

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
- Paver driveway, lead walk and entry
- Professionally designed landscape package
- Kwikset™ Arlington series satin nickel door hardware with Z-Wave Home Connect wireless technology deadbolt
- 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
- Concrete slate 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

- Quartz or Granite countertops
- 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
- 42" Maple wood cabinets
- 18" x 18" Ceramic tile flooring
- Undermount double bowl stainless steel sink
- LED flush mount lighting

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
- Quartz or Granite vanities in all baths with undermount sink

INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- 3¼" baseboards and flat stock casings
- Two-panel interior doors
- Ventilated 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 in family room, all bedrooms, bonus room 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
- Electric washer and dryer

WARRANTY

- 1 year workmanship
- 10 year structural warranty

50' Homesites







ELEVATION D



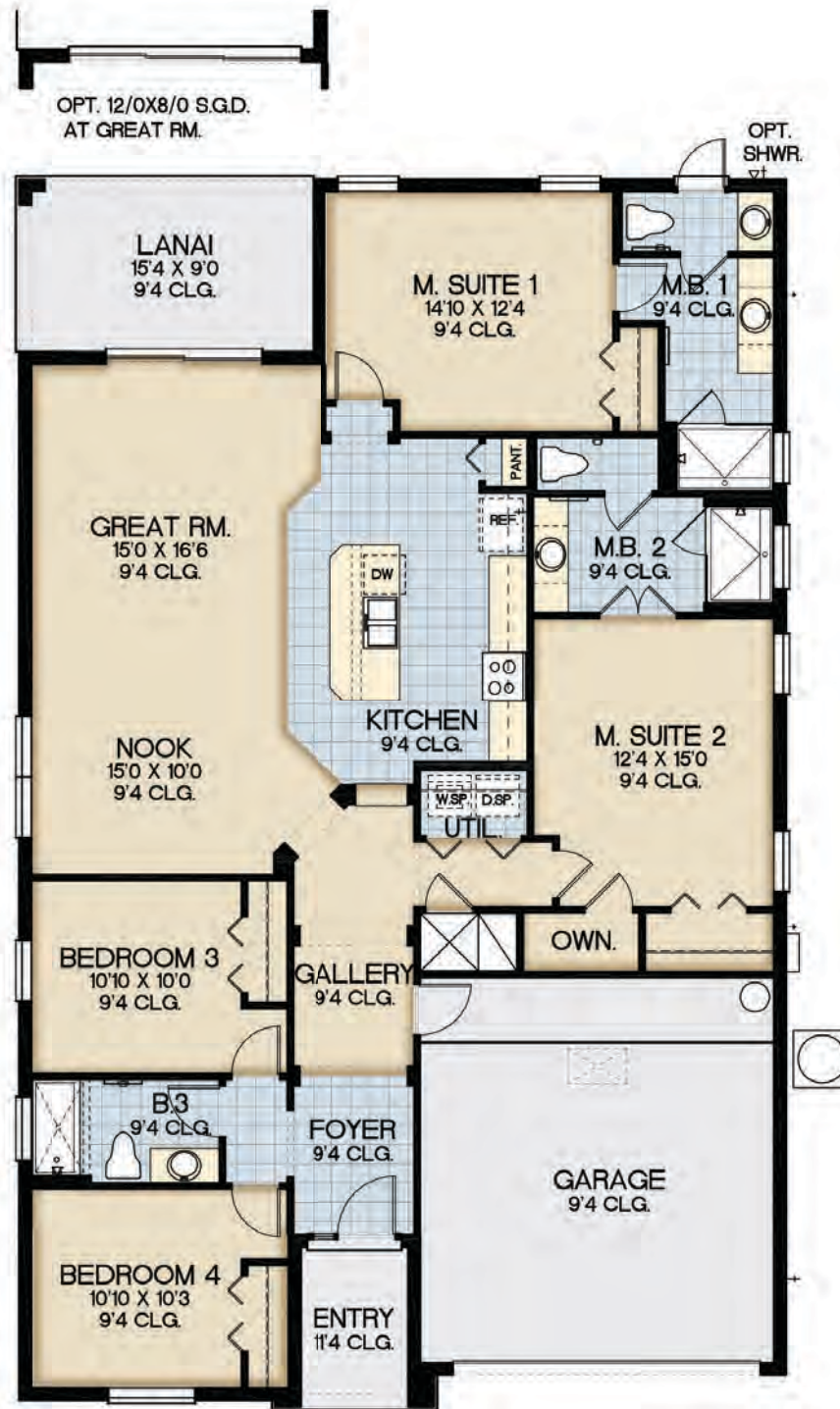
ELEVATION E



ELEVATION F



FIRST FLOOR



ParkSquareHomes.com









ELEVATION D



ELEVATION E



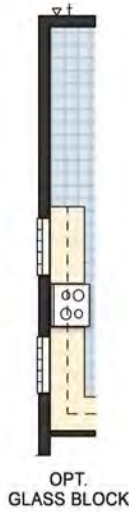
ELEVATION F



FIRST FLOOR



OPT. EXTENDED LANAI



FIRST FLOOR ELEVATION E, F

SECOND FLOOR







ELEVATION A



ELEVATION B



ELEVATION C

FIRST FLOOR

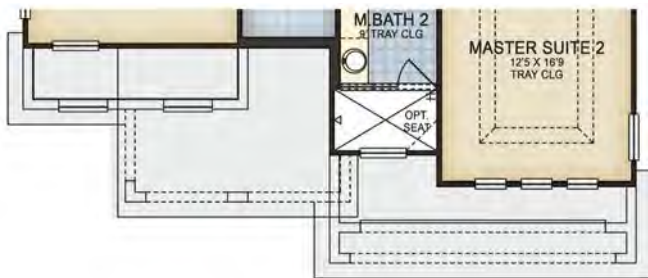


FIRST FLOOR ELEVATION C

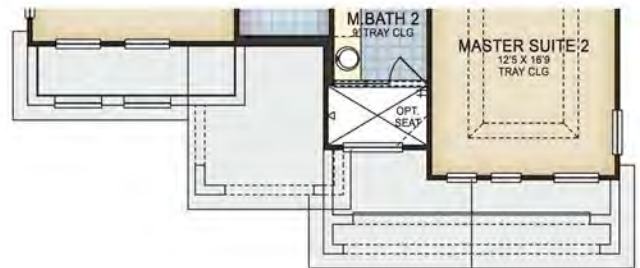
SECOND FLOOR



SECOND FLOOR ELEVATION A

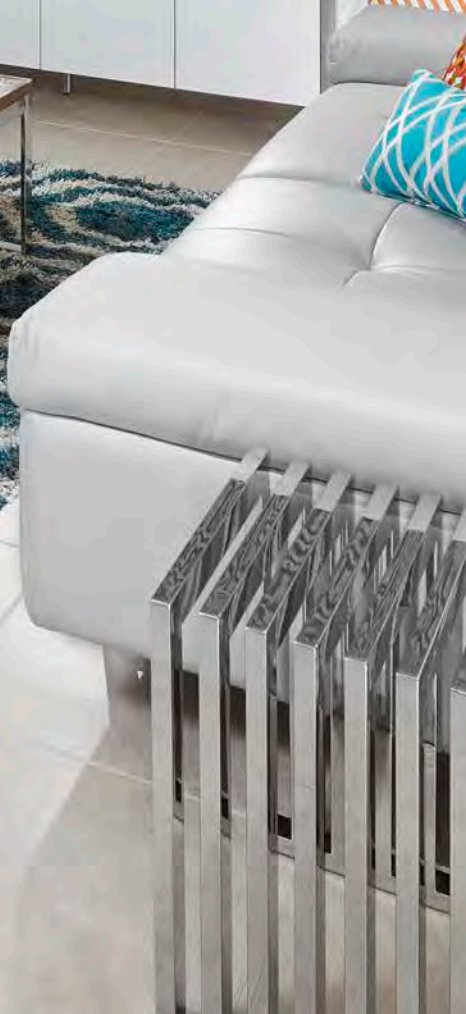


SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION C







ELEVATION D



ELEVATION E



ELEVATION F

FIRST FLOOR



SECOND FLOOR







ELEVATION A



ELEVATION B



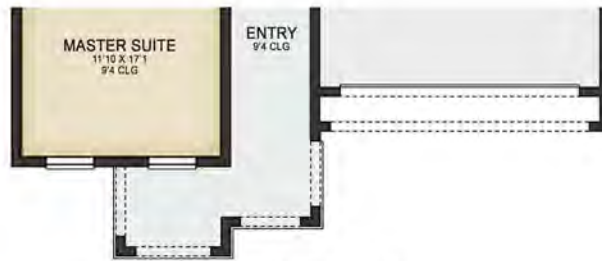
ELEVATION C

FIRST FLOOR



OPT. MASTER BATH

FIRST FLOOR ELEVATION A



FIRST FLOOR ELEVATION B



FIRST FLOOR ELEVATION B
OPT. EXTENDED PORCH

SECOND FLOOR



OPT. SHOWER



OPT. WET BAR



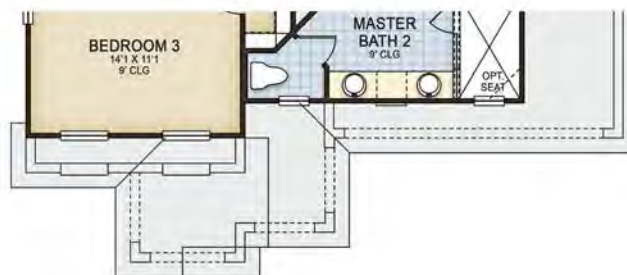
OPT. SHOWERS
BATH 3 & 4



SECOND FLOOR ELEVATION A



OPT. SHOWER
BATH 6



SECOND FLOOR ELEVATION B

SANTA BARBARA



ELEVATION A



ELEVATION B



ELEVATION C





ELEVATION D



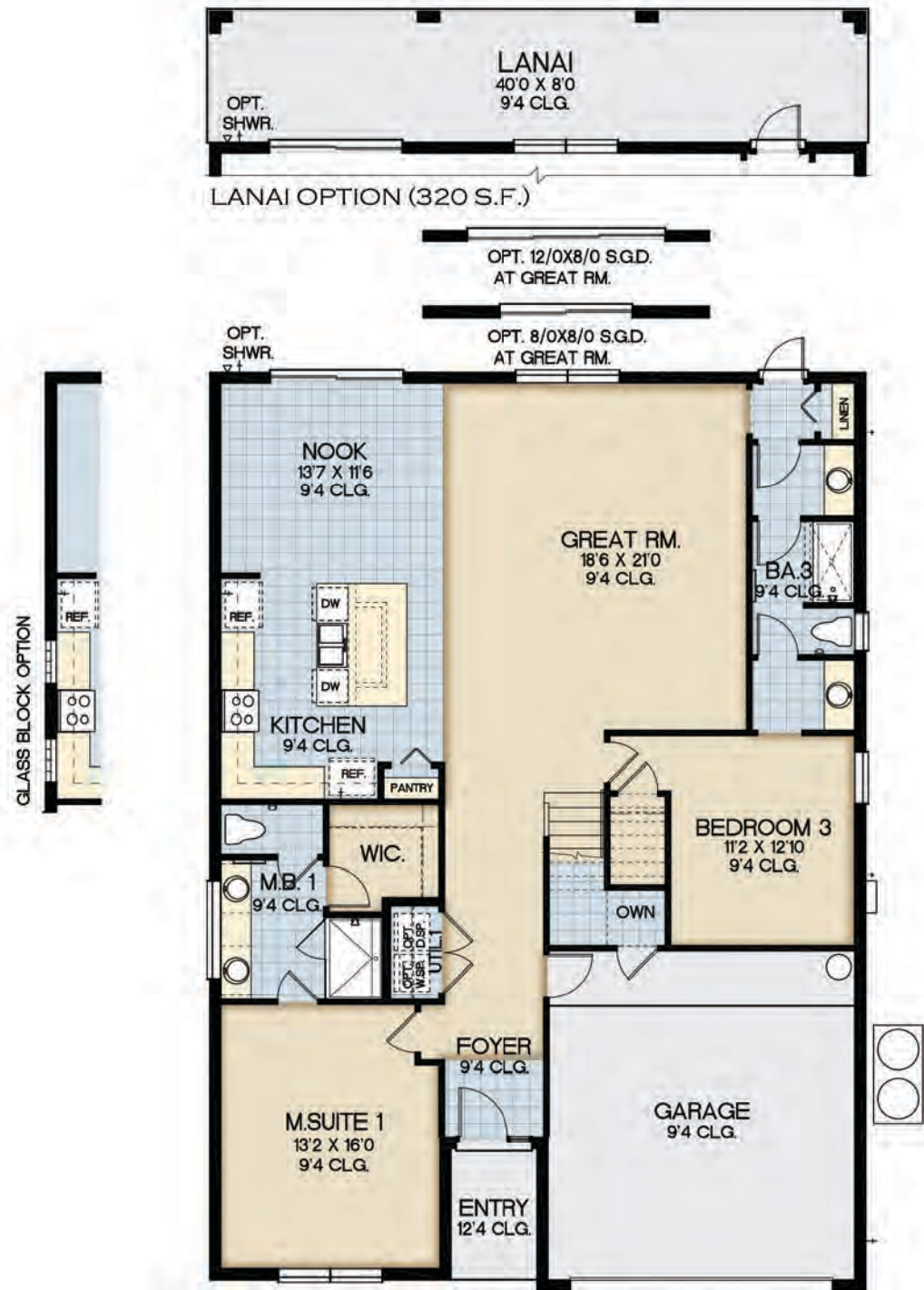
ELEVATION E



ELEVATION F



FIRST FLOOR



SECOND FLOOR







ELEVATION D



ELEVATION E

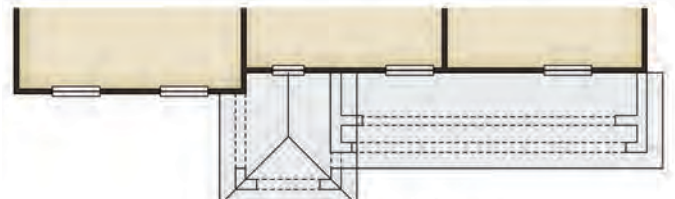
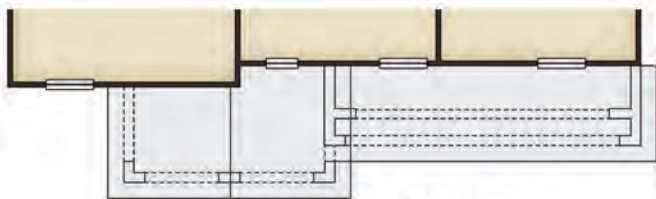


