. BATH 3



ELEVATION C

2,410	4	2.5	3

FIRST FLOOR OPTIONS



OPT.
WINDOW



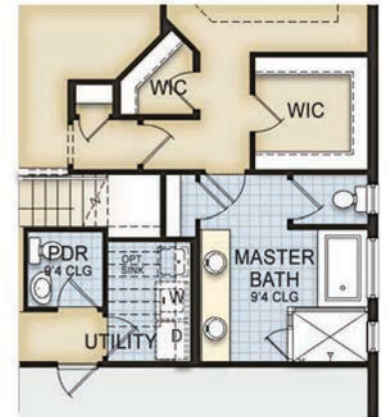
FULL COVERED LANAI OPTION



EXTENDED LANAI OPTION



COVERED LANAI OPTION



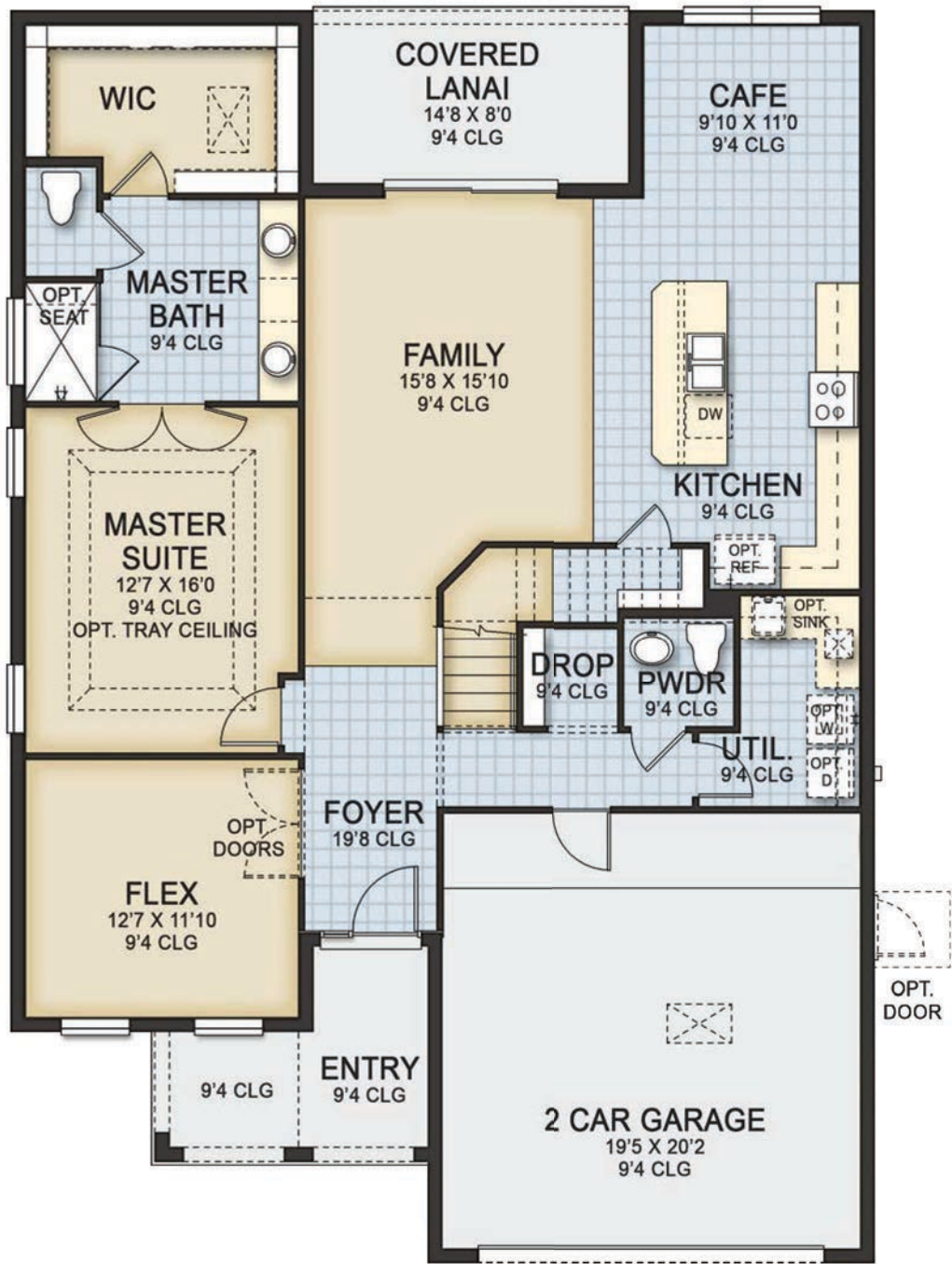
MASTER BATH OPTION

			
2,570	4	3.5	2



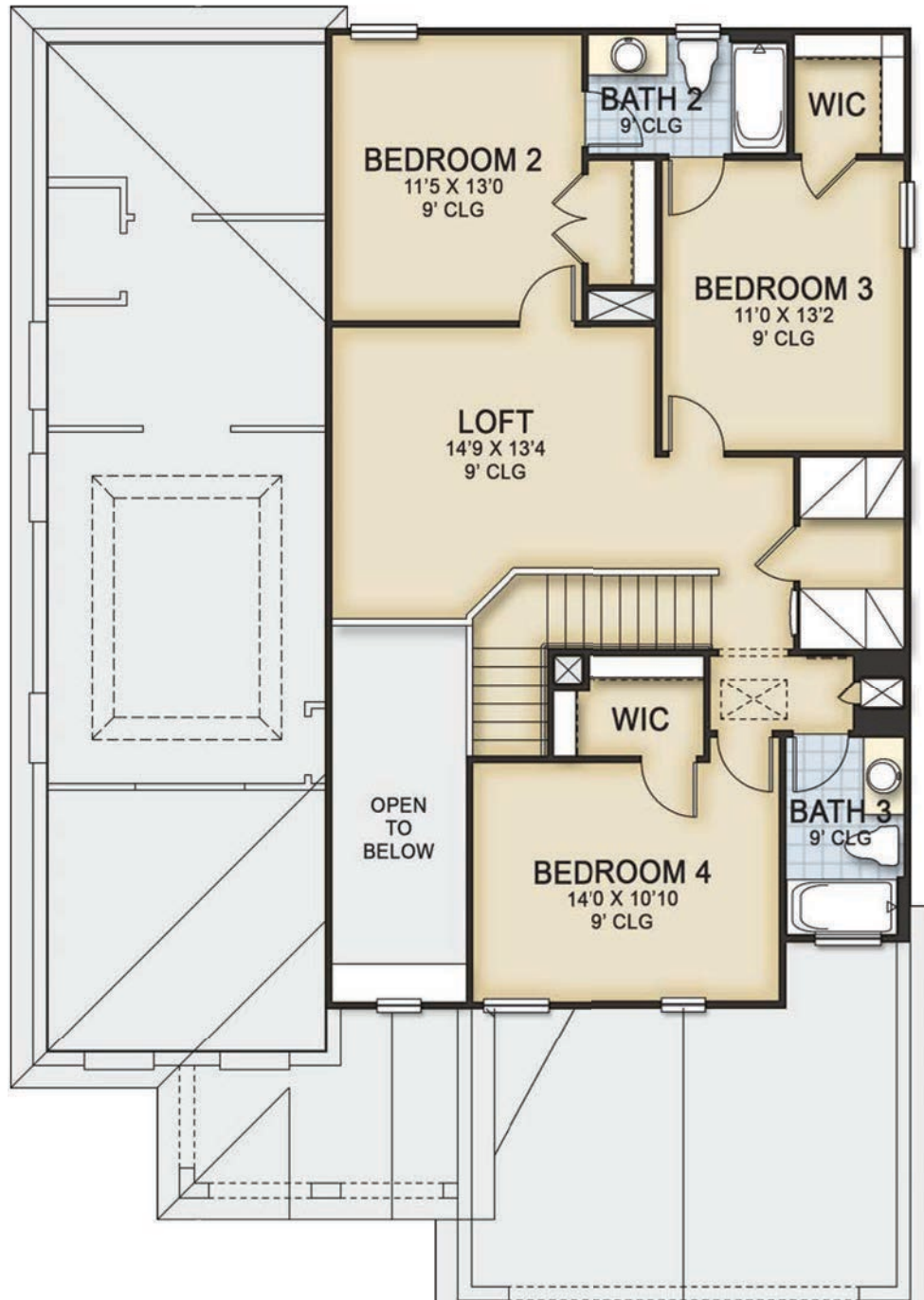
			
2,570	4	3.5	2

FIRST FLOOR



