



Sitemap

PARADISO GRANDE RESORT SIGNATURE & ESTATE HOMES

- Signature Homes (50' Lots)
- Estate Homes (70' Lots)
- Models
- Townhomes
- Compactor Location



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 to the Park Square Homes community in which the property is located is based on current development and subject to change without any further notice. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. No representation can or will be made by Park Square Homes on any adjacent land not owned by Park Square Homes. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. See New Home Counselor for details. CRC 1330351 CGC 1520474

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Features

PARADISO GRANDE RESORT SIGNATURE & ESTATE HOMES

Distinctive Features

- 12' x 24' Pool with Acrylic Deck (sizes varying per plan)
- Brick Paved Driveway, Leadwalk and Entry
- 17" Ceramic Tile Flooring in All Wet Areas, Foyer and Great Room
- 10' - 12' Ceiling on First Floor, Per Plan
- Stackable White Washer and Dryer
- Stainless Steel Appliances
 - Smooth Top Range
 - Microwave
 - Dishwasher
 - Refrigerator
- Electric Car 220V-40A Outlet
- Tankless Gas Water Heater
- Low-E Aluminum Sliding Glass Door
- Low-E Aluminum Windows

ARCHITECTURAL & EXTERIOR DETAILS

- Bronze dome screen enclosure over pool and deck
- Saxony 900 Slate flat tile roof
- Single car parking off main driveway (hammerhead)
- Garage door opener prewire
- Professionally designed landscape package
- Rainbird® timer-controlled irrigation system
- Two hose bibs
- Kwikset® Wi-Fi powerbolt deadbolt with satin nickel finish
- Kichler® outdoor coach lights
- Lighted house number plaque above garage
- Gas line drops for water heater(s) and pool heater
- 1-2 exterior satin nickel finished lanai ceiling fans, per plan
- Outdoor pool shower (no drain)

ENERGY-SAVING FEATURES

- Programmable thermostat
- 16 SEER/15.2 SEER2 heat pump and air conditioning system
- Blown R-30 ceiling insulation

MODERN KITCHEN FEATURES

- Designer 42" maple wood cabinets, white or gray
- 2 cm quartz countertops in kitchen with decorative tile backsplash
- Moen® kitchen faucets
- 3 pendant lights over island

LUXURIOUS MASTER SUITES AND BATHS

- Walk-in closets in master suites
- Luggage shelf in secondary bedrooms, per plan
- 2 cm quartz countertops with 4" backsplash in all baths
- Moen™ bath faucets
- Tile shower walls in master bath with glass enclosure, per plan
- Elongated commodes

INTERIOR DETAILS

- 9' ceilings on second floor
- Painted wood stair railing
- 2" faux wood horizontal blinds for windows
- LED flush mount lighting in social areas
- LED stair lighting
- Fan speed control switch
- White solid surface window sills throughout
- White washer and dryer
- Floor outlets in great room and bonus room, per plan

WARRANTY

- 1 year Workmanship
- 10 year Structural



012025

All features, specification and manufacturers are subject to change without notice. CRC 1330351 & CGC 1520474

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AQUAMARINE

2,913 270 m ²	6	6	2



012125

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2,913 270 m ²	6	6	2



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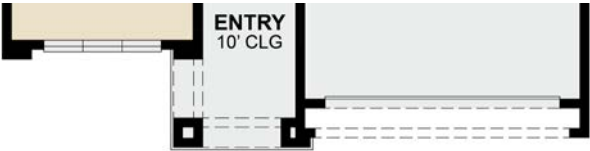
AQUAMARINE

2,913 270 m ²	6	6	2

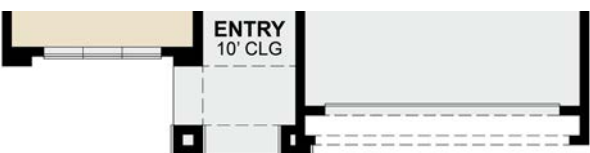
FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C





			
2,913 270 m ²	6	6	2

BATH 3

BONUS
18'-0" x 13'-6"
9' CLG

BEDROOM 3
11'-4" x 12'-8"
9' CLG

BEDROOM 4
11'-4" x 12'-8"
9' CLG

BEDROOM 5
11'-4" x 11'-8"
9' CLG

BEDROOM 6
11'-3" x 11'-8"
9' CLG

BATH 3

BATH 4

BATH 5

BATH 6

LNDRY
AHU
OPT W/D
W/D

LUGGAGE SHELF

BATH 6



BATH 5

BATH 4

BEDROOM 3
11'-4" x 12'-8"
9' CLG

BEDROOM 4
11'-4" x 12'-8"
9' CLG

BATH 4
11'-4" x 11'-8"
9' CLG

LUGGAGE SHELF

LUGGAGE SHELF

BEDROOM 3
11'-4" x 12'-8"
9' CLG

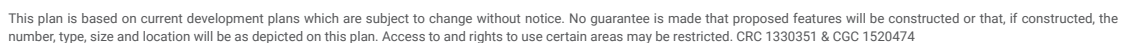
BEDROOM 4
11'-4" x 12'-8"
9' CLG

BATH 4

CLOSET
11'-4" x 11'-8"
9' CLG

The floor plan shows two bedrooms, each with a closet and a luggage shelf. A bathroom is located between the bedrooms. The dimensions and clearances are as follows:

- BEDROOM 3:** 11'-4" x 12'-8", 9' CLG
- BEDROOM 4:** 11'-4" x 12'-8", 9' CLG
- BATH 4:** Located between the bedrooms.
- CLOSET:** 11'-4" x 11'-8", 9' CLG



