



# 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



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

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# AQUAMARINE

2,913   270 m <sup>2</sup>	6	6	2



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# AQUAMARINE

2,913   270 m <sup>2</sup>	6	6	2

BONUS A



BONUS B



BONUS C



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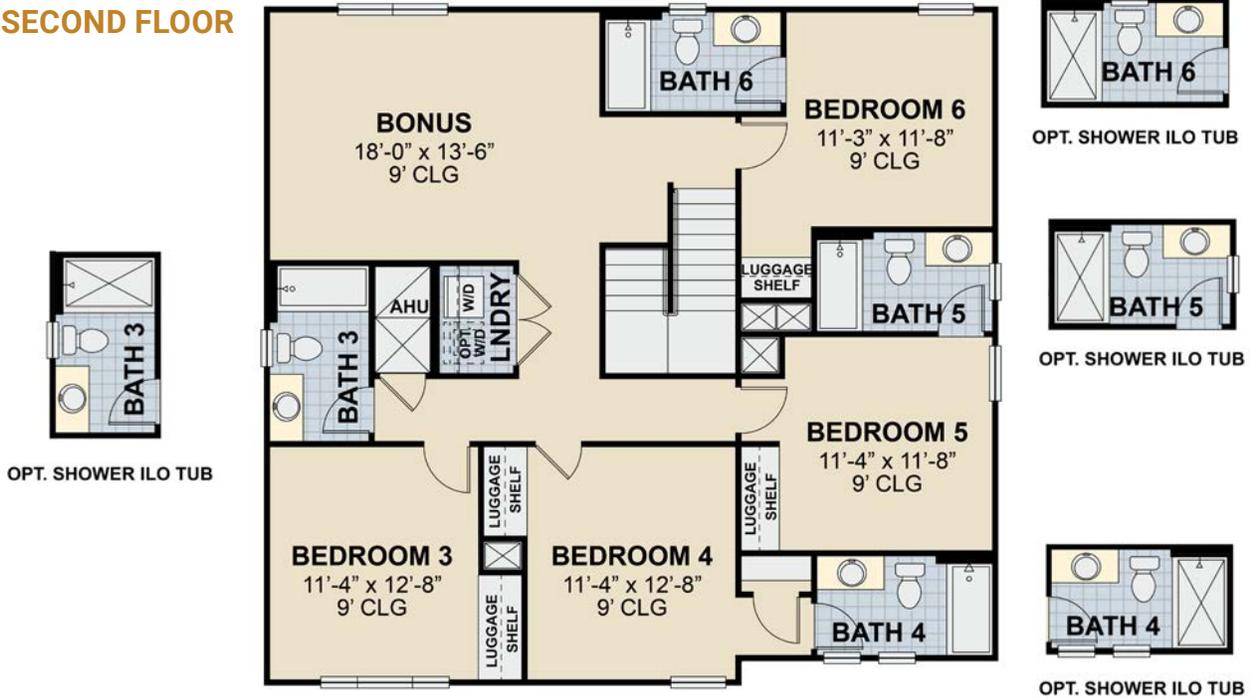




# AQUAMARINE

2,913 | 270 m<sup>2</sup> | 6 | 6 | 2

## SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C



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# LAGOON II

3,366 | 313 m<sup>2</sup>

8

8

2



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# LAGOON II

3,366 | 313 m<sup>2</sup>

8

8

2

BONUS A



BONUS B



BONUS C



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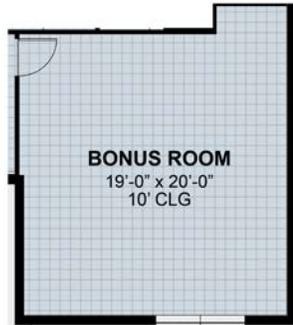
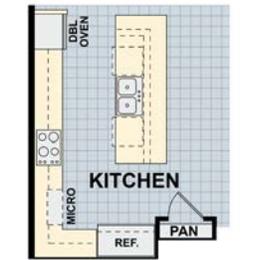


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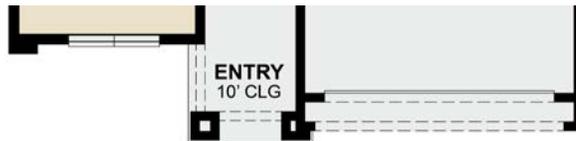
3,366 | 313 m<sup>2</sup> | 8 | 8 | 2

## FIRST FLOOR

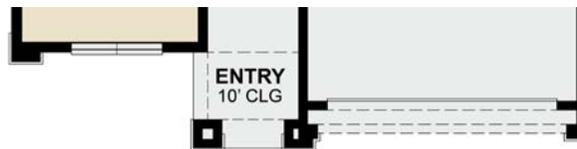
POOL FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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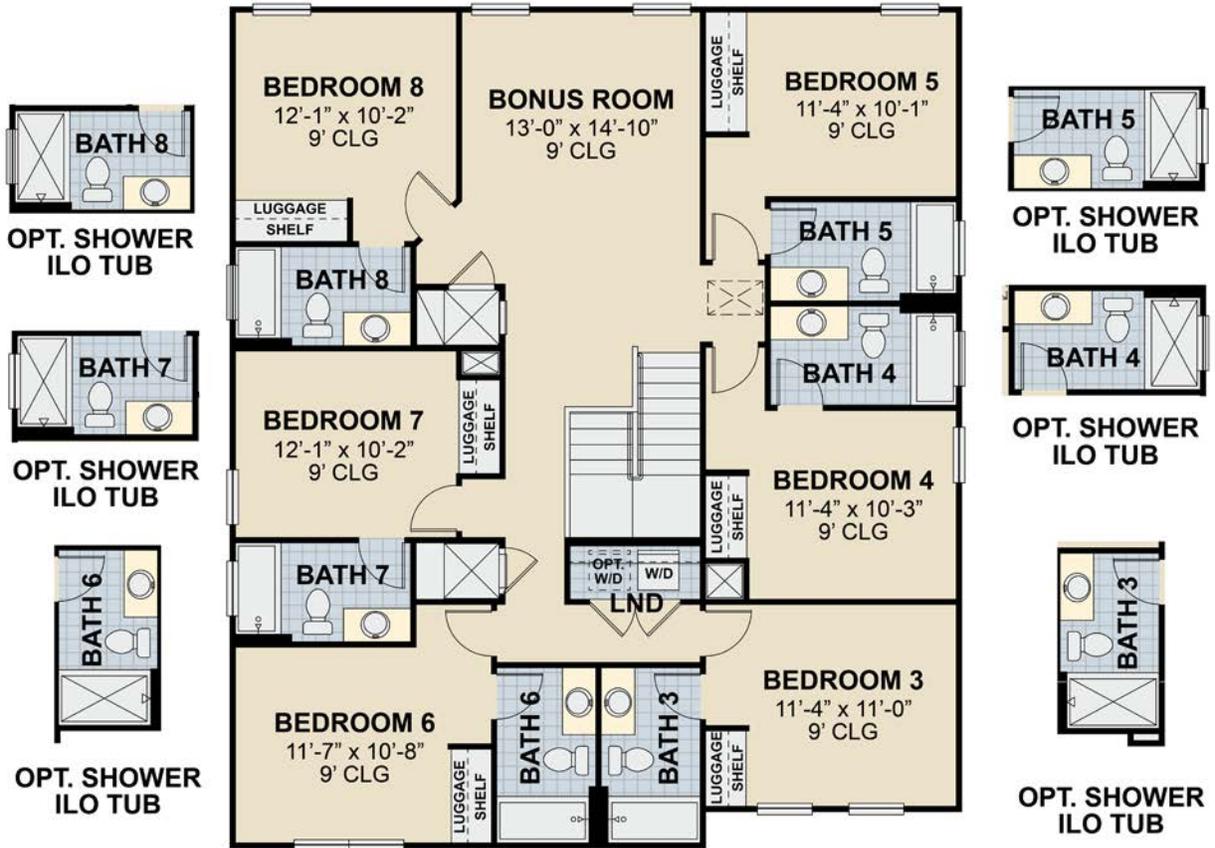
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# LAGOON II