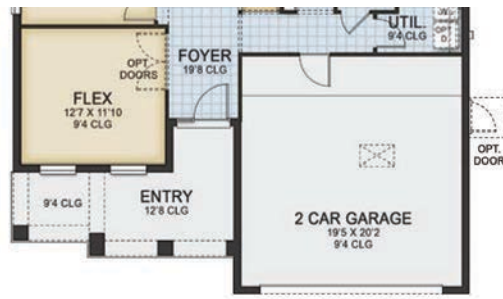
			
2,570	4	3.5	2

SECOND FLOOR

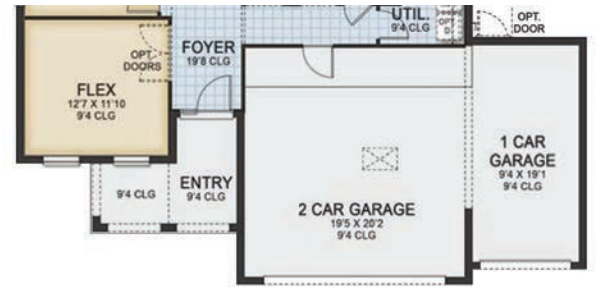


			
2,570	4	3.5	2

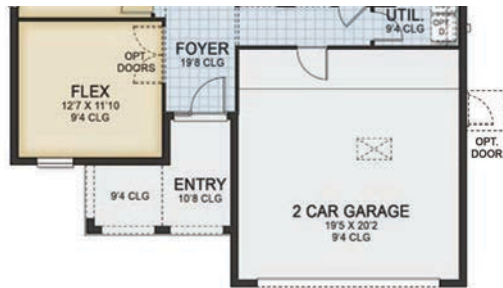
FIRST FLOOR OPTIONS



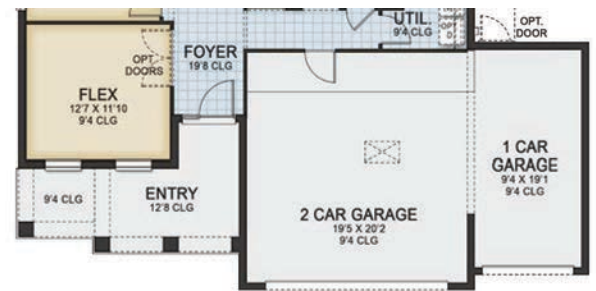
FIRST FLOOR B



OPT. 3 CAR GARAGE A



FIRST FLOOR C

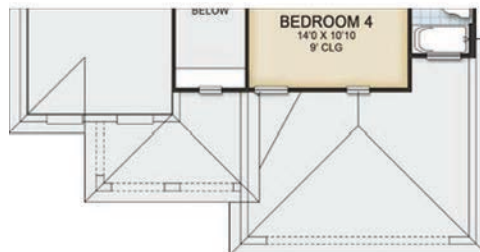


OPT. 3 CAR GARAGE B

