



Built for Family, by Family

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



This plan is based on current development plans which are subject to change without notice. Access to and rights to use certain areas maybe restricted.  
CRC 1330351 & CGC 1520474

### SIGNATURE FEATURES

- 17" Ceramic Tile Flooring in Foyer, Kitchen, All Baths and Laundry
- Timberlake® 42" Wood Cabinets
- Granite or Quartz Countertops in Kitchen and All Baths
- Moen® Arbor Kitchen faucet
- Stainless Steel Kitchen Appliances
  - Smooth Glass Top Range
  - Microwave
  - Dishwasher
- 16 SEER Heat Pump and A/C System
- Garage Door Opener w/ 2 Remotes
- Brick Paved Driveway, Leadwalk, Entry and Lanai
- Fully sodded St. Augustine 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
- Brick paver driveway, leadwalk, lanai and entry
- Exterior coach lights
- Professionally designed landscape package
- St. Augustine sodded lawn
- Timer controlled irrigation system with rain sensor
- Minimum two GFI weatherproof electrical outlets
- Hardie siding at all 2nd floor and accents
- Covered Lanai (per plan)
- Garage door opener w/ 2 remotes

### ENERGY SAVINGS FEATURES

- Energy saving 16 SEER rated heat pump and air conditioning system
- Honeywell™ Wi-Fi smart programmable thermostat
- R-30 loose fill cellulose fiber attic insulation
- Energy friendly double pane insulated Low E aluminum windows
- 50-Gallon water heater

### DISTINCTIVE KITCHEN FEATURES

- Timberlake® 42" wood cabinets
- 3cm Granite or 2cm Quartz countertops
- 50/50 undermount stainless steel sink
- Moen® Arbor kitchen faucet
- LED flush mount lighting
- 1/2 horsepower disposal unit
- Stainless steel appliance package to include:
  - Smooth glass top range
  - Microwave conveniently located above range
  - Dishwasher with water and energy-saving features

### LUXURIOUS MASTER SUITES AND BATHS

- Spacious Master Suites with walk-in closets (per plan)
- Luxurious Master Bath with tiled shower and glass enclosure
- Elongated commodes
- 3cm Granite or 2cm Quartz countertops in all Baths
- Moen® chrome faucets in all Baths

### INTERIOR DETAILS

- 6' 8" two-panel interior doors
- Kwikset® satin nickel lever interior door hardware
- 17"x17" Shaw® ceramic tile flooring in Kitchen, all Baths, Laundry and Foyer
- Kichler® interior lighting package
- Two high speed Cat 5 telephone outlets
- Three high resolution RG-6 cable/TV outlets
- Two USB outlets
- Three ceiling fan pre-wires
- Decora rocker style switches throughout
- Solid surface window sills
- Convenient drop zone area with UBS outlet (per plan)
- Safety smoke and carbon monoxide detectors
- 3 ¼" Ogee baseboard
- Kwikset® Smartcode front door deadbolt with Z-Wave technology