3,366 | 313 m<sup>2</sup> | 8 | 8 | 2

## SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B & C



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# OASIS

4,003 | 371 m<sup>2</sup>

9

9

2



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# OASIS

4,003 | 371 m<sup>2</sup>

9

9

2

BONUS A



BONUS B



BONUS C



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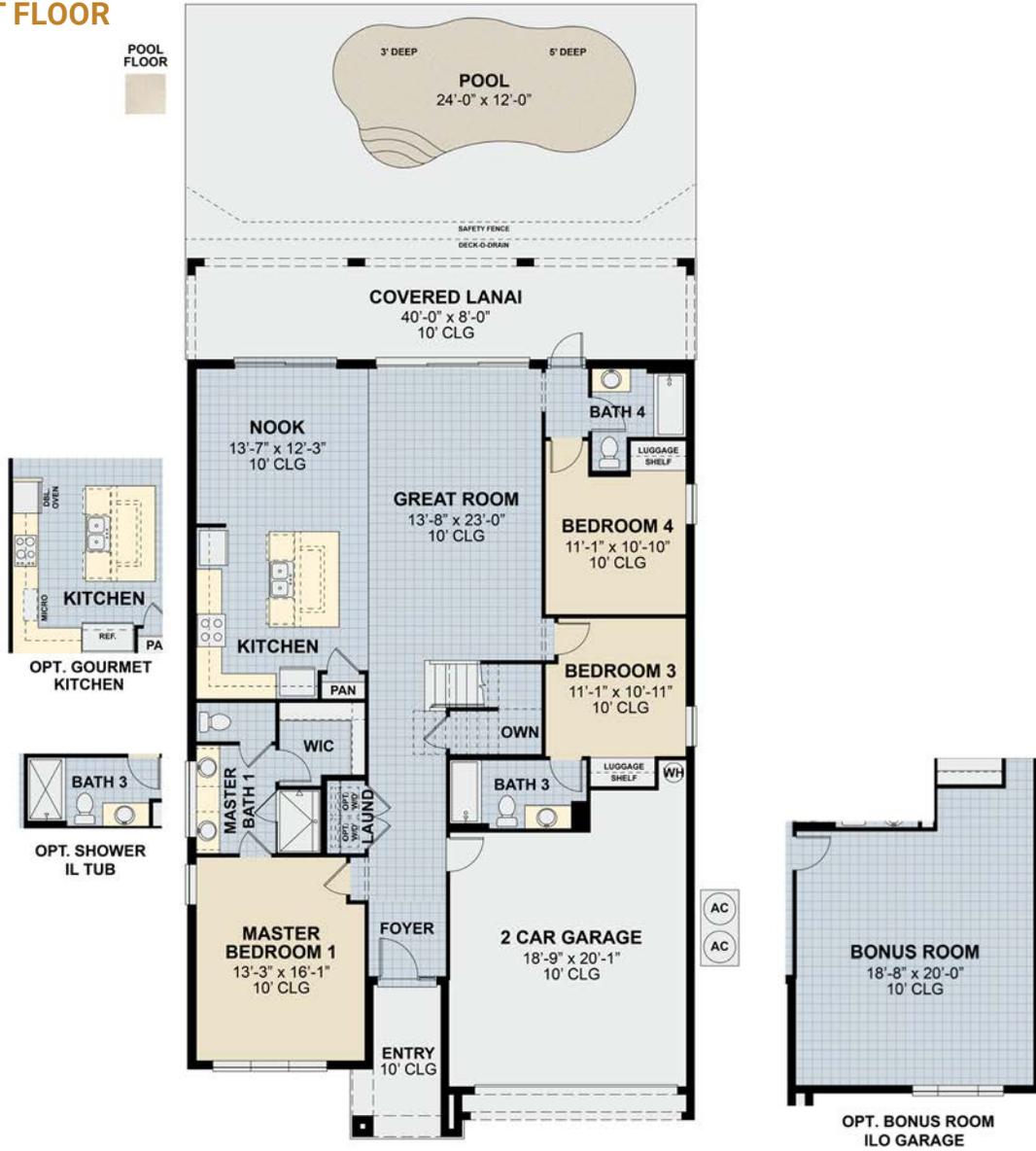
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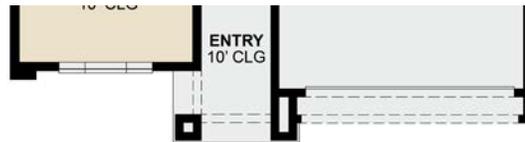
4,003 | 371 m<sup>2</sup> | 9 | 9 | 2