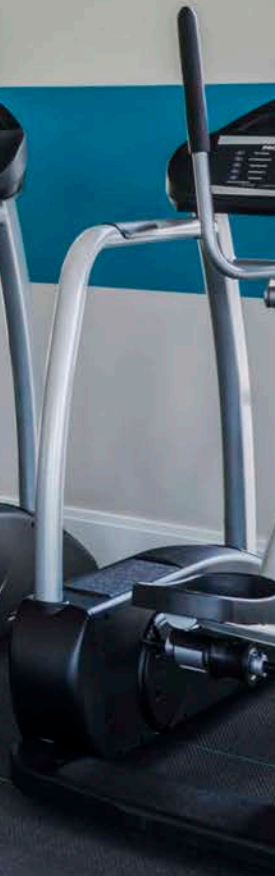
ELEVATION F

FIRST FLOOR



SECOND FLOOR







ELEVATION D

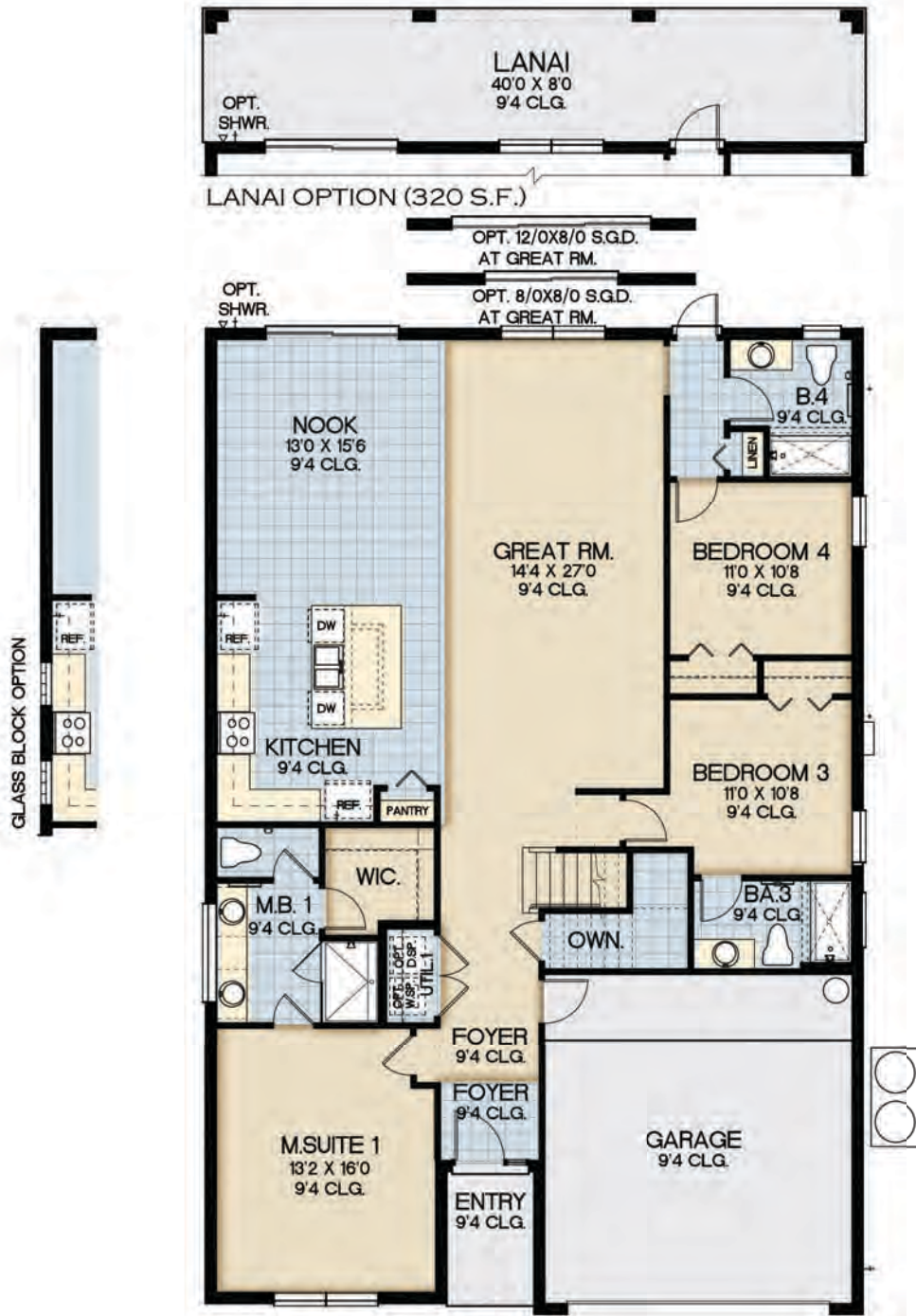


ELEVATION E



ELEVATION F

FIRST FLOOR



SECOND FLOOR







ELEVATION D



ELEVATION E



ELEVATION F



FIRST FLOOR



ParkSquareHomes.com



4,831 living sq. ft. | 449 m²

SECOND FLOOR



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