### WARRANTY

- 1 year Workmanship
- 10 year Structural warranty

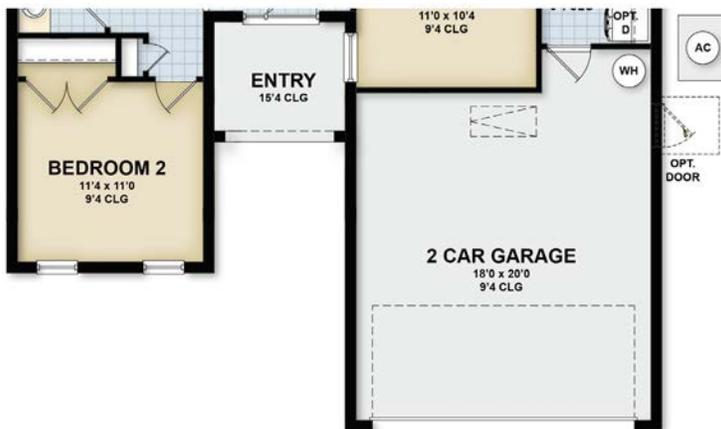




ELEVATION A & B



OPT. STUDY

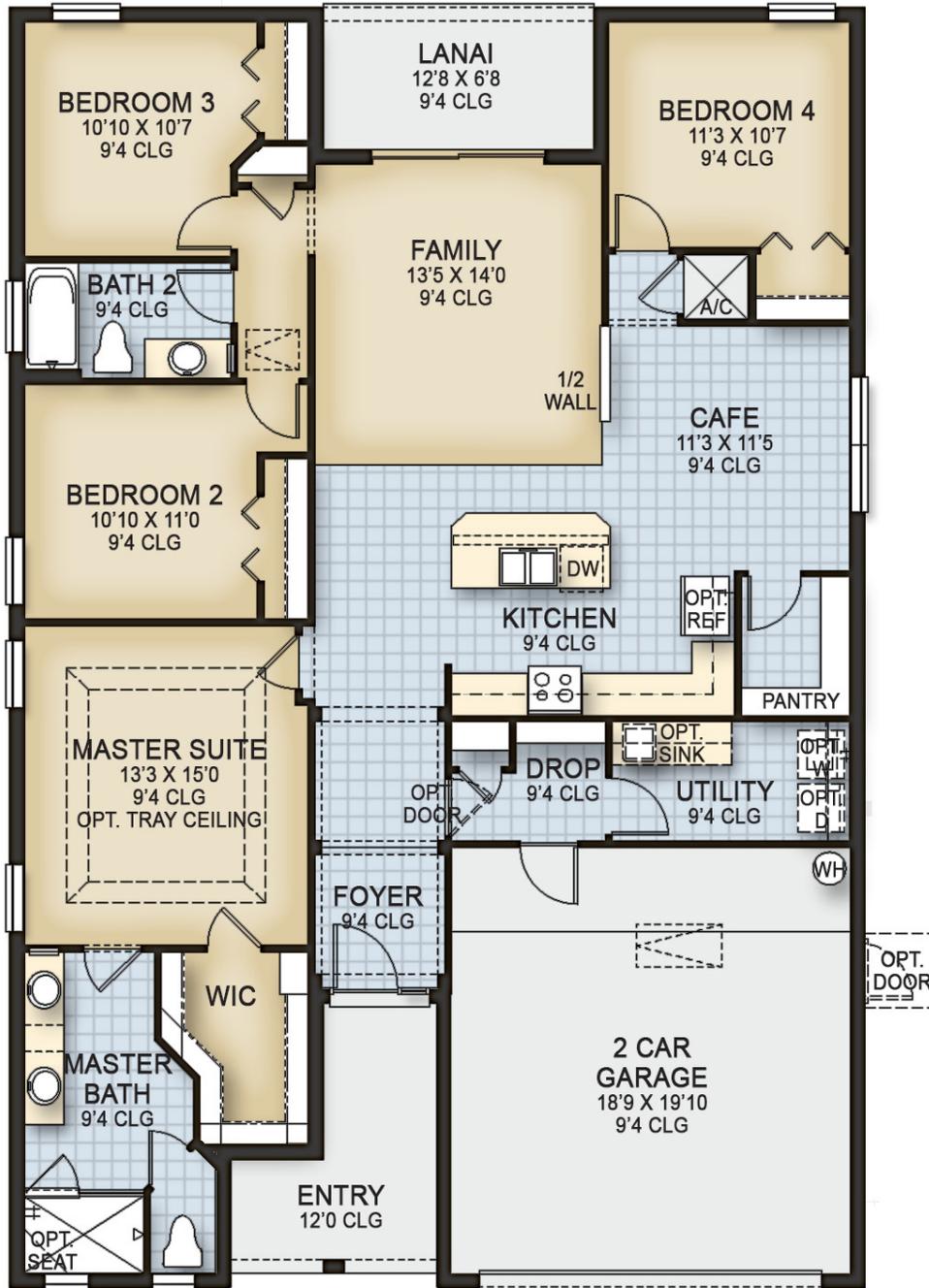


ELEVATION C



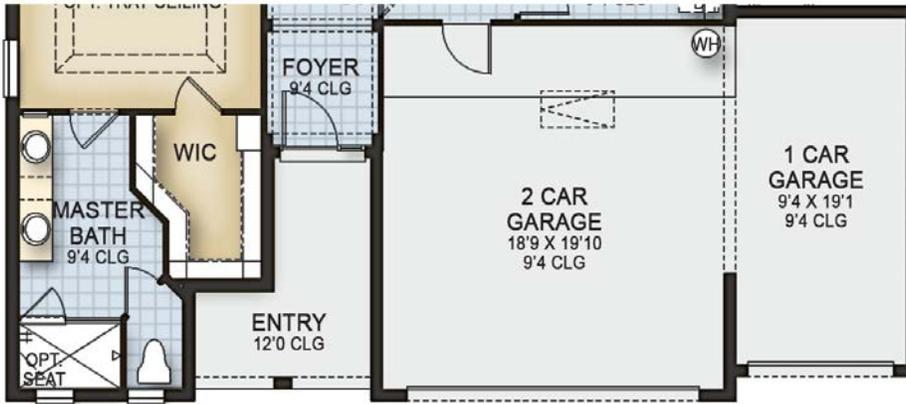




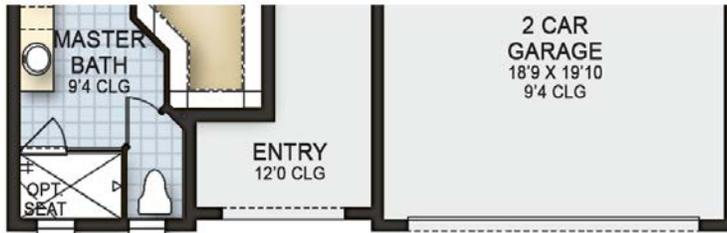


ELEVATION A & B

**OPTIONS**



ELEVATION A & B  
THIRD CAR GARAGE