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LAGOON II

3,366 313 m ²	8	8	2



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LAGOON II

3,366 313 m ²	8	8	2

BONUS A



BONUS B



BONUS C



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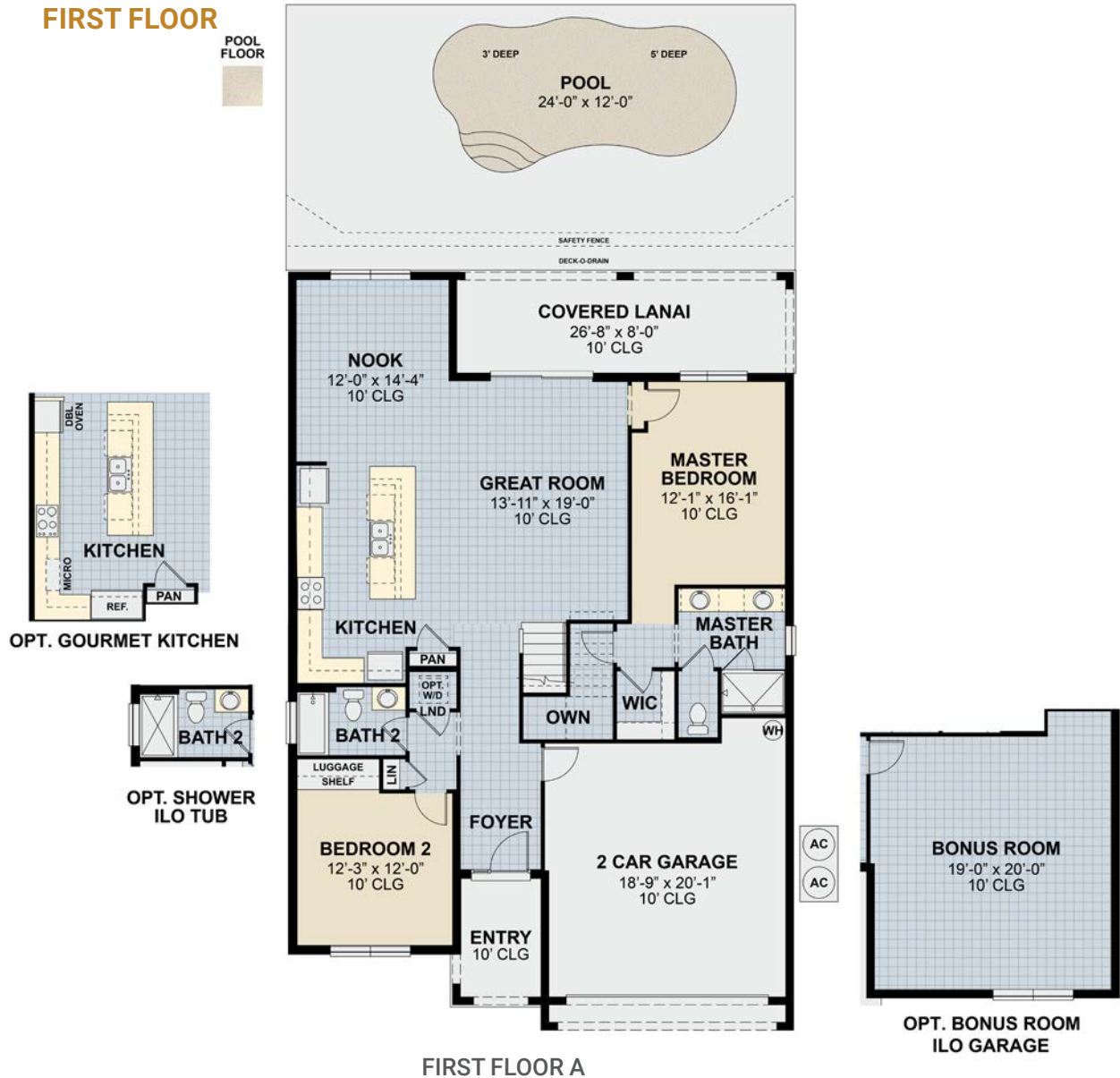


LAGOON II

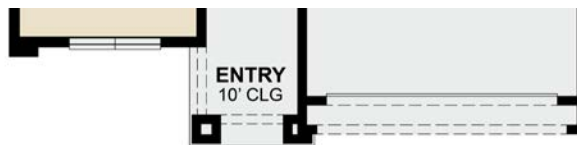
3,366 | 313 m² | 8 | 8 | 2

FIRST FLOOR

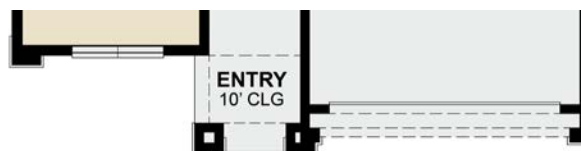
POOL FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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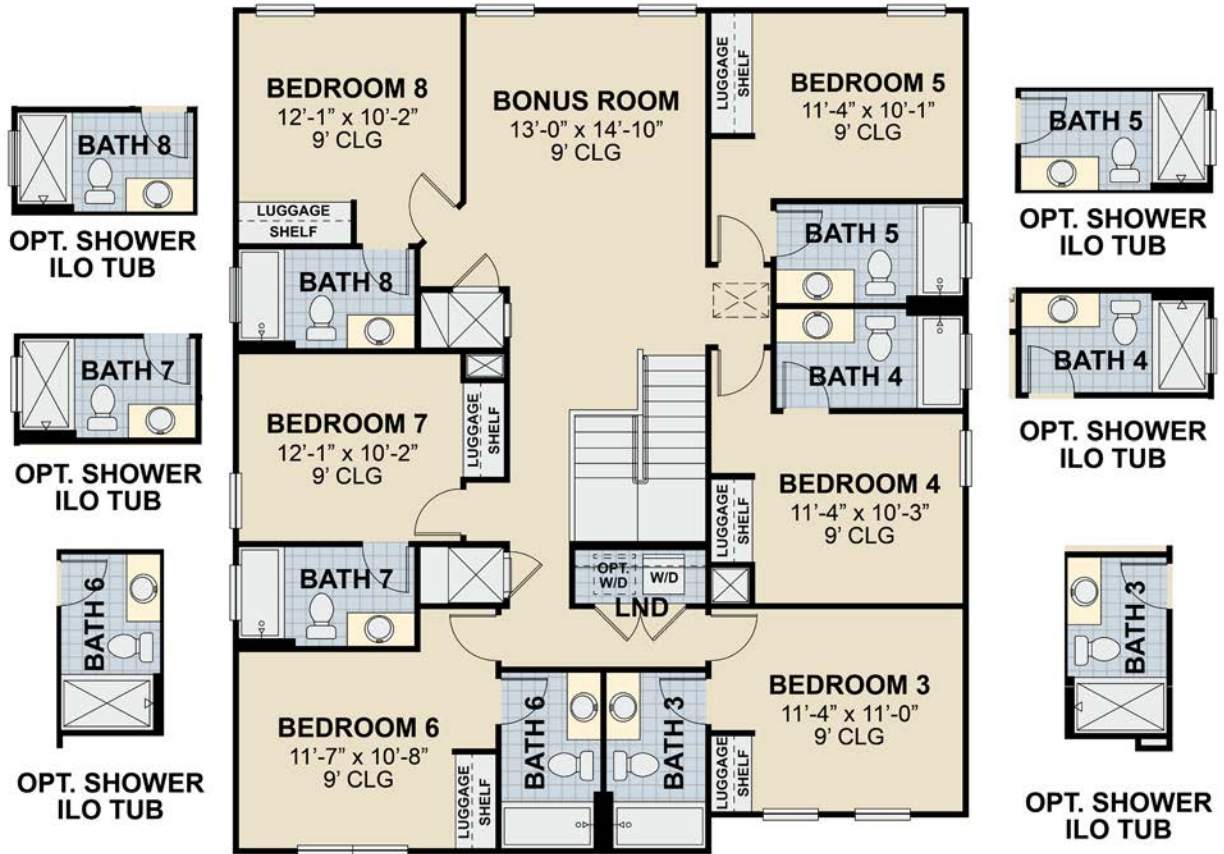
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LAGOON II