## FIRST FLOOR

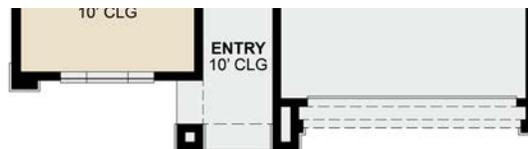
POOL FLOOR



FIRST FLOOR A



FIRST FLOOR B

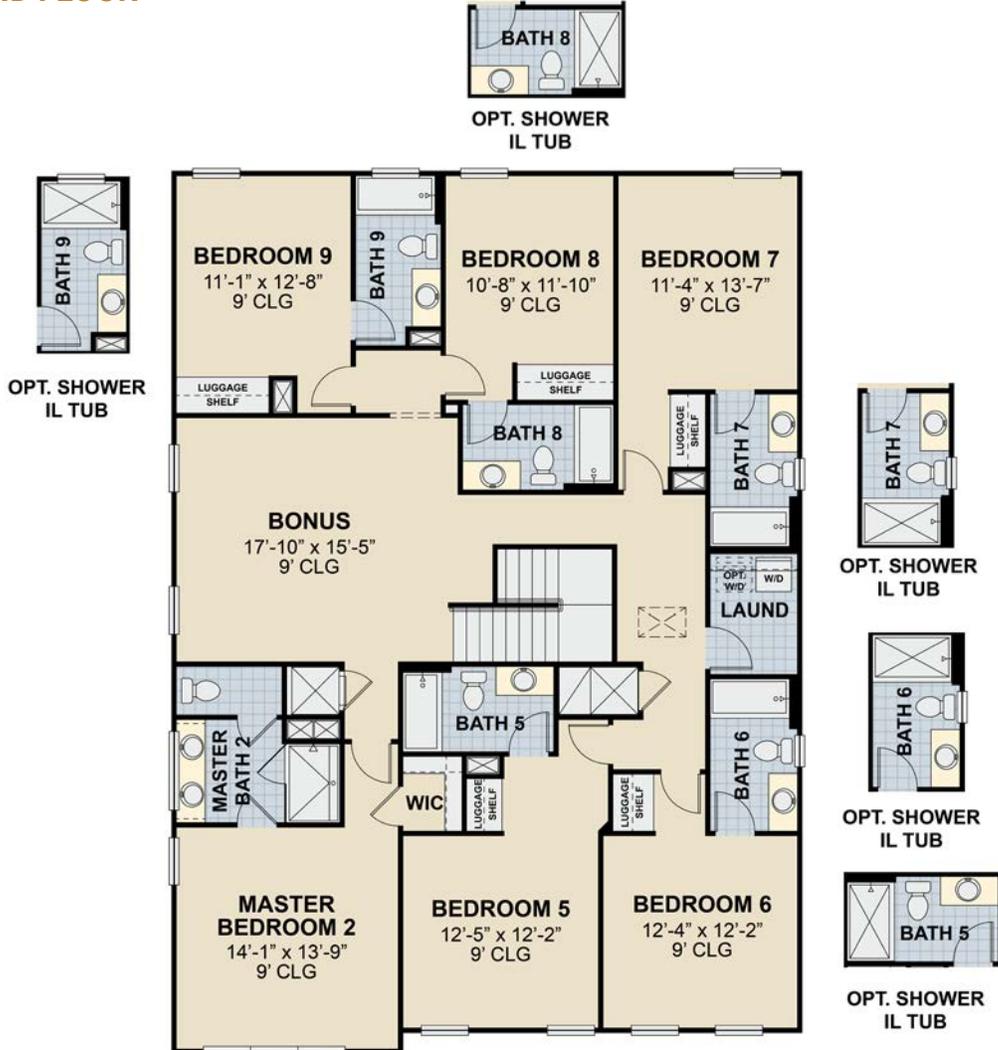


FIRST FLOOR C





SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C





# REEF






4,232 | 393 m<sup>2</sup>
 | 10
 | 9
 | 2



012125

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# REEF

4,232 | 393 m<sup>2</sup>

10

9

2

BONUS A



BONUS B



BONUS C



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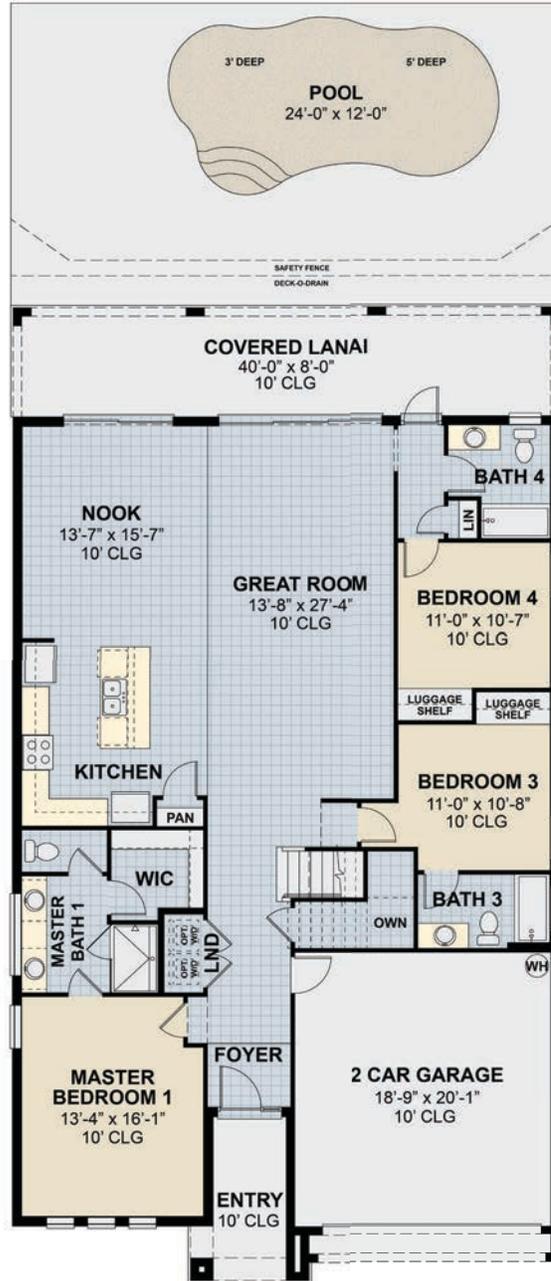
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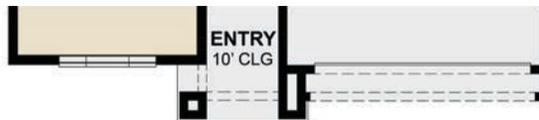