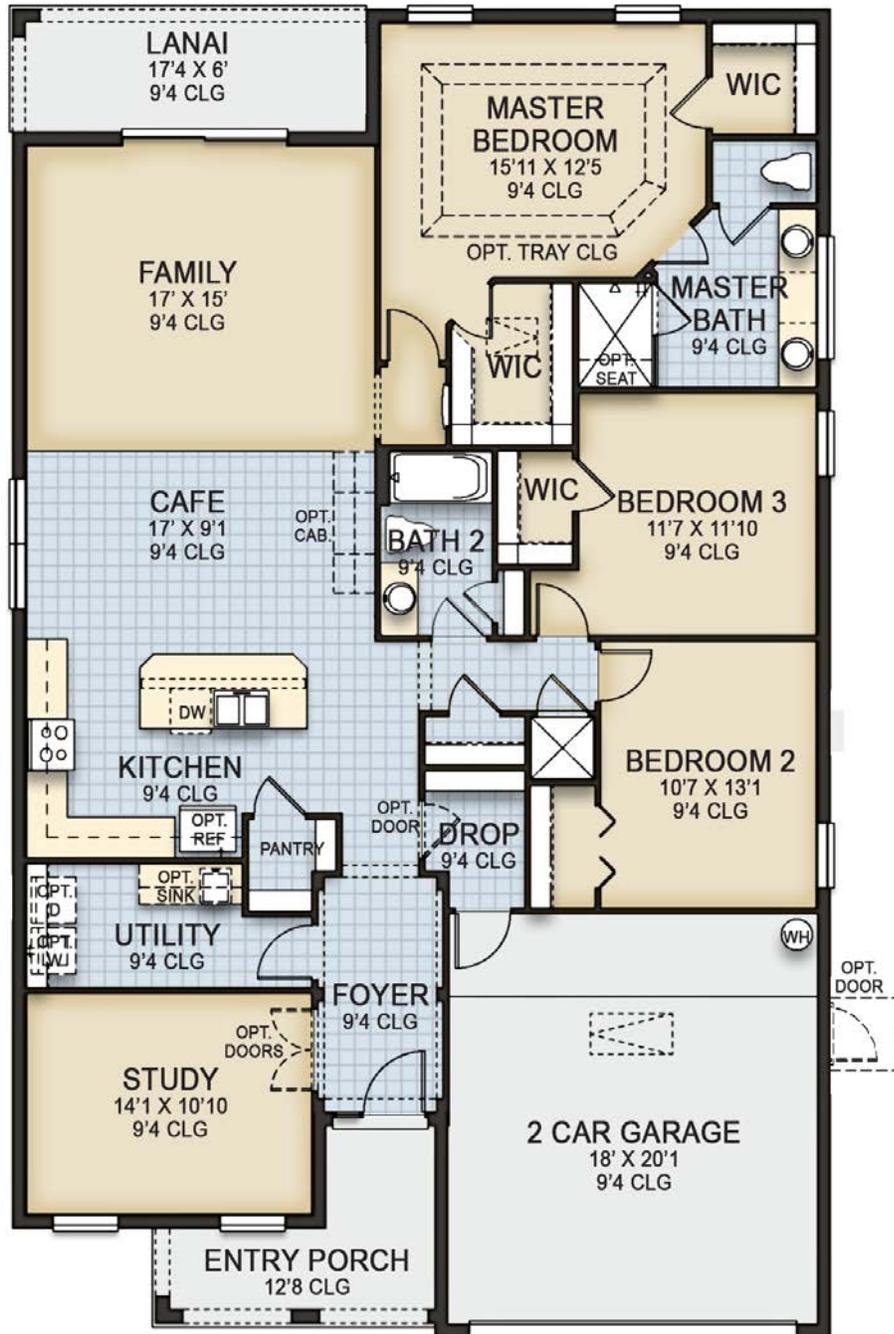


ELEVATION C



ELEVATION C  
THIRD CAR GARAGE

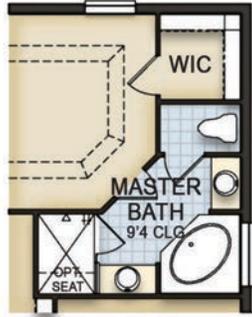




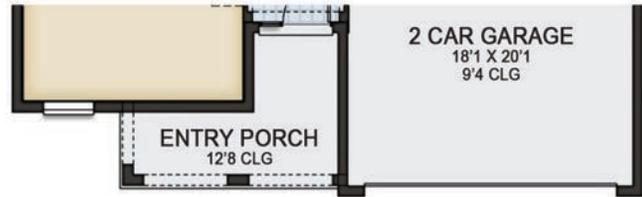
**OPTIONS**



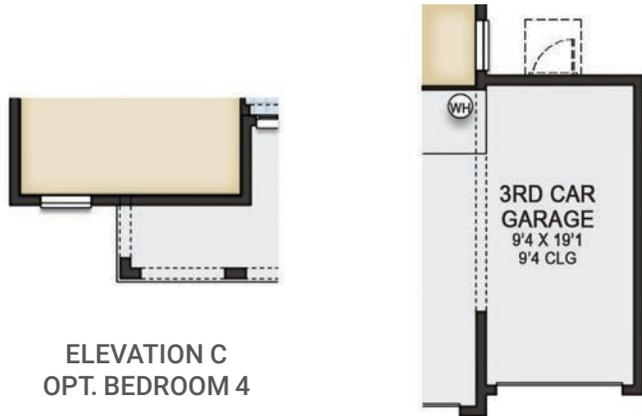
BEDROOM 4 OPT.



MASTER BATH OPT.



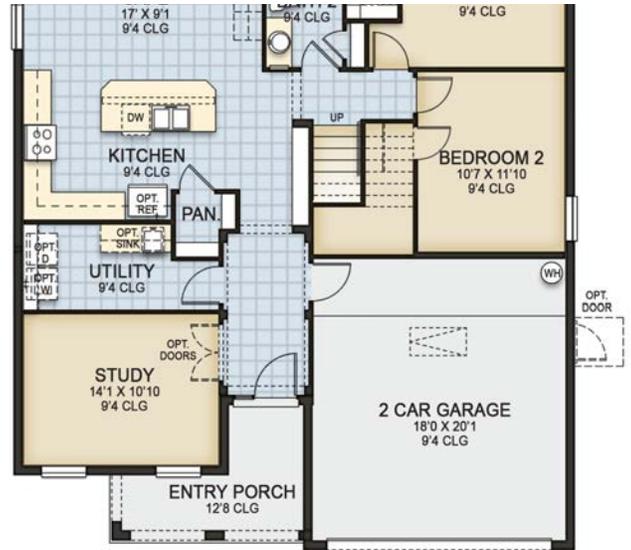
ELEVATION C



ELEVATION C  
OPT. BEDROOM 4

3RD CAR GARAGE OPT.