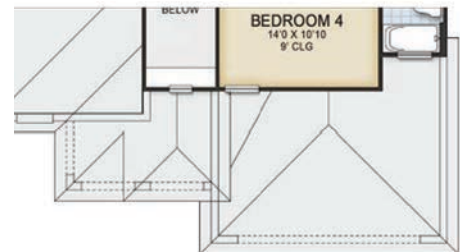


OPT. 3 CAR GARAGE C

SECOND FLOOR OPTIONS



SECOND FLOOR B



SECOND FLOOR C


3,075


5

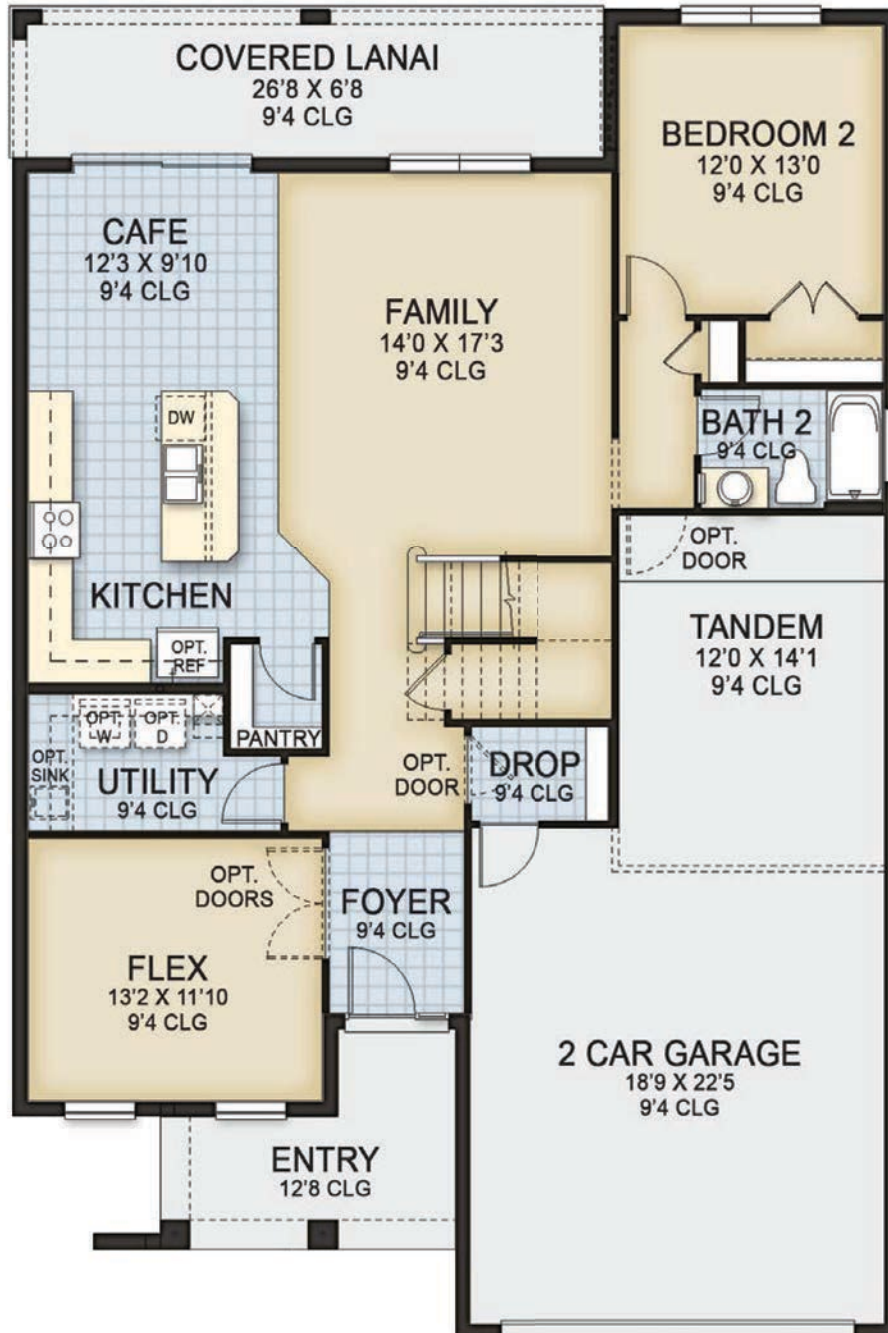

3


3 Car Tandem
Garage



			
3,075	5	3	3 Car Tandem Garage

FIRST FLOOR



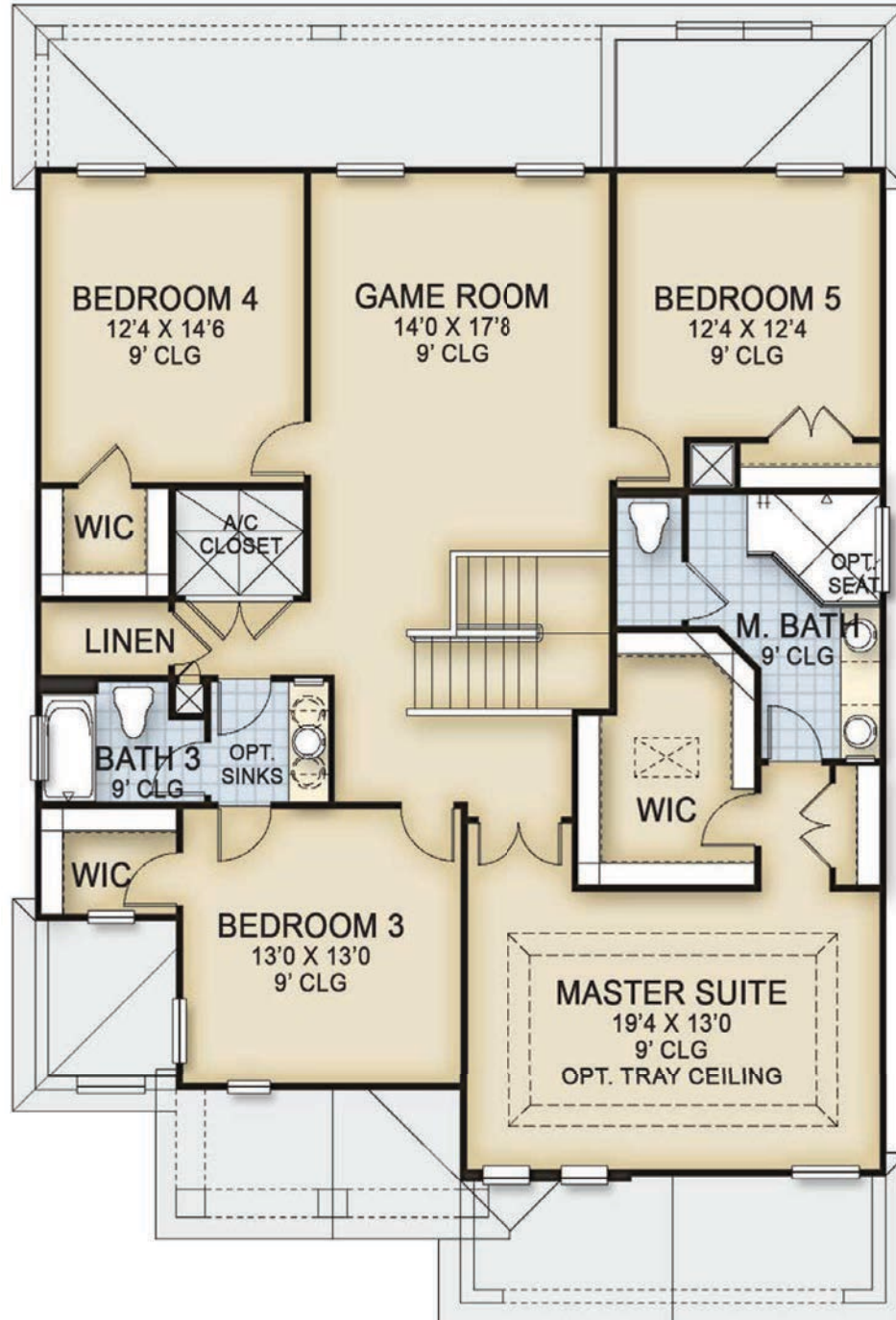
3,075

5

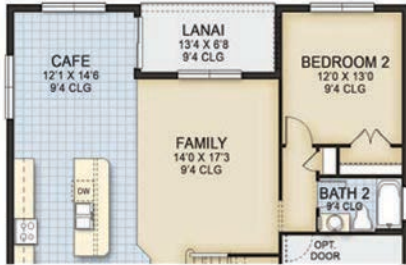
3

3 Car Tandem
Garage