70' Homesites



VERSAILLES



ELEVATION D



ELEVATION E



ELEVATION F

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR ELEVATION D, E, F



EL DORADO



ELEVATION D



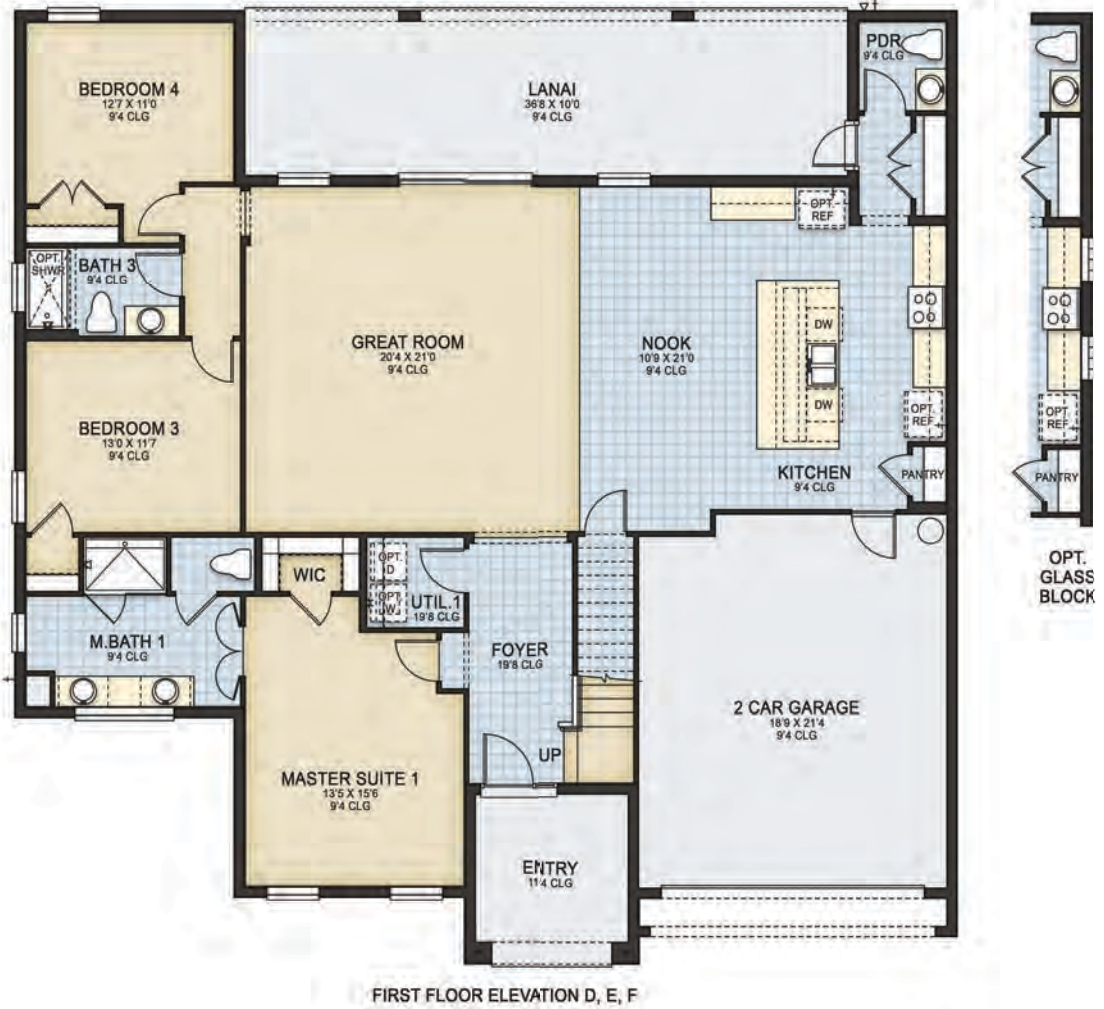
ELEVATION E



ELEVATION F



FIRST FLOOR



4,792 living sq. ft. | 455 m²

SECOND FLOOR





MIDDLETON



ELEVATION D



ELEVATION E



ELEVATION F



FIRST FLOOR



ParkSquareHomes.com