**OPTIONS WITH BONUS**



OPT. BONUS  
BEDROOM

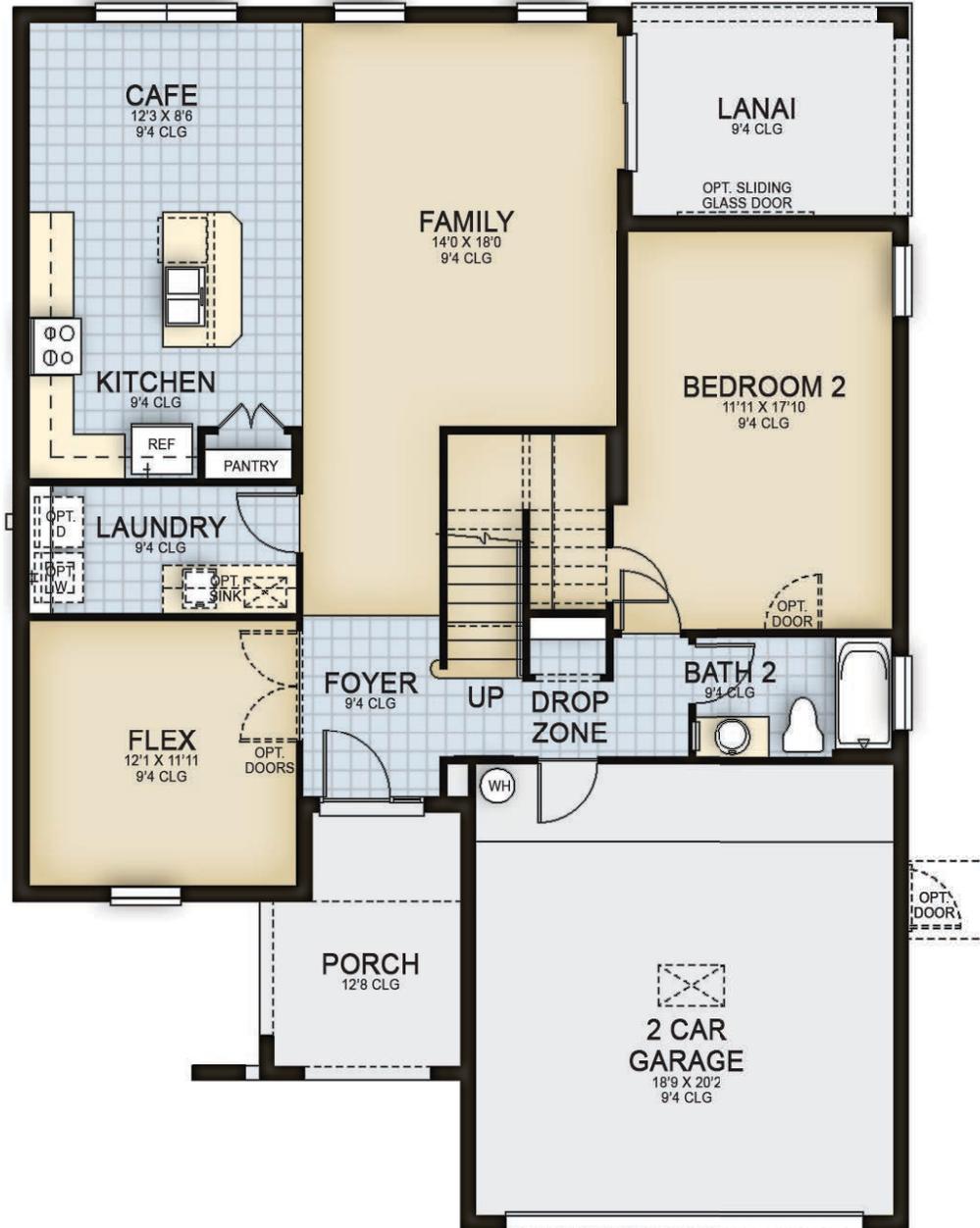


OPT. BONUS  
ROOM





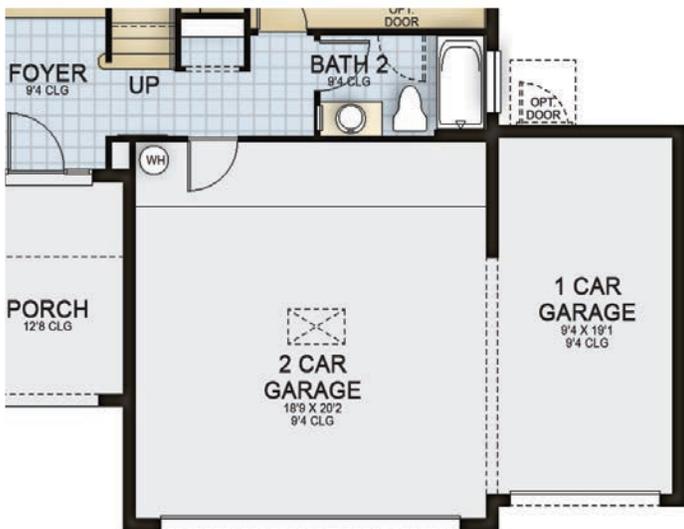
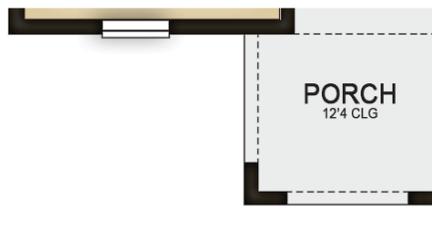
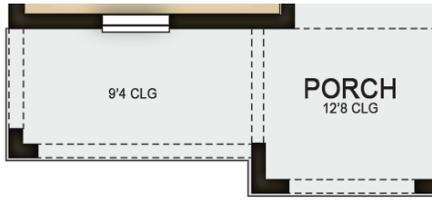
**FIRST FLOOR**