4,232 | 393 m<sup>2</sup> | 10 | 9 | 2

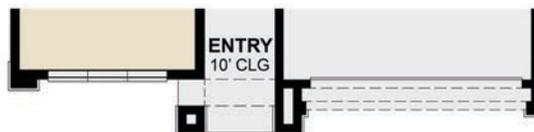
FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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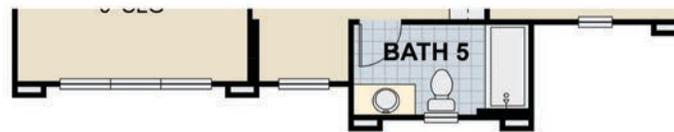
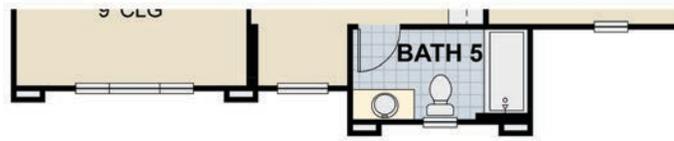
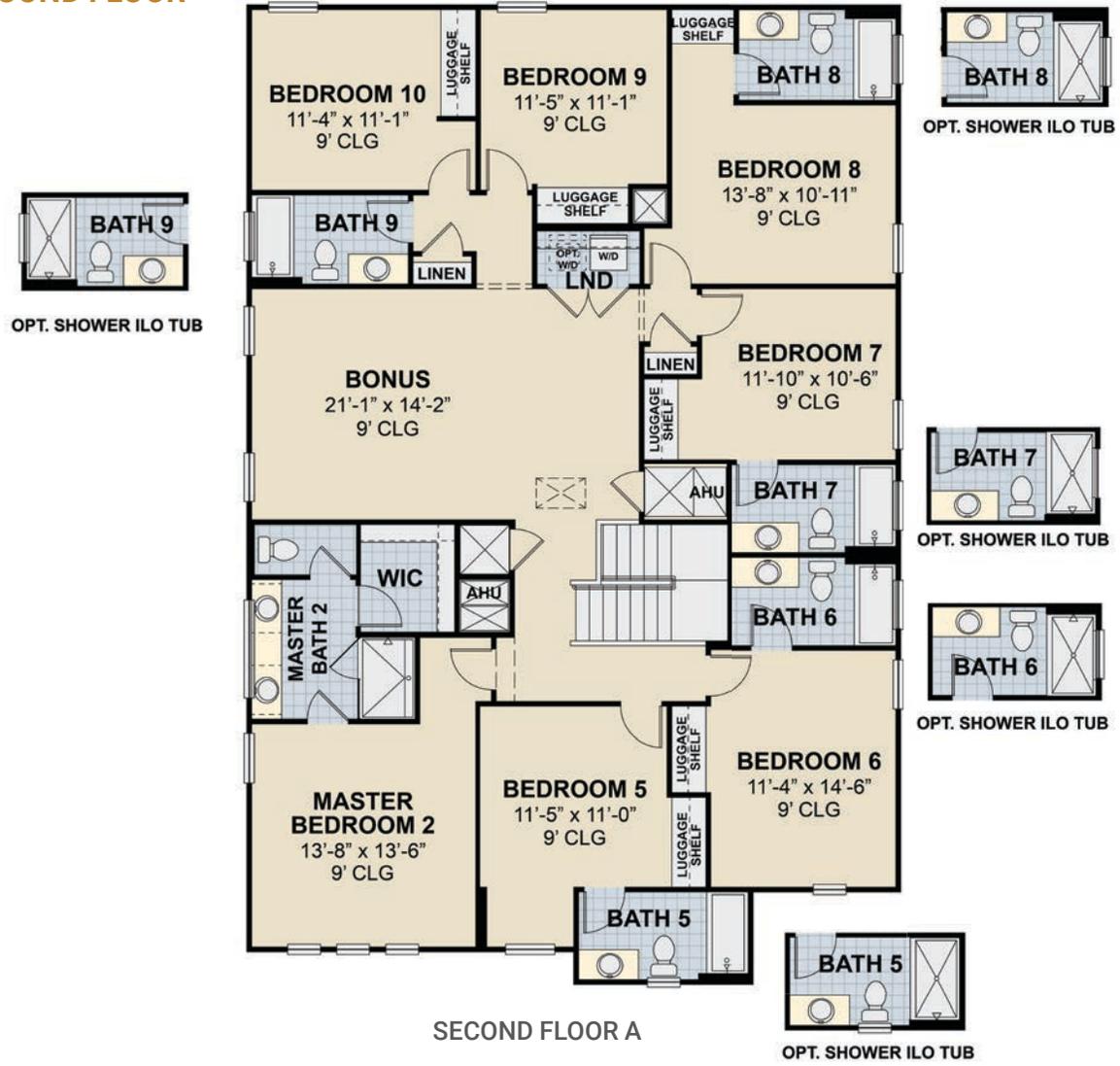
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4,232 | 393 m<sup>2</sup> | 10 | 9 | 2

SECOND FLOOR





# SANDALWOOD II

4,842   449 m <sup>2</sup>	12	11.5	2



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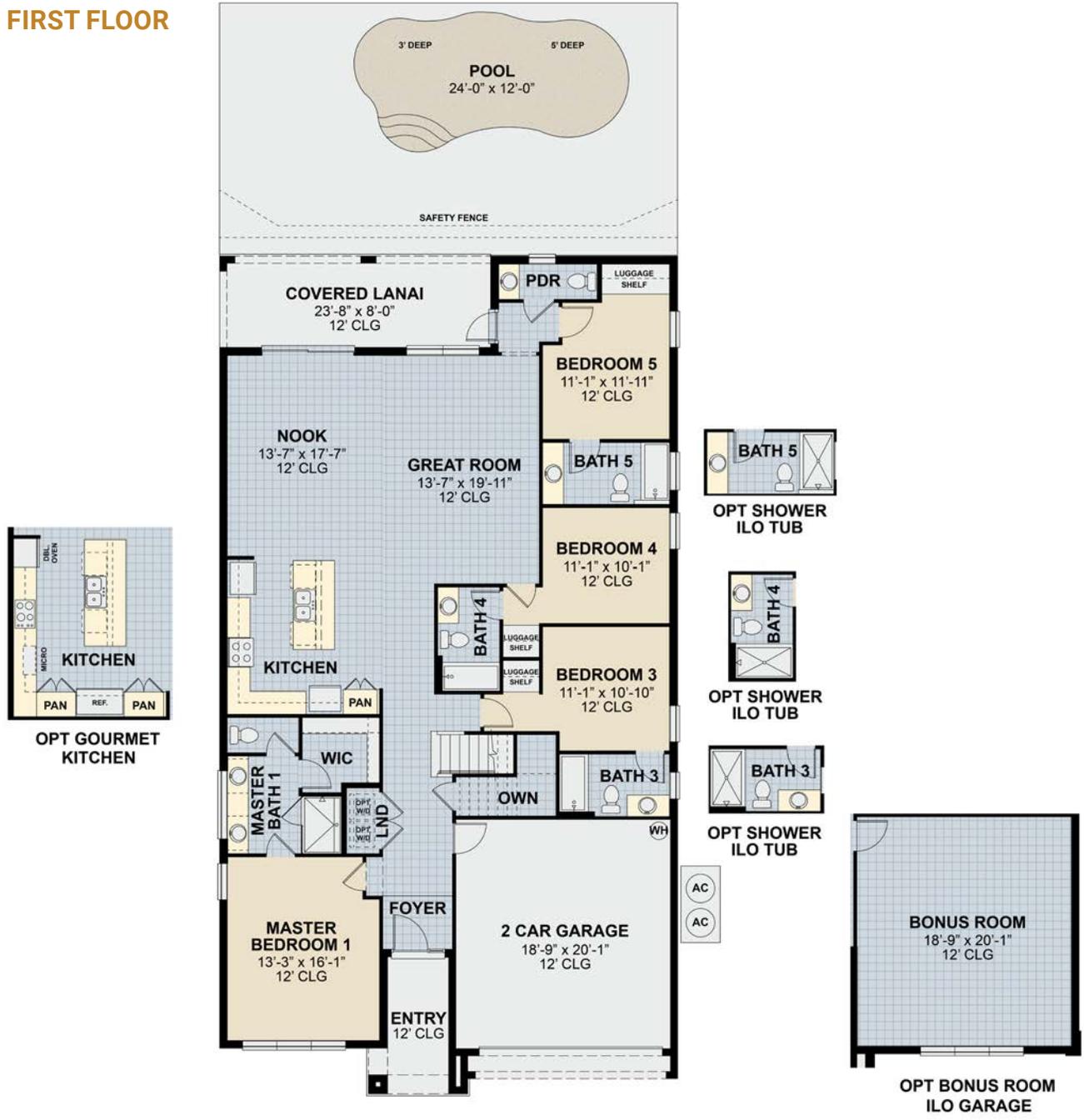
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# SANDALWOOD II