3,366 313 m ²	8	8	2

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B & C



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OASIS

4,003 371 m ²	9	9	2



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OASIS

4,003 371 m ²	9	9	2



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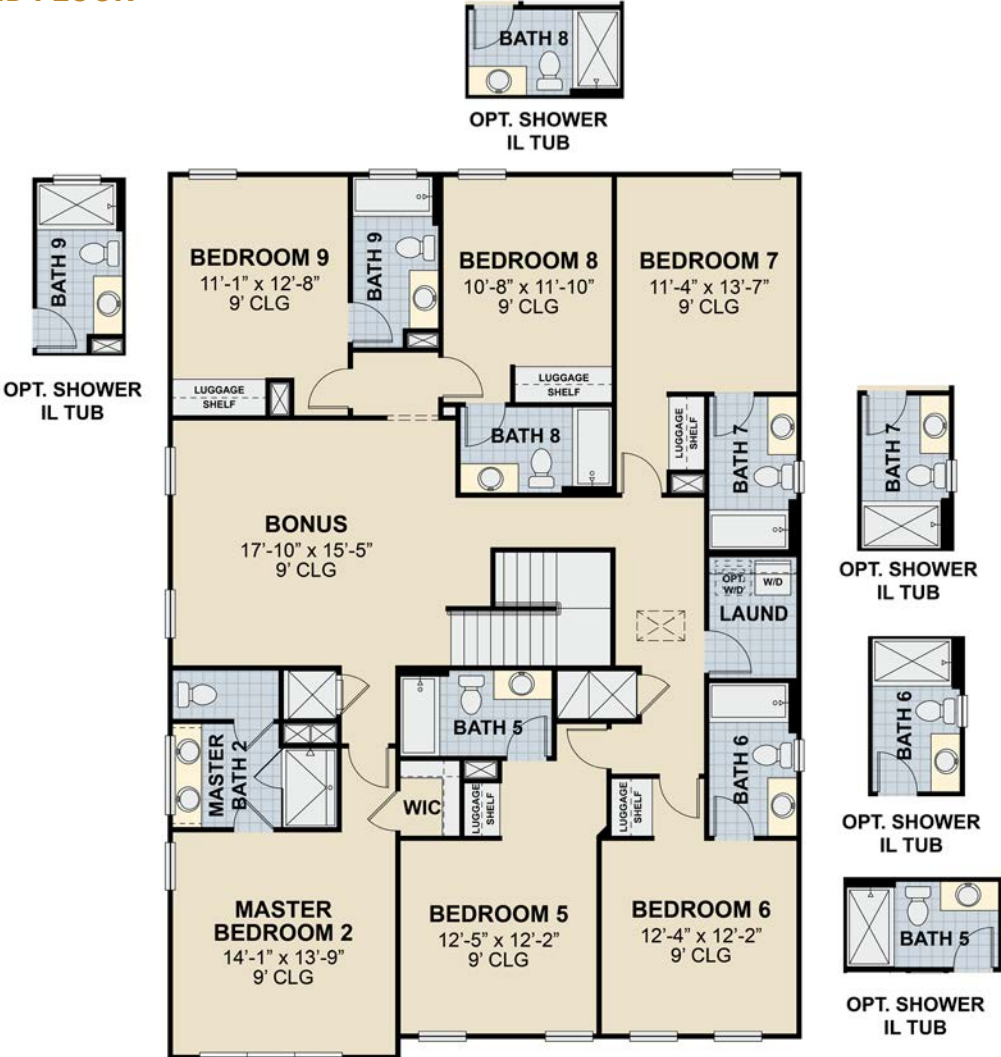


2





SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C





REEF

4,232 393 m ²	10	9	2



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REEF

4,232 393 m ²	10	9	2

BONUS A



BONUS B



BONUS C



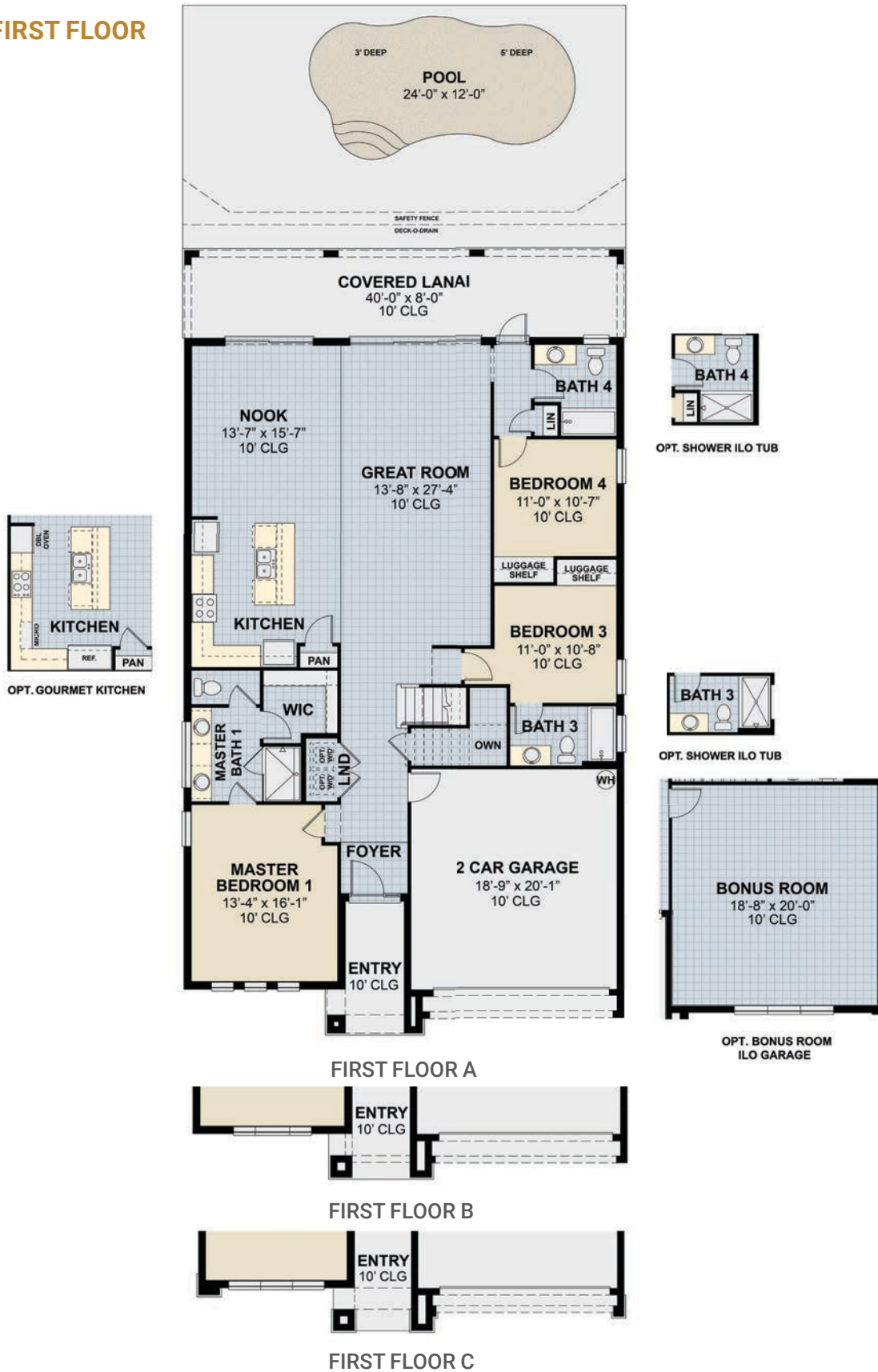
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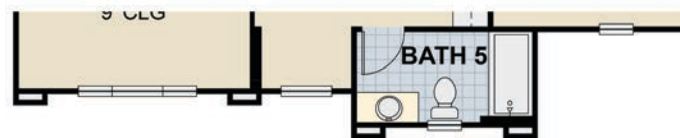