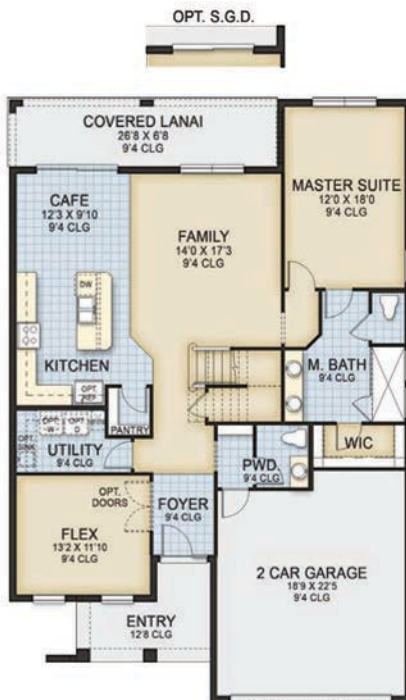
SECOND FLOOR



FIRST FLOOR OPTIONS



OPT. CAFE EXTENSION



FIRST FLOOR A
OPT. 2ND MASTER SUITE



FIRST FLOOR B



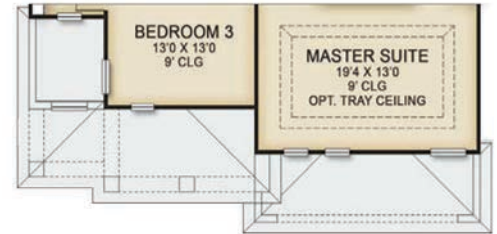
FIRST FLOOR C



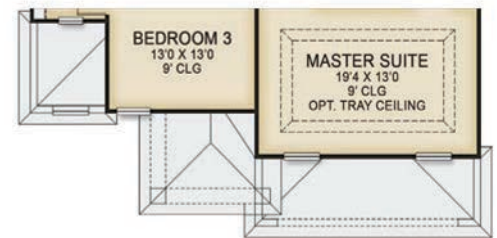
BEDROOM 6
OPTION

OPT. 3 CAR GARAGE

SECOND FLOOR OPTIONS



SECOND FLOOR B



SECOND FLOOR C



ENSUITE OPTION