**SECOND FLOOR**

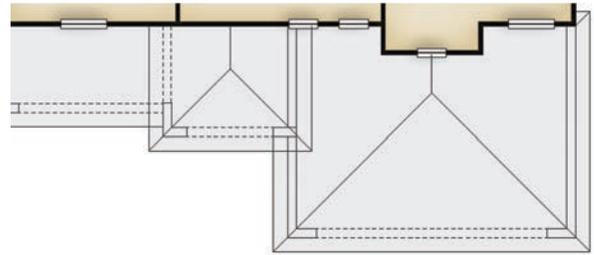


**FIRST FLOOR OPTIONS**

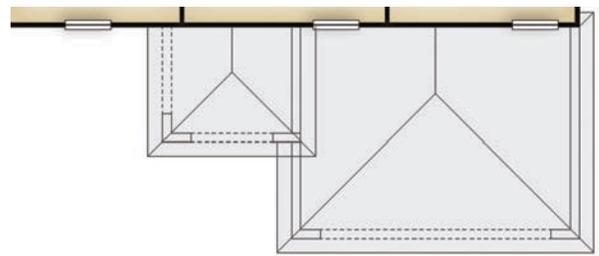


OPT. 3 CAR GARAGE

**SECOND FLOOR OPTIONS**



SECOND FLOOR B



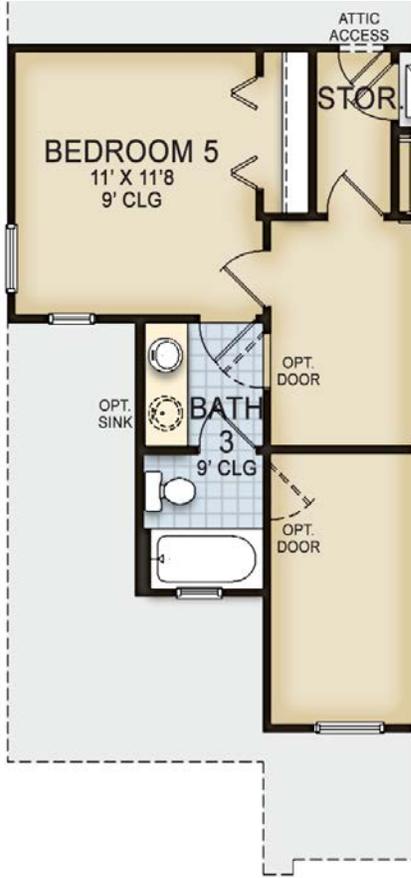
SECOND FLOOR C



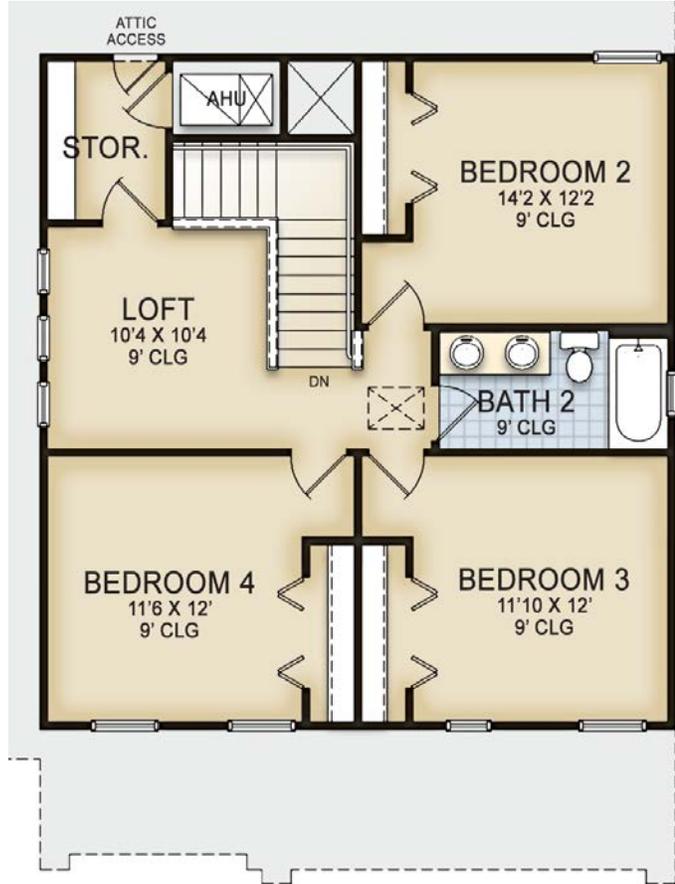
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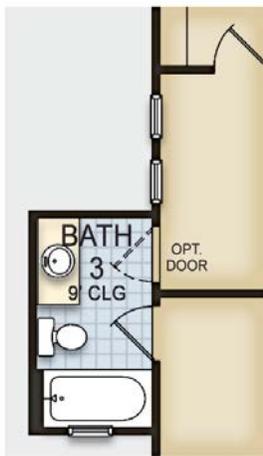
**SECOND FLOOR**