FIRST FLOOR





SECOND FLOOR





SANDALWOOD II

			
4,842 449 m ²	12	11.5	2



012125

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SANDALWOOD II

4,842 449 m ²	12	11.5	2

BONUS A



BONUS B



BONUS C



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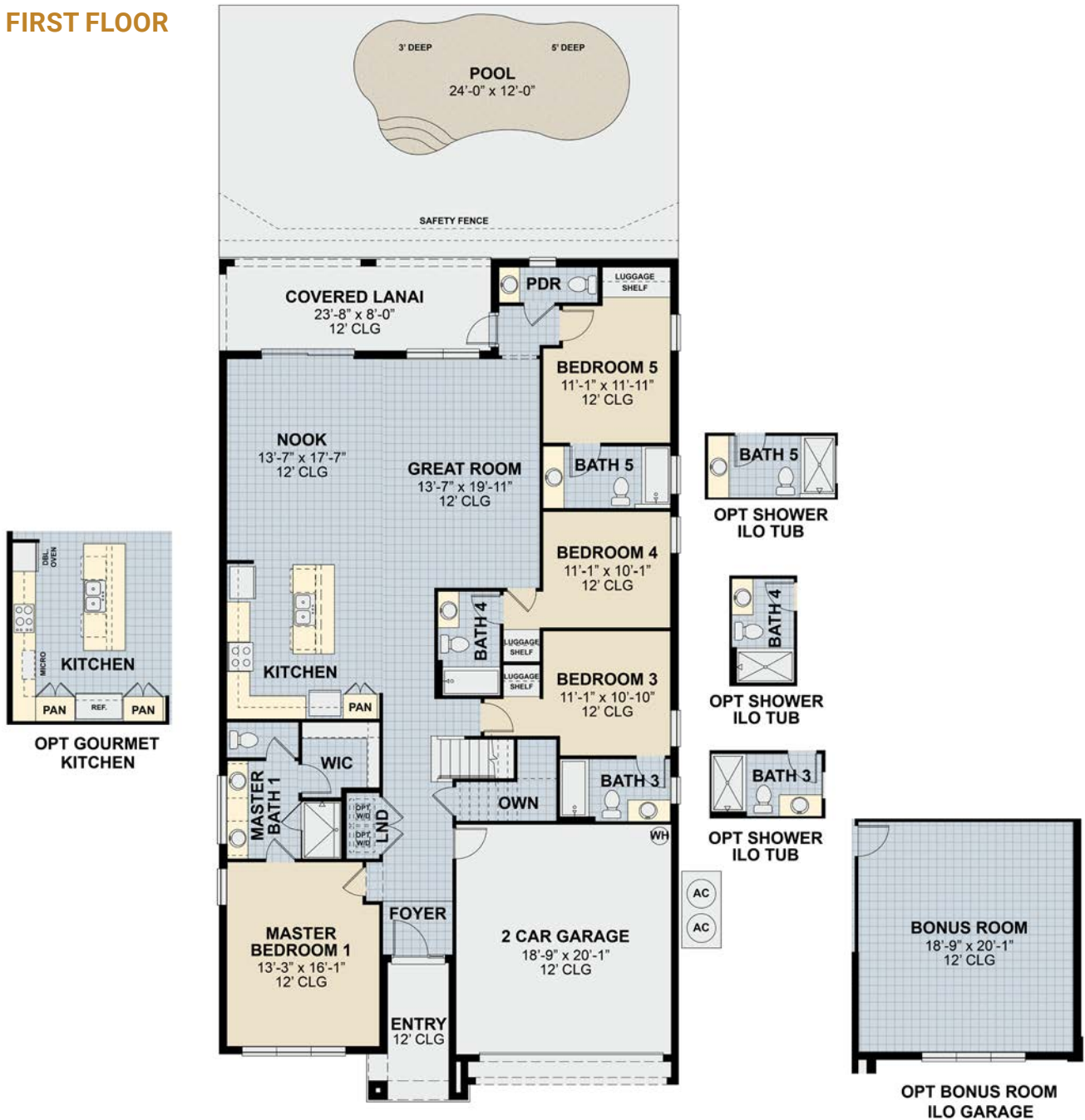
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SANDALWOOD II

4,842 449 m ²	12	11.5	2

FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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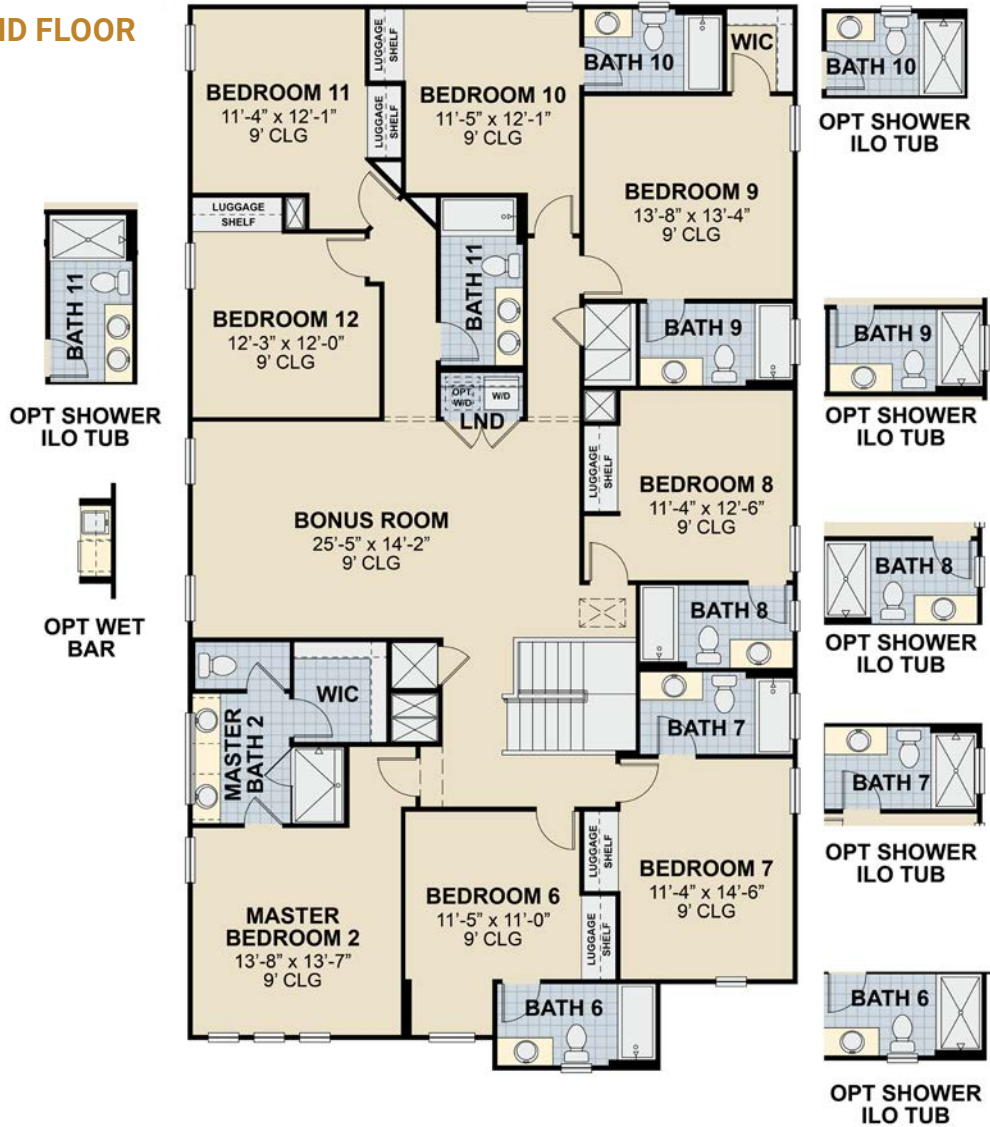
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SANDALWOOD II