SECOND FLOOR



FIRST FLOOR ELEVATION D, E, F





ELEVATION D

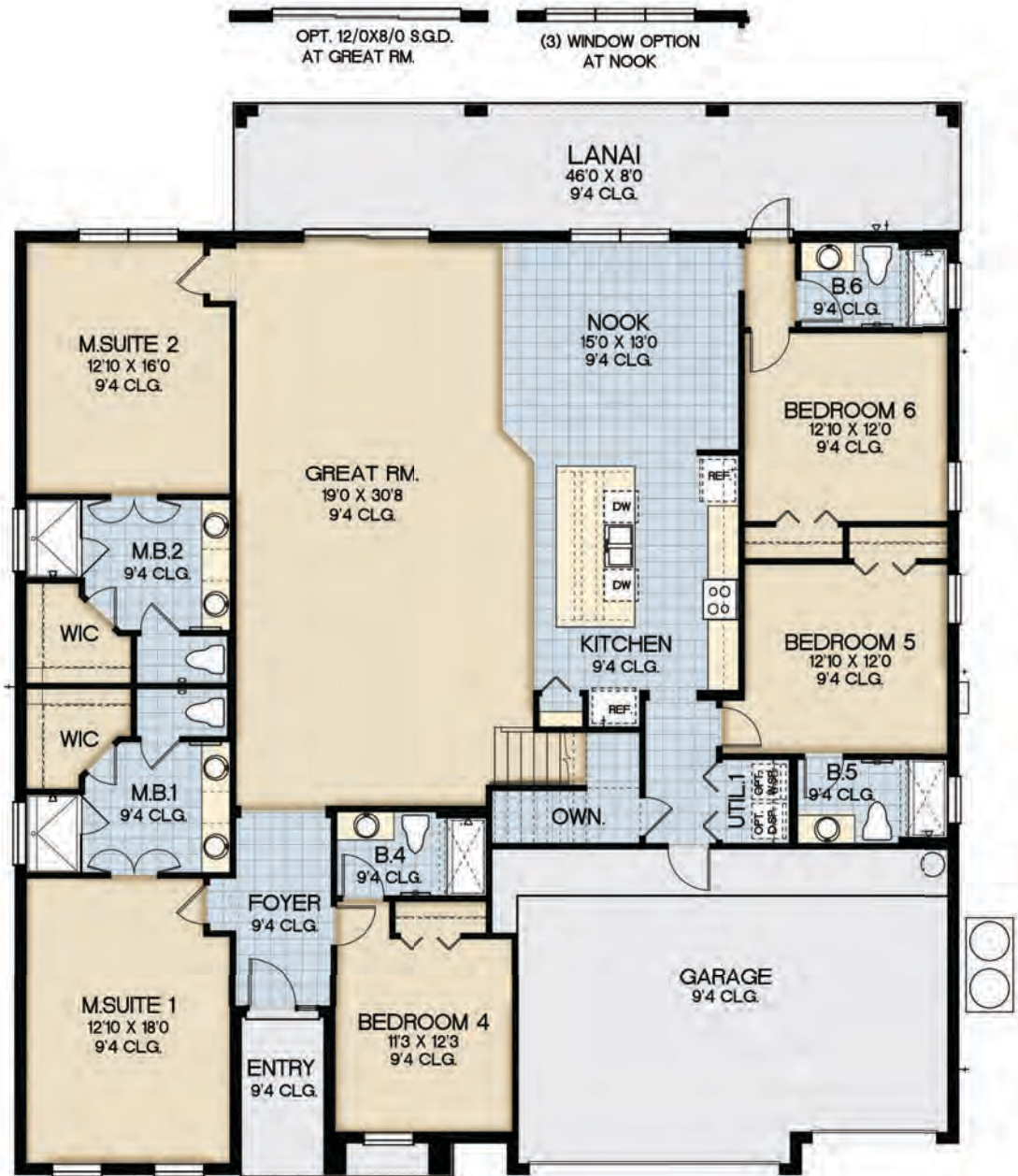


ELEVATION E



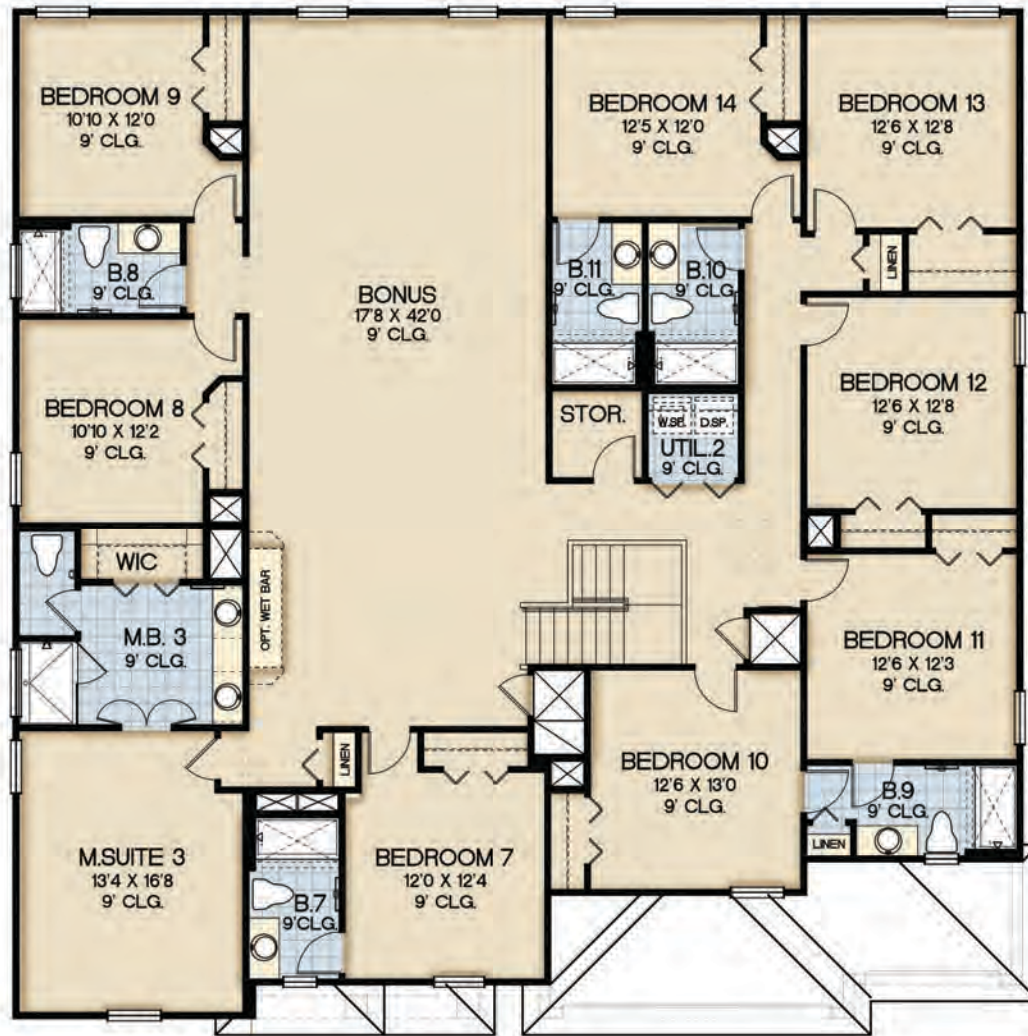
ELEVATION F

FIRST FLOOR



6,257 living sq. ft. | 581 m²

SECOND FLOOR





VALENCIA



ELEVATION D

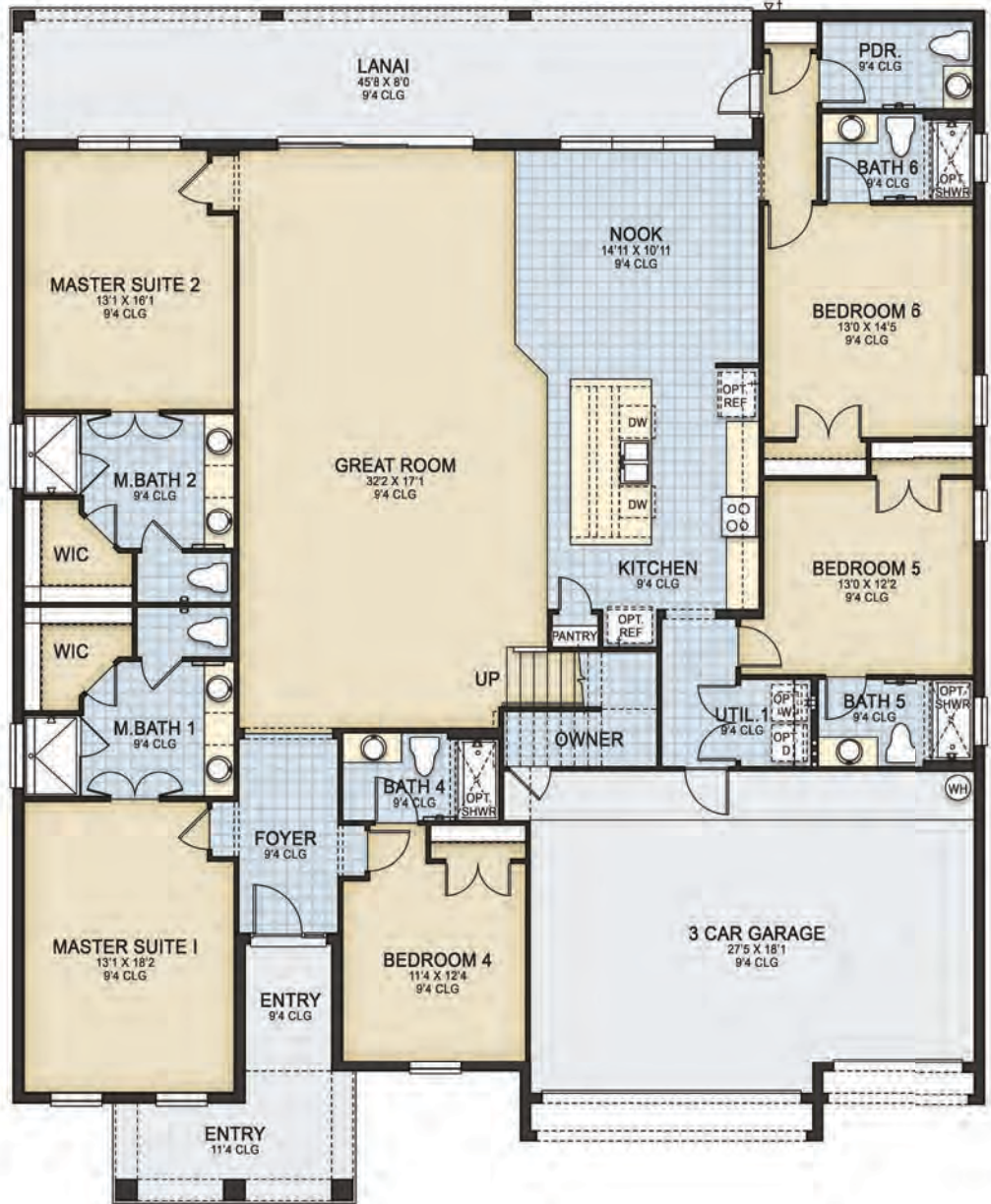


ELEVATION E



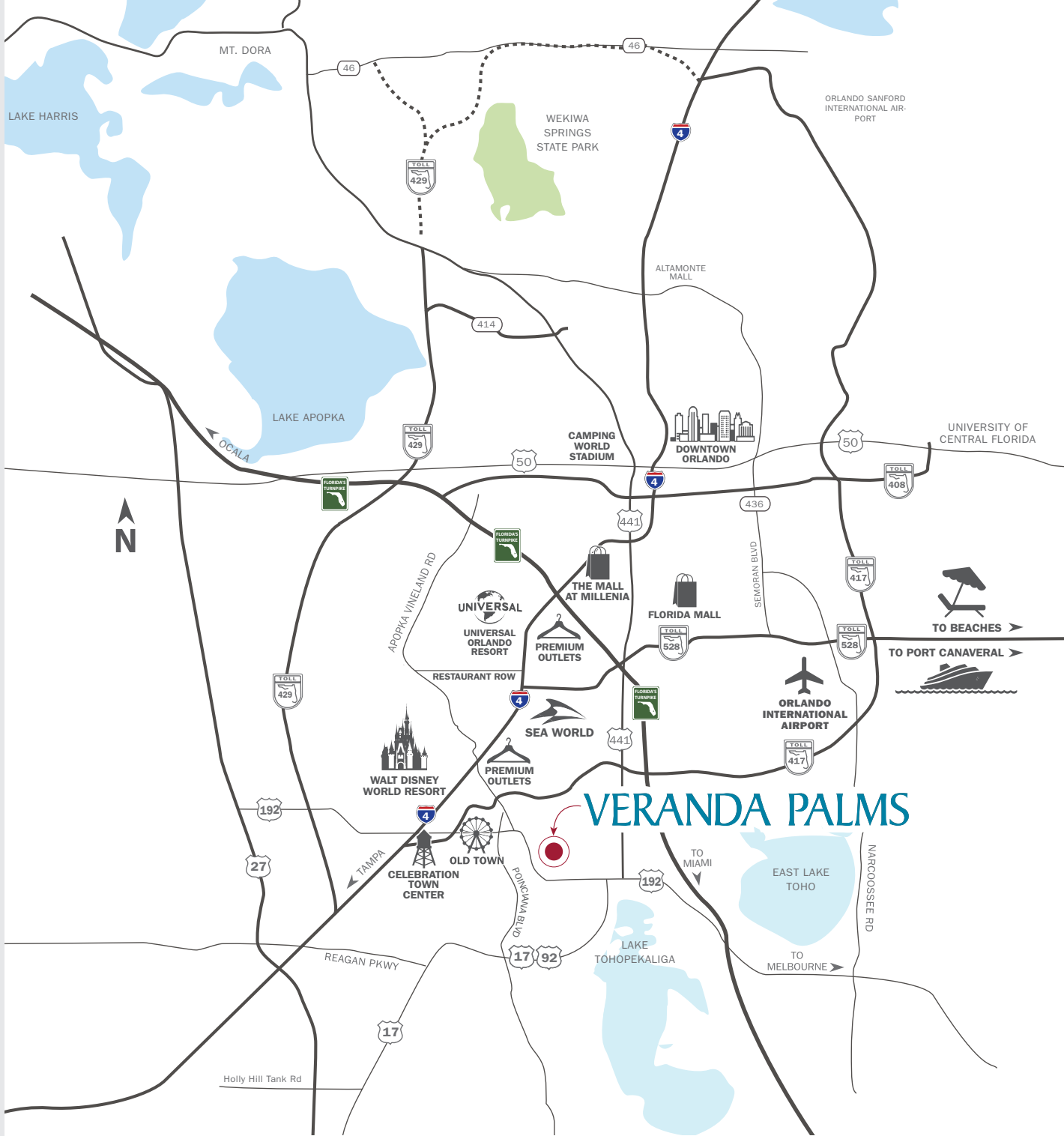
ELEVATION F

FIRST FLOOR



SECOND FLOOR





ELECTRIC

Kissimmee Utility Company (KUA) 407-933-7777
 Toll Free 800-582-7700

WATER

Toho Water Utility 407-944-5000

GAS

TECO People Gas 407-425-4662

PHONE | INTERNET | CABLE

Embark 800-877-7746
 Spectrum/Bright House 407-309-3279

GARBAGE

Osceola County Solid Waste 407-962-1100

IMPORTANT NUMBERS

Osceola County Sheriff's Department ... 407-348-1160
 Library 407-935-0700

EMERGENCY

Dial 911





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HOMEOWNERS ASSOCIATION

\$500	Initial Assessment*
\$1,500	CIAC*
\$750	Paid Quarterly HOA Dues
\$2,999	Annual HOA Dues

AMENITIES

- Gated Entrance
- Resort Pool
- Clubhouse and Pool Side Umbrellas
- Fitness Center
- Lawn Care Included
- Common Area Maintenance & Landscape

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