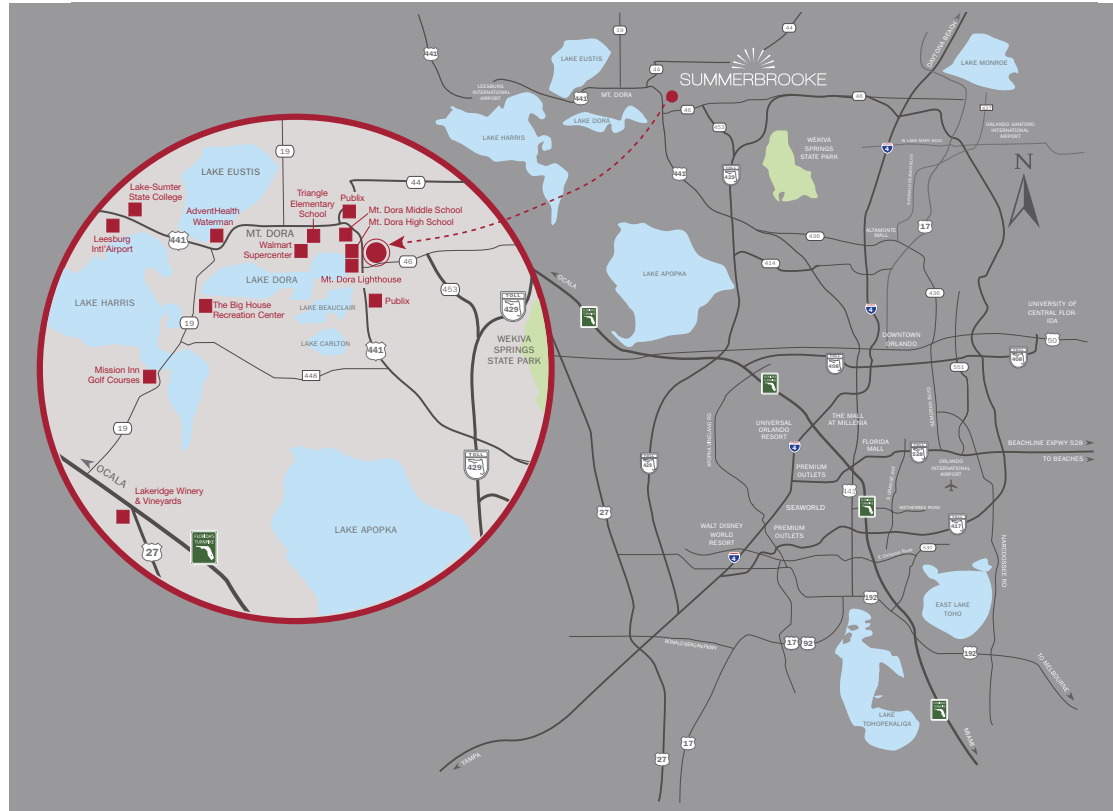


MASTER BATH
OPTION

Places of Interest

Miles

Publix	2
Mt. Dora Middle & High School.....	2.5
Walmart Supercenter.....	6
AdventHealth Waterman.....	8
Leesburg Int'l Airport	15
Mission Inn Golf Course.....	17
Florida Turnpike.....	22
Interstate I-4	23



Utilities

Electric

Duke Energy - 800.700.8744

Gas

TECO People's Gas - 877.832.6747

Water | Sewer | Garbage

City of Mt. Dora - 352.735.7105

Phone | Cable | Internet

Comcast - 800.266.2278

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



Amenities

Clubhouse

Fitness Center

Resort Pool

Basketball Court

Walking Trails

Dog Park

HOMEOWNERS ASSOCIATION*

\$310 Quarterly HOA Fee

\$500 Paid at Closing