4,842 449 m ²	12	11.5	2

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C



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OCEANSIDE

			
4,991 463 m ²	11	11.5	2



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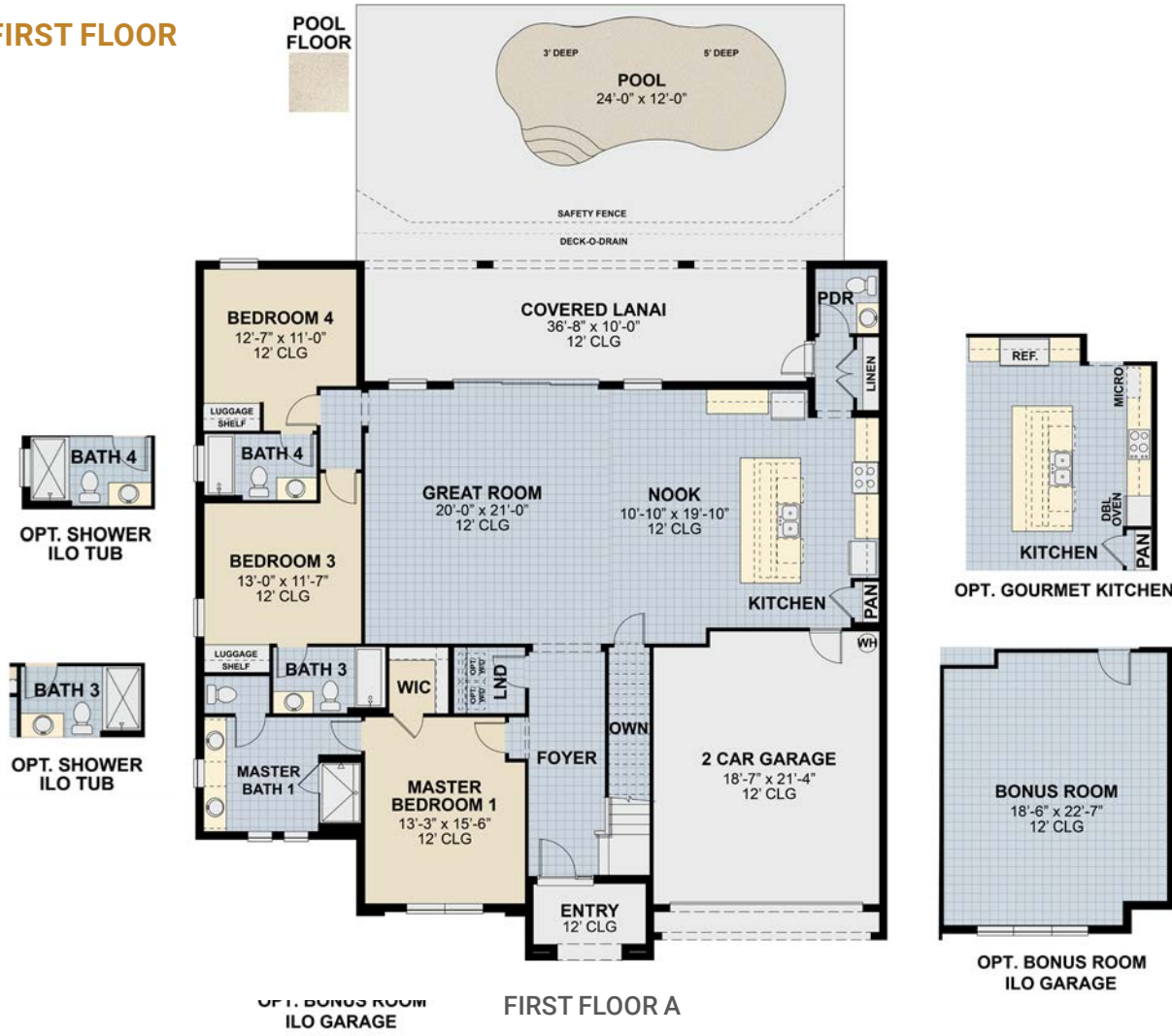
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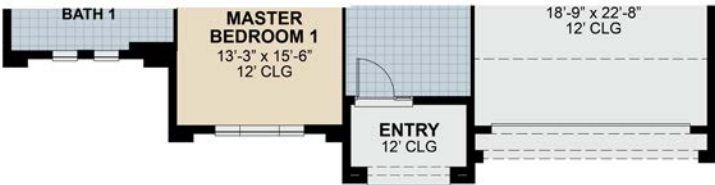
OCEANSIDE

4,991 463 m ²	11	11.5	2

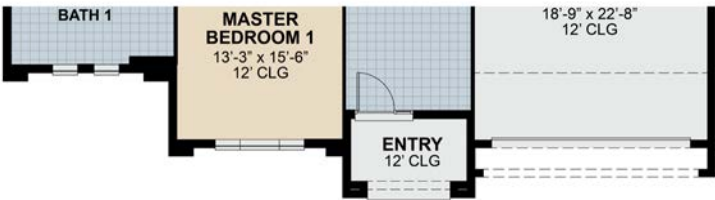
FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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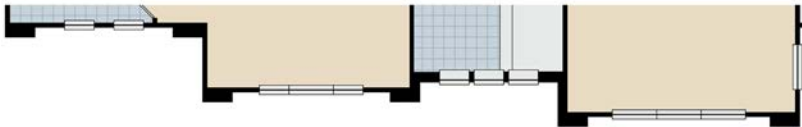
OCEANSIDE