4,842 | 449 m<sup>2</sup> | 12 | 11.5 | 2

## FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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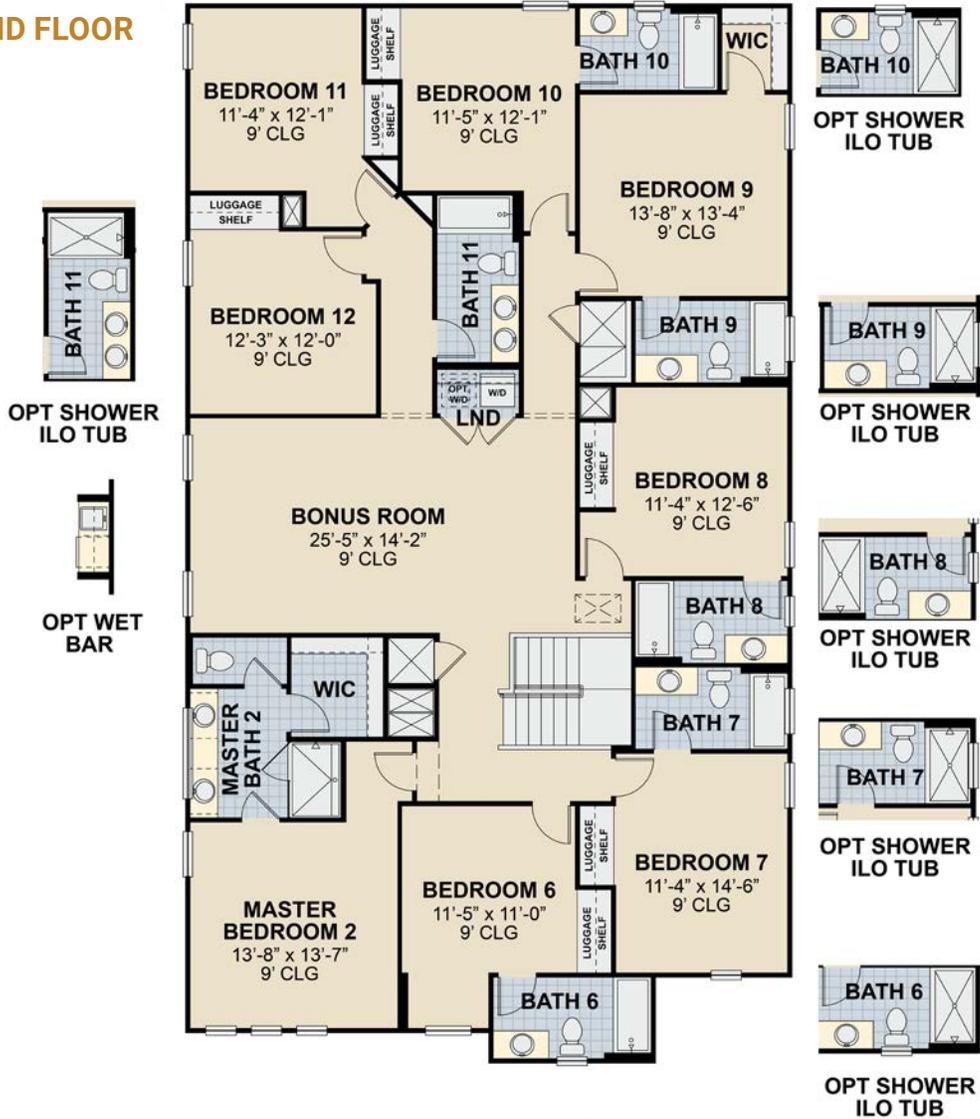
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# SANDALWOOD II

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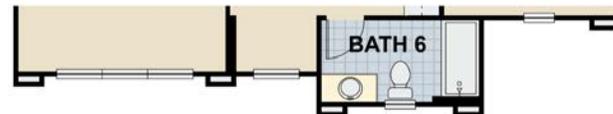
## SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C



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# OCEANSIDE

4,991 | 463 m<sup>2</sup>

11

11.5

2



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# OCEANSIDE

4,991 | 463 m<sup>2</sup>

11

11.5

2

BONUS A



BONUS B



BONUS C



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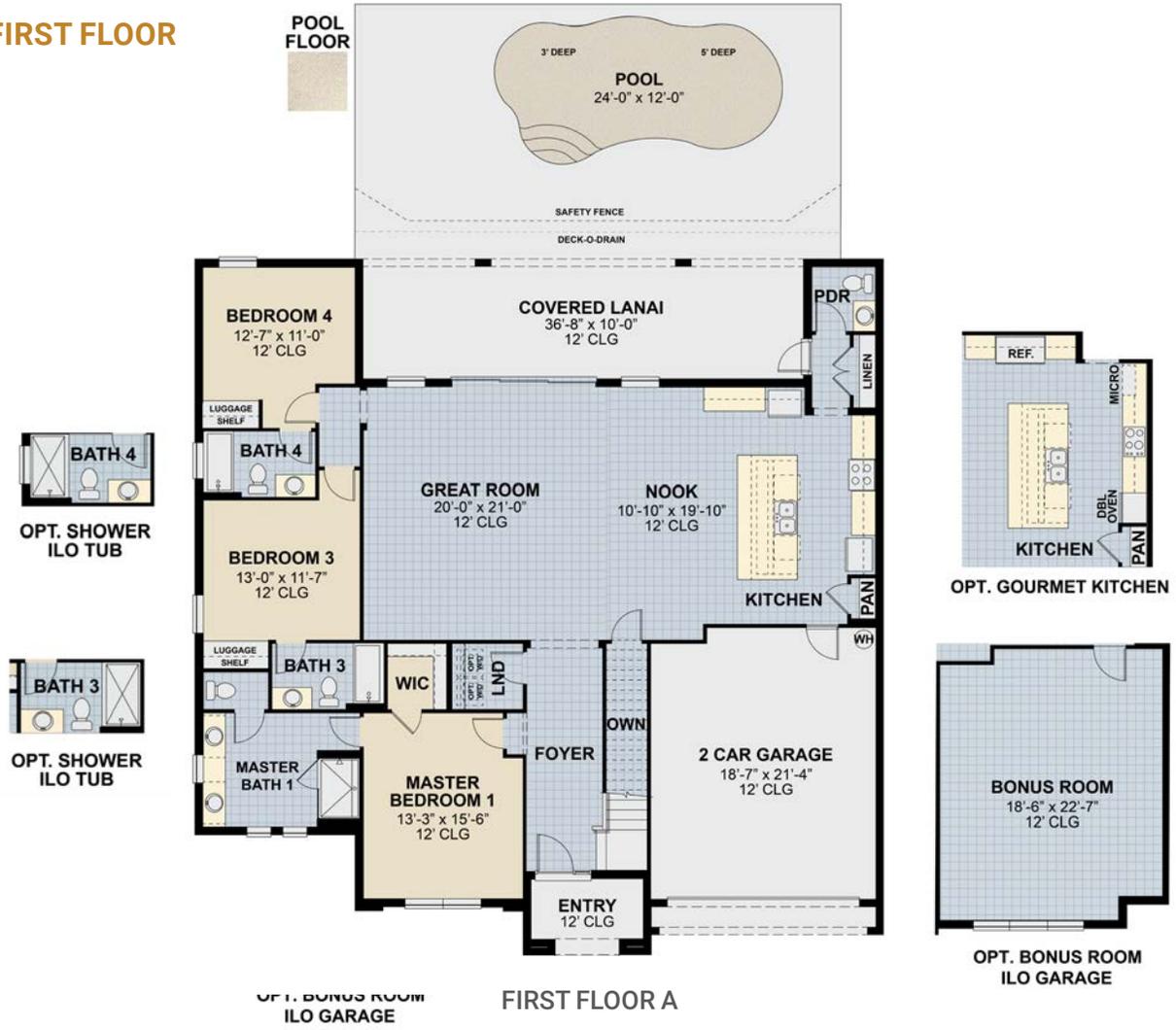
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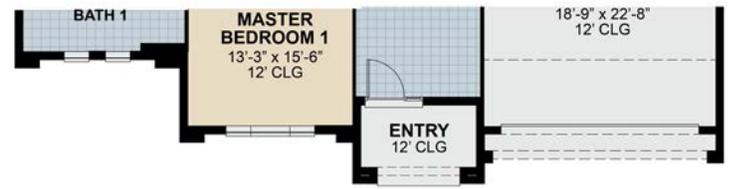
# OCEANSIDE