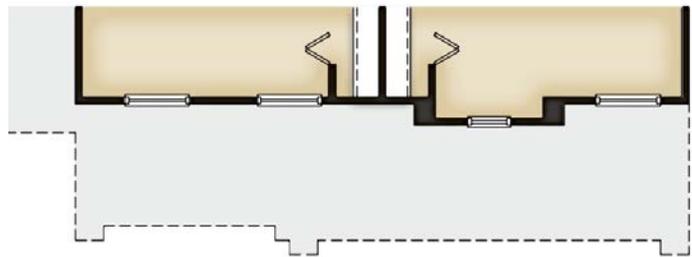
BEDROOM 5 W/ BATH OPTION



ELEVATION A & B



OPT. BATH 3



ELEVATION C

**FIRST FLOOR OPTIONS**



OPT. WINDOW



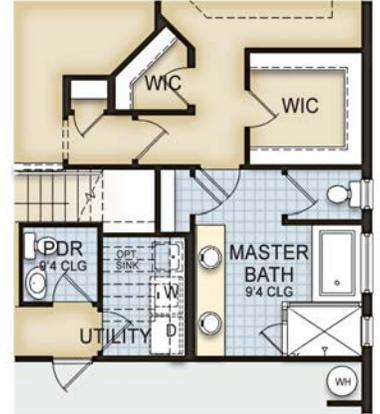
FULL COVERED LANAI OPTION



EXTENDED LANAI OPTION



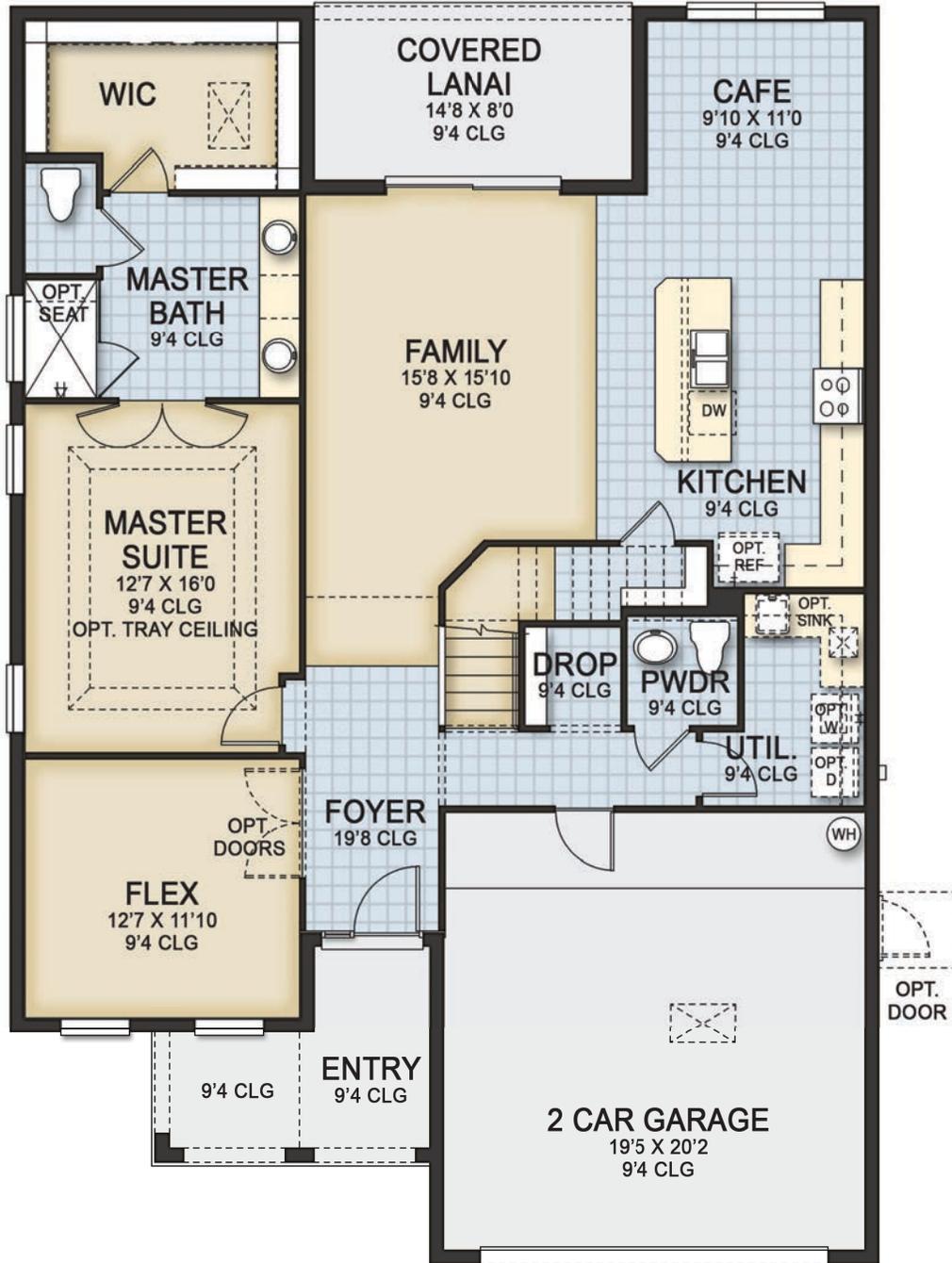
COVERED LANAI OPTION



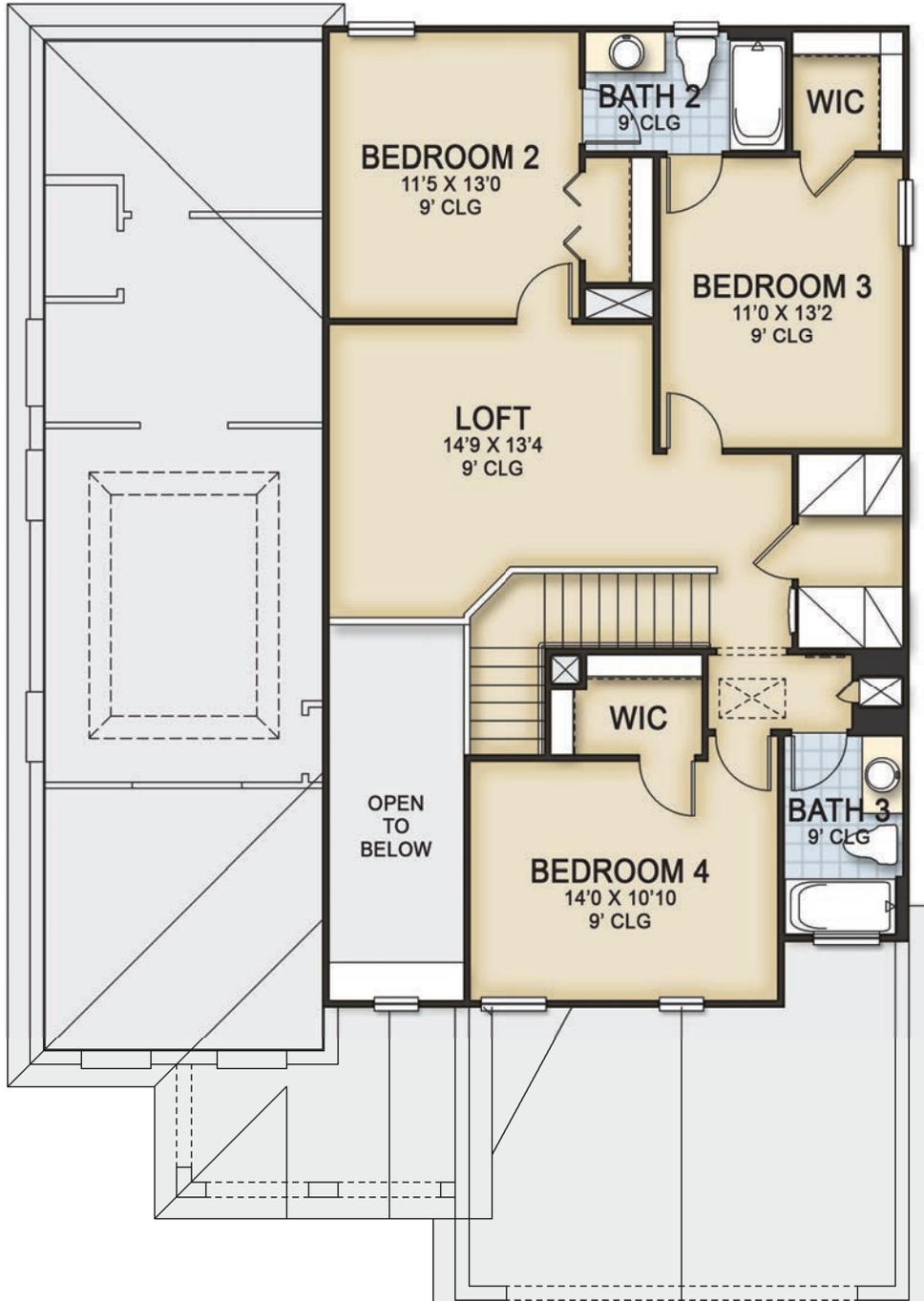
MASTER BATH OPTION