4,991 463 m ²	11	11.5	2

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B & C



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SEACOAST II


5,619 | 522 m²


13


13


3



012125

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SEACOAST II

5,619 522 m ²	13	13	3



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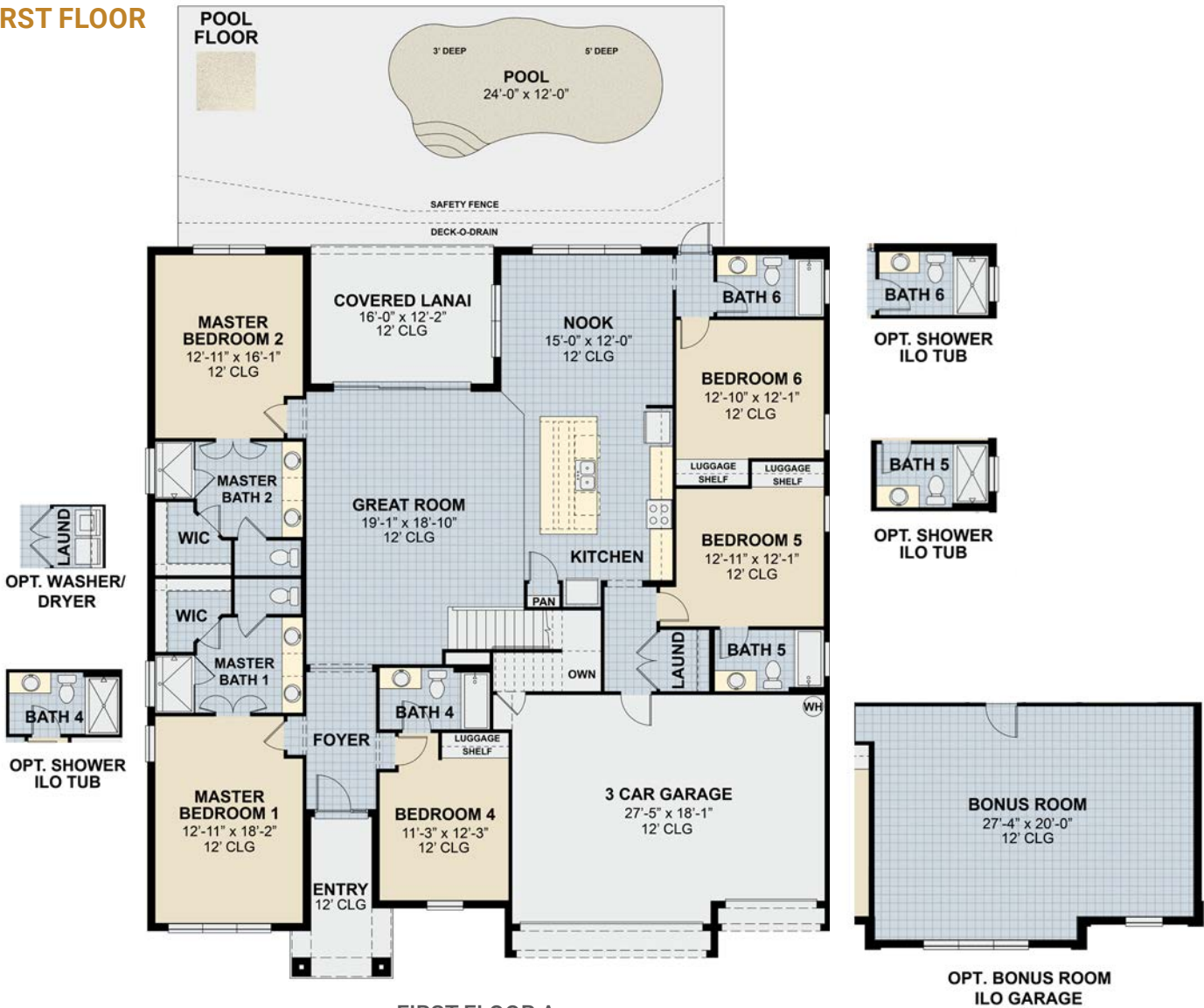
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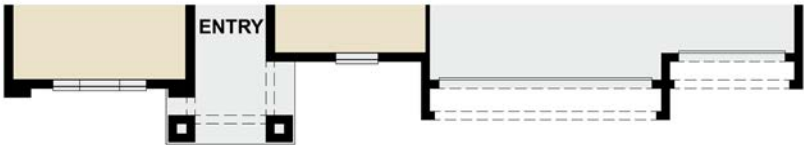
SEACOAST II

5,619 | 522 m² | 13 | 13 | 3

FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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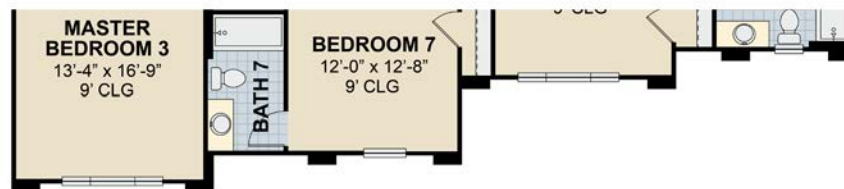
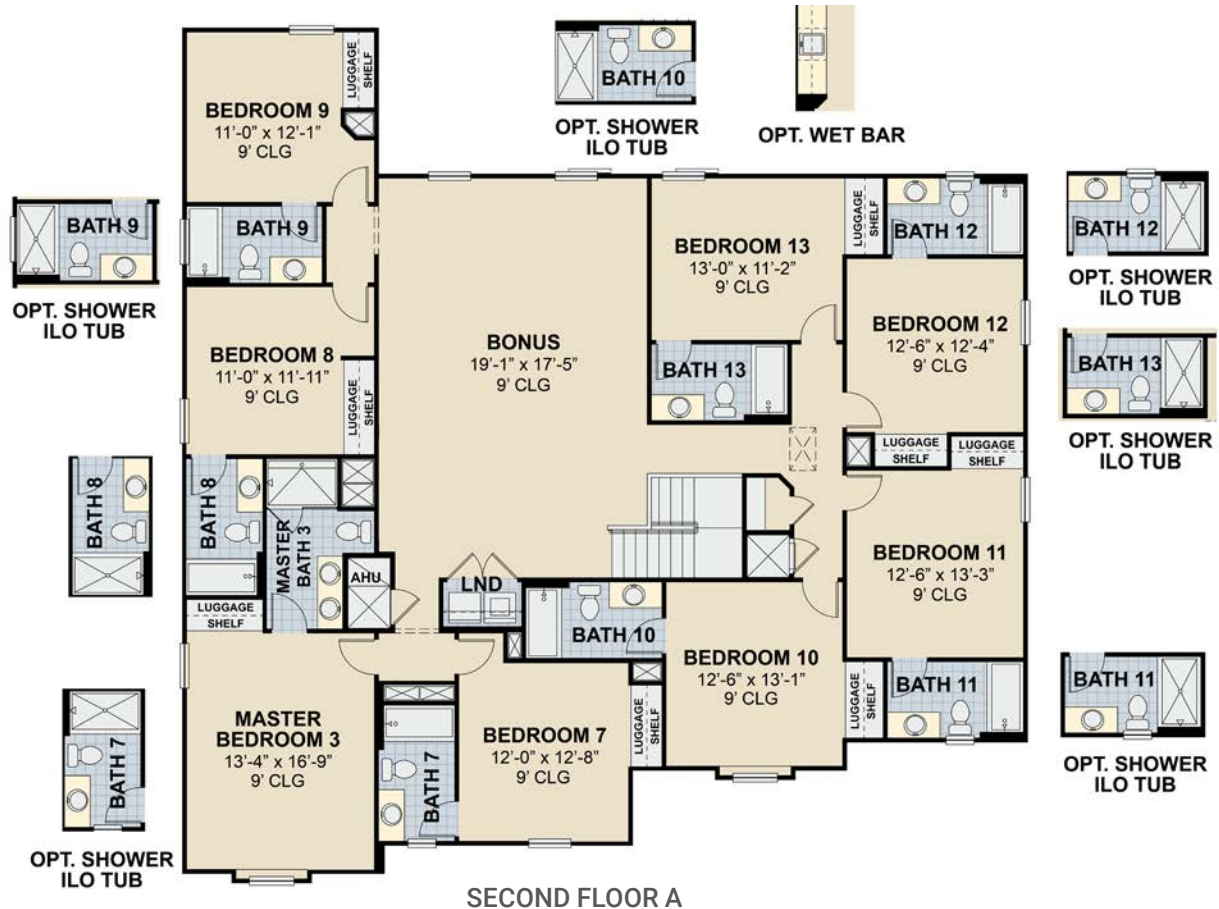
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SEACOAST II