4,991 | 463 m<sup>2</sup> | 11 | 11.5 | 2

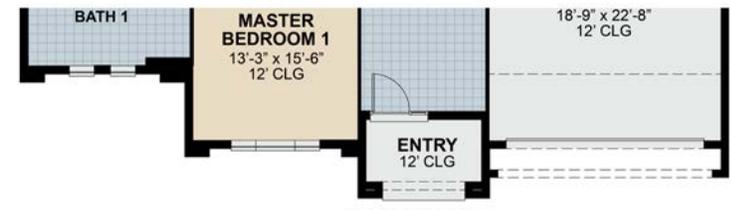
## FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C





# OCEANSIDE

4,991 | 463 m<sup>2</sup>

11

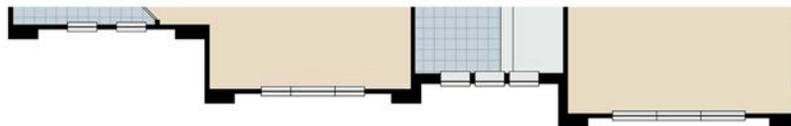
11.5

2

## SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B & C



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# SEACOAST II

5,619   522 m <sup>2</sup>	13	13	3



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# SEACOAST II

			
5,619   522 m <sup>2</sup>	13	13	3



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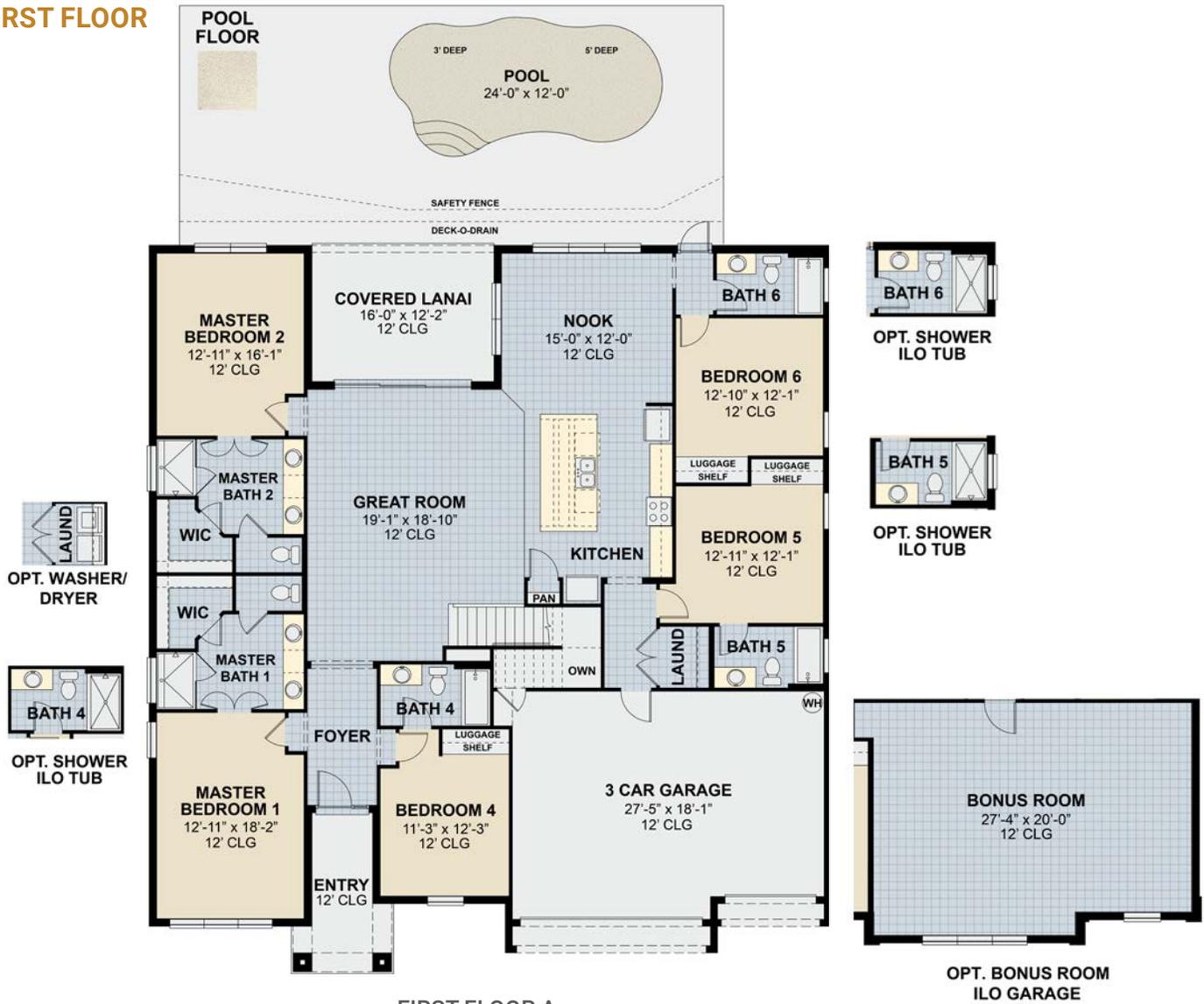
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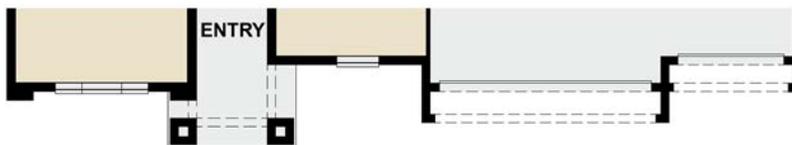
# SEACOAST II