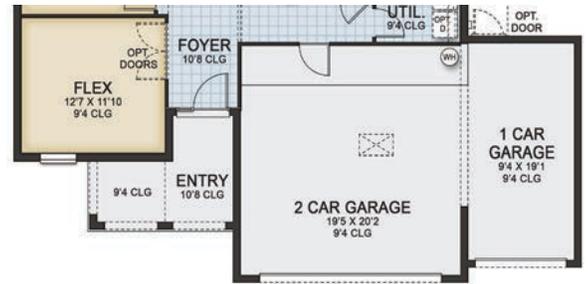
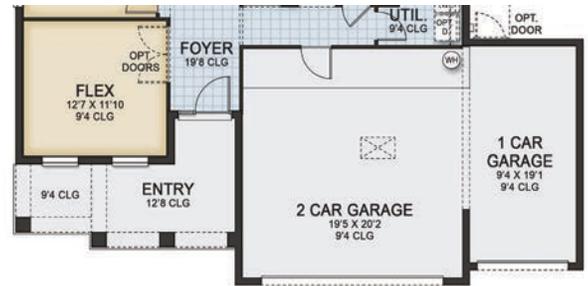
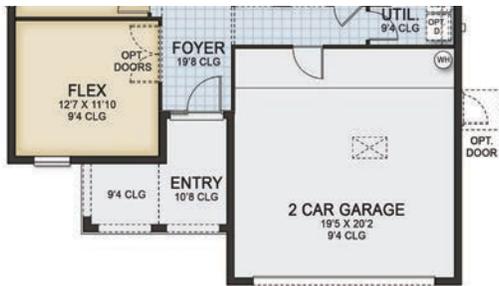
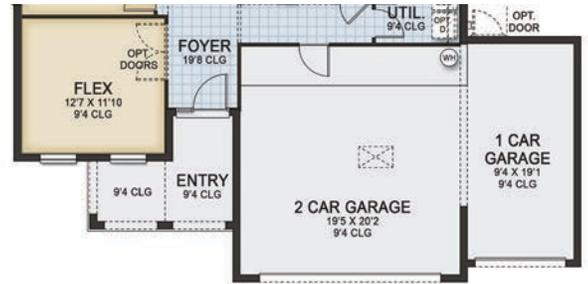
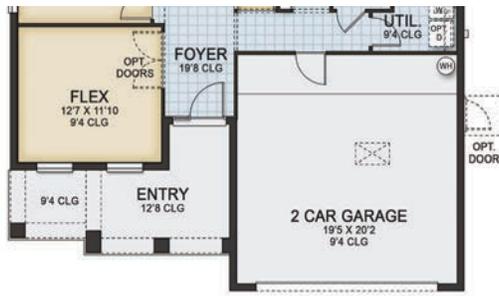
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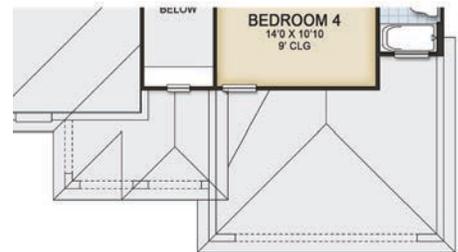
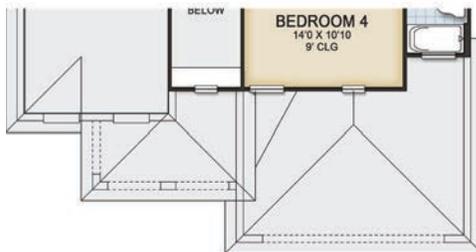
**SECOND FLOOR**