5,619 522 m ²	13	13	3

SECOND FLOOR



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WATERFALL

			
6,374 592 m ²	15	16.5	3



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WATERFALL

			
6,374 592 m ²	15	16.5	3

BONUS A



BONUS B



BONUS C



012125

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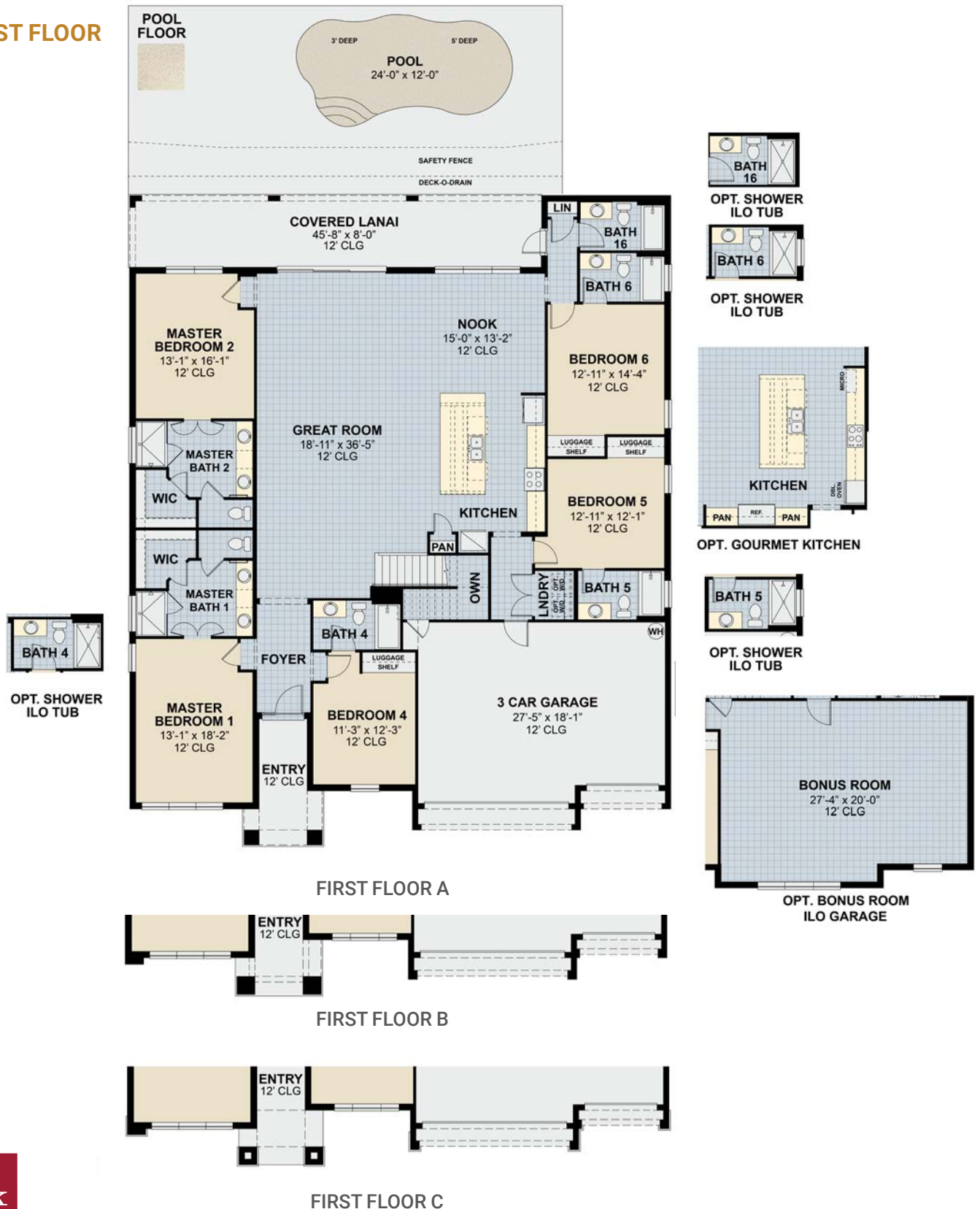
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WATERFALL

6,374 | 592 m² | 15 | 16.5 | 3

FIRST FLOOR



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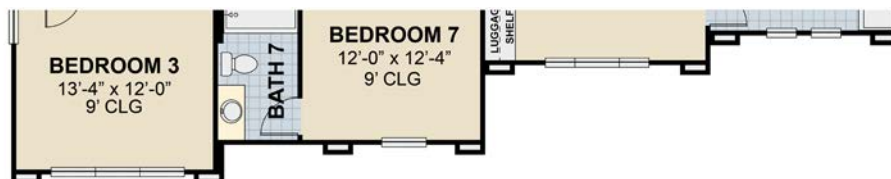
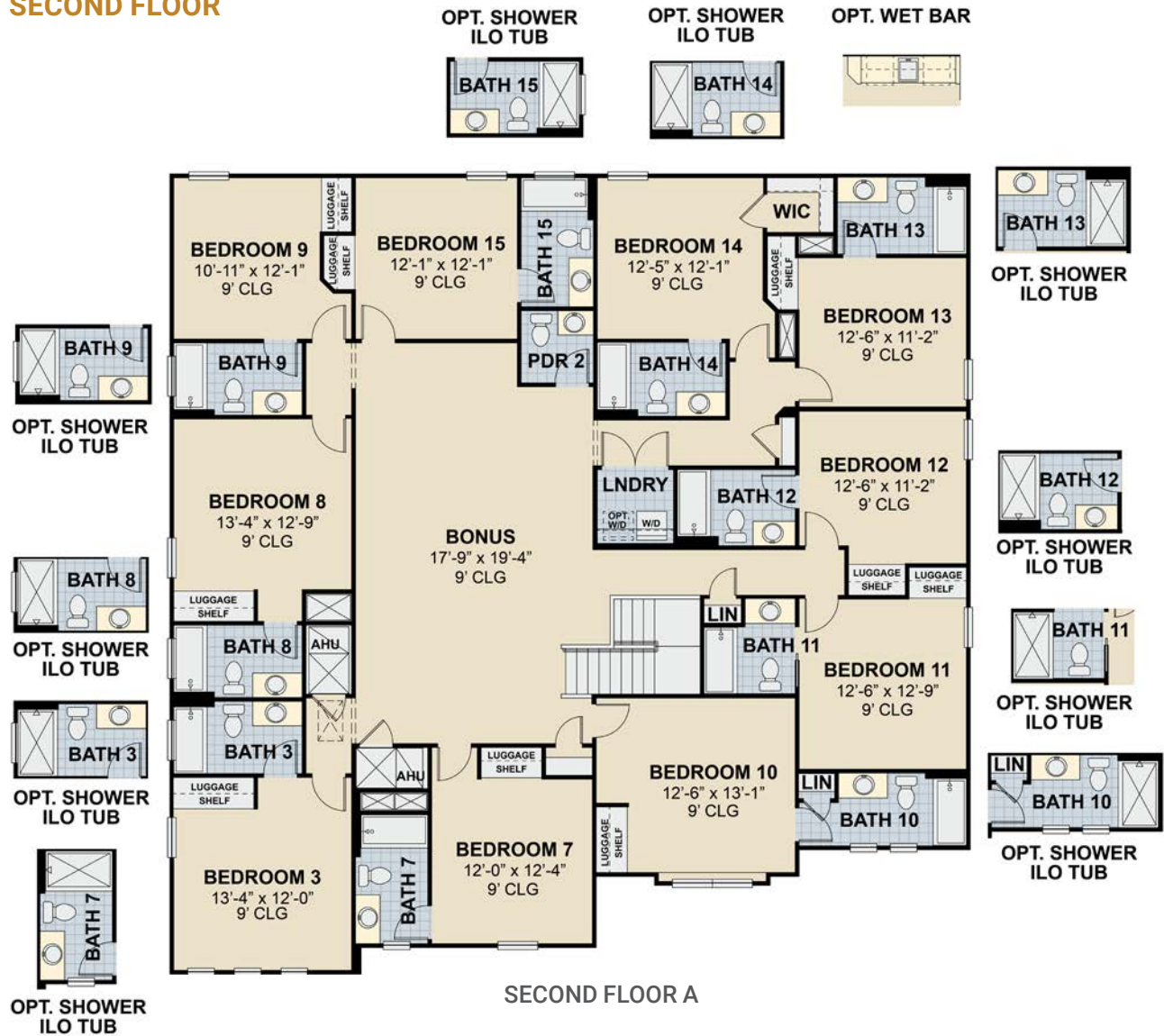
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WATERFALL