5,619 | 522 m<sup>2</sup> | 13 | 13 | 3

## FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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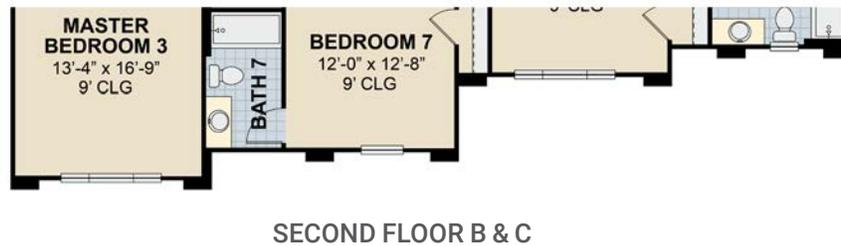
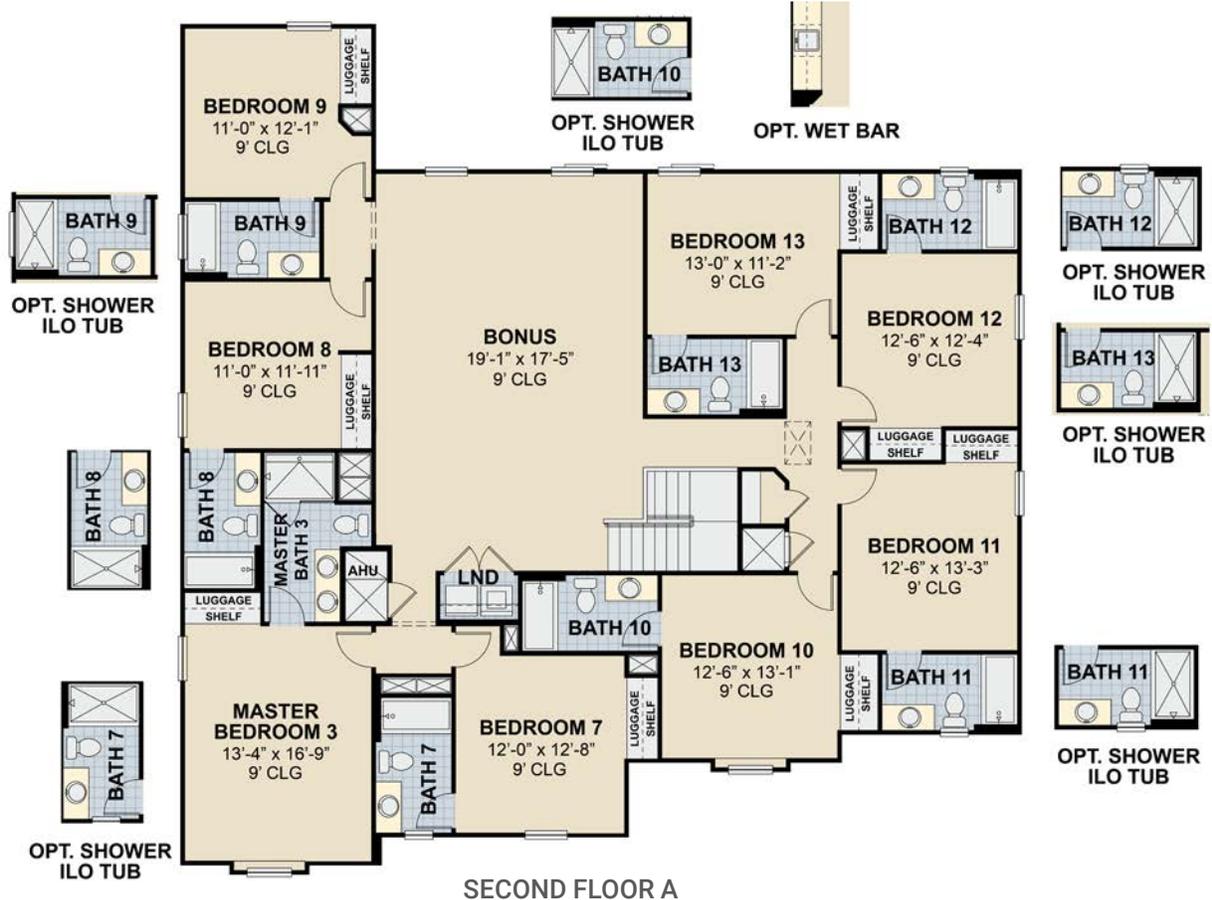
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# SEACOAST II

5,619 | 522 m<sup>2</sup> | 13 | 13 | 3

## SECOND FLOOR



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# WATERFALL

6,374 | 592 m<sup>2</sup>

15

16.5

3



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# WATERFALL

6,374 | 592 m<sup>2</sup>

15

16.5

3

BONUS A



BONUS B



BONUS C



012125

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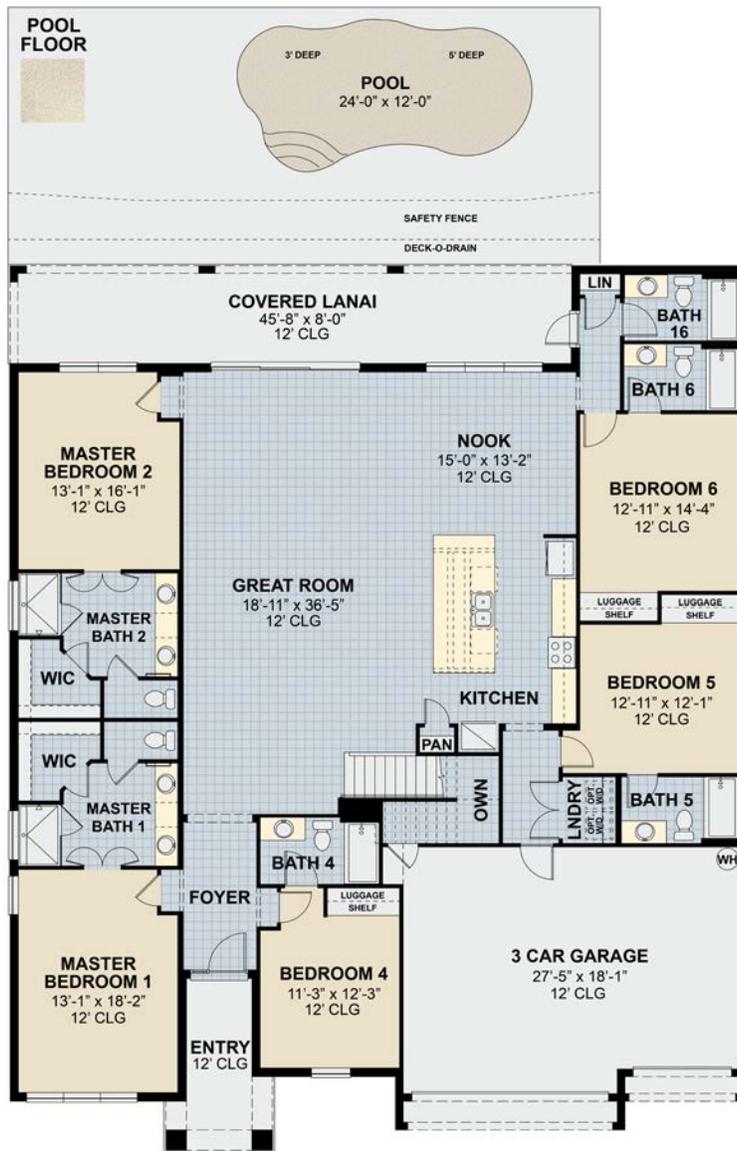
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# WATERFALL