**FIRST FLOOR OPTIONS**

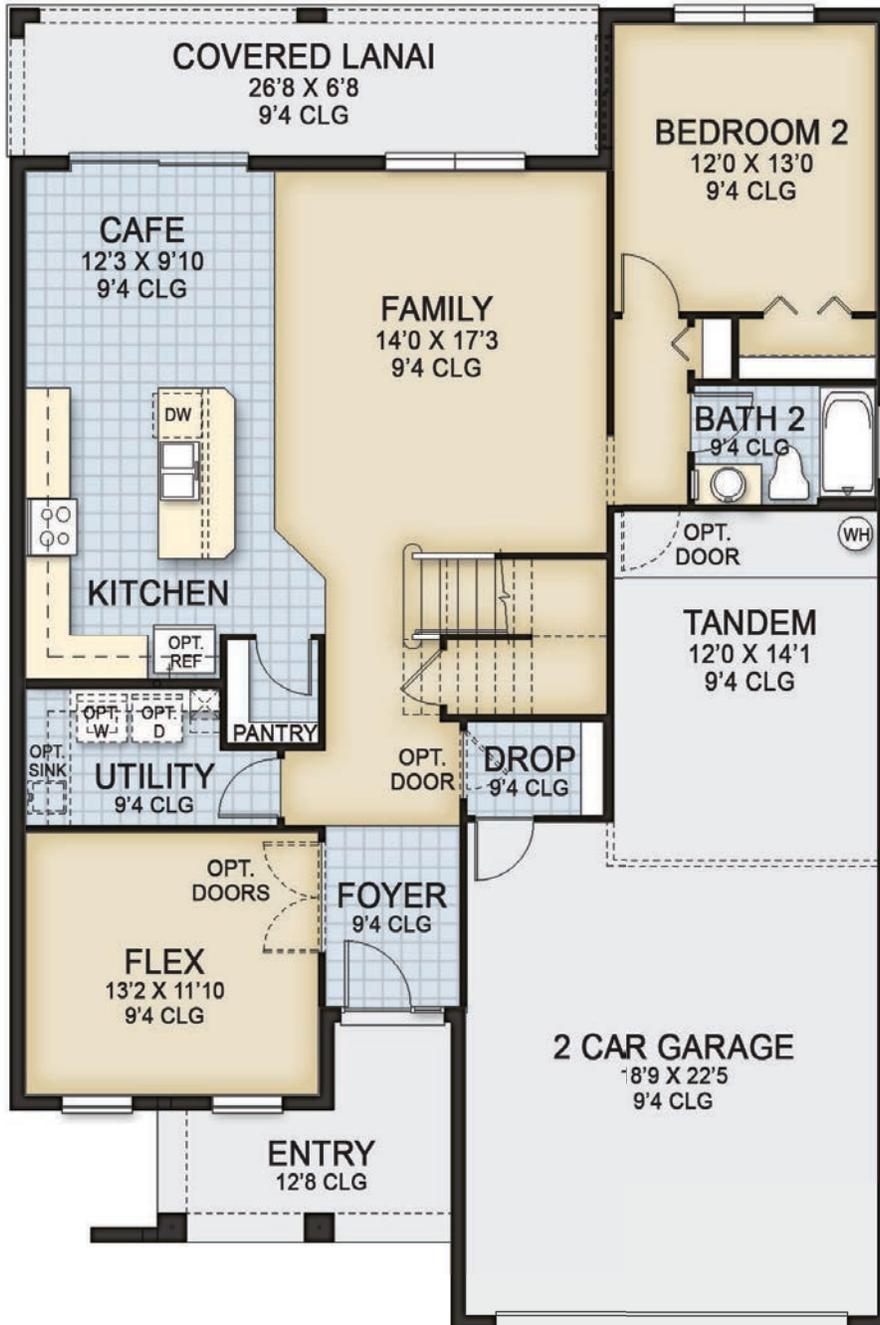


**SECOND FLOOR OPTIONS**

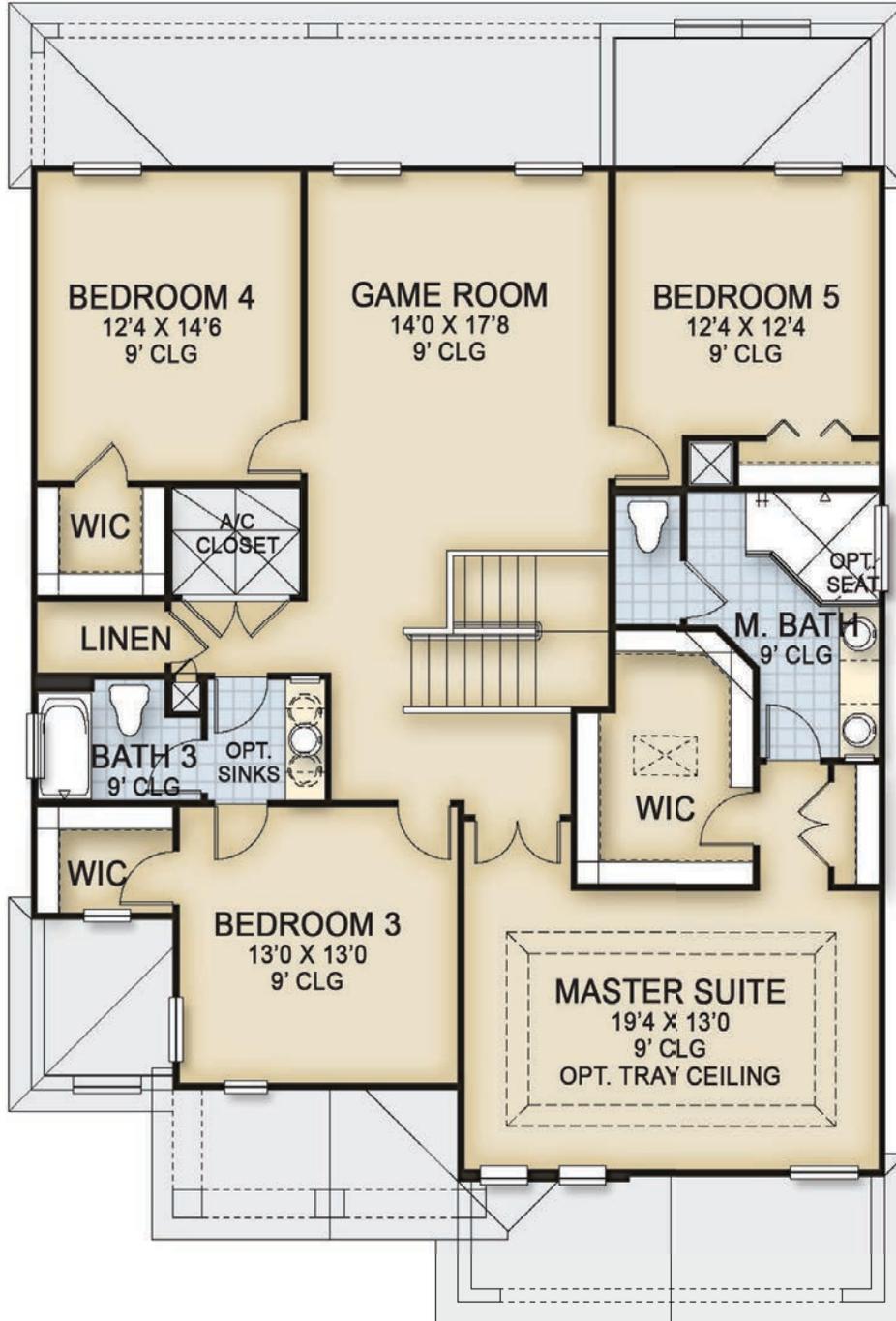




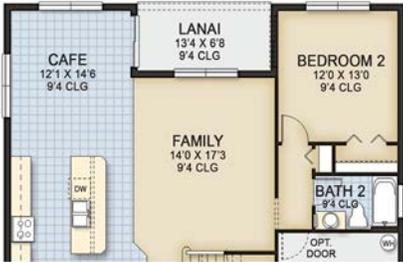
**FIRST FLOOR**



**SECOND FLOOR**



**FIRST FLOOR OPTIONS**



OPT. CAFE EXTENSION



FIRST FLOOR A  
OPT. 2ND MASTER SUITE



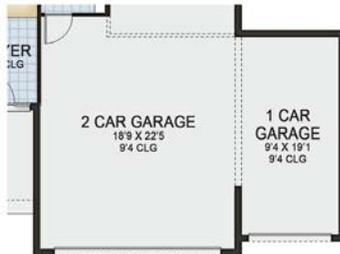
FIRST FLOOR B



FIRST FLOOR C

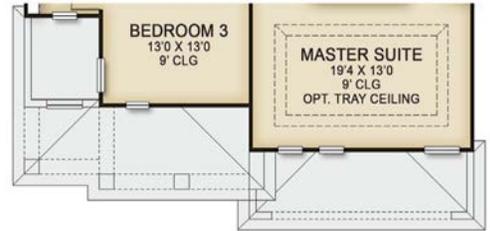


BEDROOM 6  
OPTION

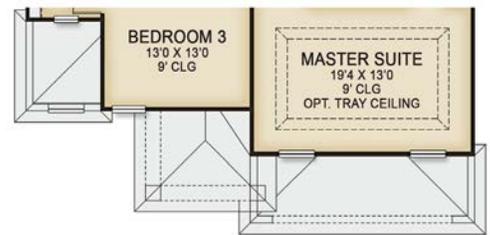


OPT. 3 CAR GARAGE

**SECOND FLOOR OPTIONS**



SECOND FLOOR B



SECOND FLOOR C



ENSUITE  
OPTION

ENSUITE OPTION



MASTER BATH  
OPTION



## HOMEOWNERS ASSOCIATION

**\$250** Initial Assessment\*

**\$500** CIAC\*

**\$718** Annually HOA Dues

**\$180** Quarterly HOA Dues

**\$60** Monthly HOA Dues

## AMENITIES

- Cabana Pool
- Tot Lot
- Walking Trails
- Gazebo



\*Initial Assessment and CIAC Fee are one time fees paid at closing. Please refer to HOA documents for full details.

### ELECTRICAL

Duke Energy ..... 800-700-8744

### WATER | SEWER

City of Haines City ..... 863-421-3600

### GARBAGE

Polk County ..... 863-284-4319

### PHONE | CABLE | INTERNET

Frontier (fios) www.frontier.com ..... 888-237-0588

Spectrum ..... 855-546-9310

### NEWSPAPER

The Orlando Sentinel ..... 800-359-5353

Lakeland Ledger..... 863-802-7000

### PUBLIC SCHOOLS

Horizon Elementary School .....863-419-3430

Shelly B. Boone Middle School ..... 863-421-3302

Ridge Community High School..... 863-419-3315

### PRIVATE SCHOOLS

Landmark Christian School ..... 863-422-2037

Northridge Christian Academy & Preschool.. 863-422-3437

### CHARTER SCHOOLS

Ridgeview Global Studies Academy. .... 863-419-3171

Four Corners Charter School ..... 407-787-4300

Four Corners Upper School ..... 407-589-4600

### HOSPITALS

Heart of Florida Regional Medical Center .... 863-419-2341

### GROCERY STORES

Publix ..... 863-419-0331

Walmart Supercenter ..... 863-422-7537

Posner Park Shopping Center ..... 863-438-3333

### GOLF COURSES

Champions Gate Golf Resort..... 407-787-4653

Providence Golf Club..... 863-420-2652

Southern Dunes Golf & Country Club ..... 800-222-5629

### MOVIE THEATERS

Cinépolis 8 screen + IMAX ..... 863-547-0480

### ATTRACTIONS

Universal Resort Orlando ..... 407-363-8000

Walt Disney World Resort ..... 407-939-5277

SeaWorld ..... 407-351-3600

Legoland Florida ..... 877-350-5346

### IMPORTANT NUMBERS

Davenport City Fire Department..... 863-419-3305

Davenport City Police Department ..... 863-419-3306

Department of Motor Vehicles ..... 863-421-3201

Davenport City Post Office ..... 863-422-4451

Polk County Sheriff's Office ..... 863-298-6200

### EMERGENCY

Emergency.....911