6,374 | 592 m² | 15 | 16.5 | 3

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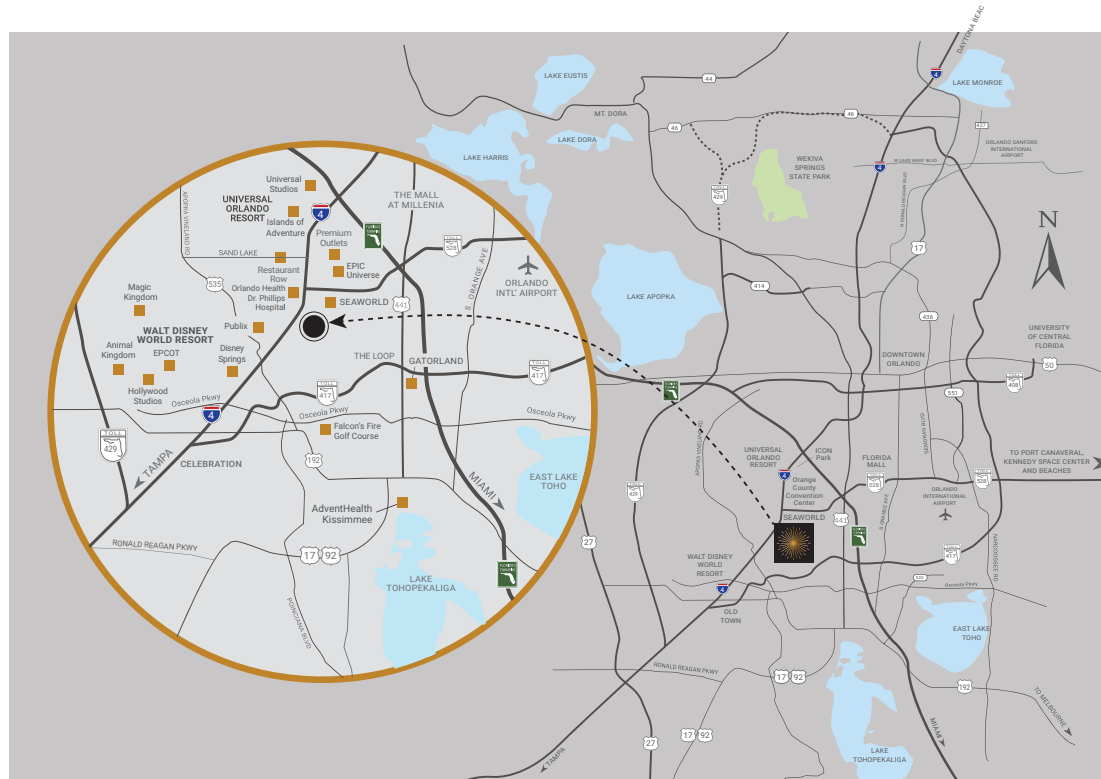


PARADISO GRANDE RESORT

Places of Interest

Miles

Discovery Cove	1.2
SeaWorld Orlando	1.6
Premium Outlets	2
Orange County Convention Center	3
Pointe Orlando	3
Publix Super Market	3.6
ICON Park	4
Restaurant Row	6
Disney Springs	6
Universal Orlando Resort	7
The Mall of Millenia	9
Walt Disney World Resort	10
Orlando Intl. Airport	12
Downtown Orlando	15
Port Canaveral	53



Utilities

Electric

Duke Energy - 8800.700.8744

Water | Sewer | Garbage

Orange County Utilities - 800.626.1140

Phone | Cable | Internet

Spectrum - 844.276.6789

HOSPITAL

AdventHealth Centra Care Lake Buena Vista
Buena Vista Urgent Care
Urgent Care 24/7 Orlando
Orlando Health Dr. Phillips Hospital

GROCERY STORES

Publix at Williamsburg Downs
Publix at Plaza Venezia
Whole Foods Market
Trader Joe's
National Supermarket

MOVIE THEATRES

Regal Pointe Orlando IMAX & 4DX
Cinemark Orlando
Universal Cinemark at CityWalk
AMC Dine in Disney Springs 24

PUBLIC GOLF COURSES

Ritz Carlton Golf
Disney's Lake Buena Vista Golf Course
Falcon's Fire Golf Course

SHOPPING

Orlando Vineland Premium Outlets
Orlando International Outlets

ATTRACTIONS

Universal Orlando Resort
Walt Disney World Resort
SeaWorld
Discovery Cove
ICON Park on I.Drive
Legoland Florida
Kennedy Space Center Visitor Complex
Busch Gardens

ACTIVITIES

Top Golf
Andretti Indoor Karting & Games
Sea Life Orlando Aquarium
Orange County Convention Center
Pointe Orlando
Kings Dining and Entertainment
Dave and Buster's



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PARADISO GRANDE RESORT

SIGNATURE & ESTATE HOMES



Amenities

Gated Entrance

State-of-the-Art Clubhouse

Cafe

Resort-style Pool with
Lazy River

Fitness Center

Game Room

HOMEOWNERS ASSOCIATION*

	Monthly HOA Dues	Annual CDD Fees	HOA Initiation Fee	Resort Fee†
Signature Home - 50'	\$327	\$3,663	\$500	\$7,500
Estate Home - 70'	\$327	\$5,128	\$500	\$10,000



†Resort Fee is a one time fee paid at closing.

*HOA dues are subject to change without notice. Please see New Home Counselor for community-specific fees. This information is based on current development plans which are subject to change without notice. CRC 1330351 & CGC 1520474

121824

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