6,374 | 592 m<sup>2</sup> | 15 | 16.5 | 3

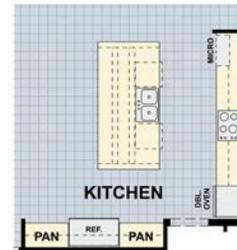
## FIRST FLOOR



OPT. SHOWER ILO TUB



OPT. SHOWER ILO TUB



OPT. GOURMET KITCHEN



OPT. SHOWER ILO TUB

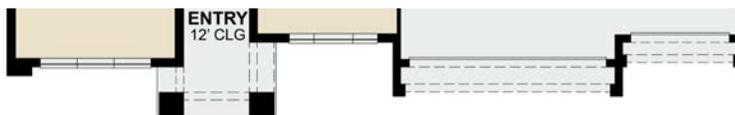


OPT. BONUS ROOM ILO GARAGE



OPT. SHOWER ILO TUB

FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C



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# WATERFALL

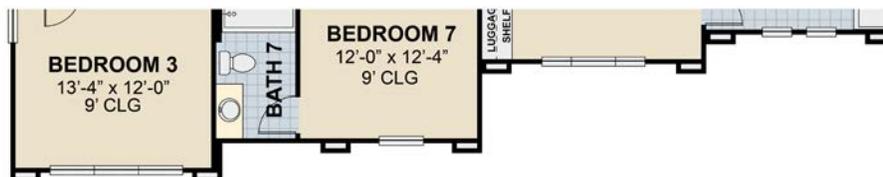
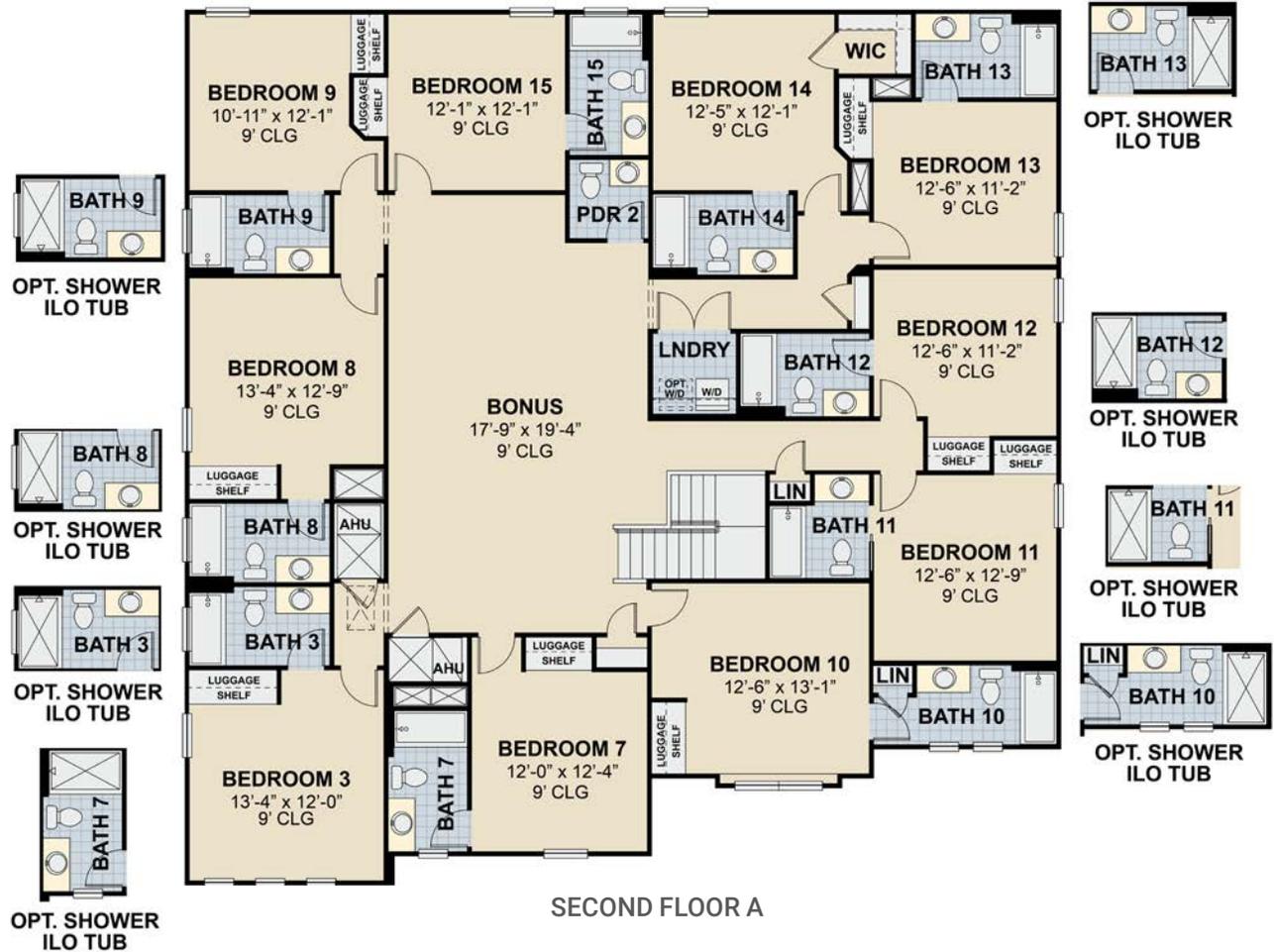
6,374 | 592 m<sup>2</sup> | 15 | 16.5 | 3

## SECOND FLOOR

OPT. SHOWER ILO TUB

OPT. SHOWER ILO TUB

OPT. WET BAR



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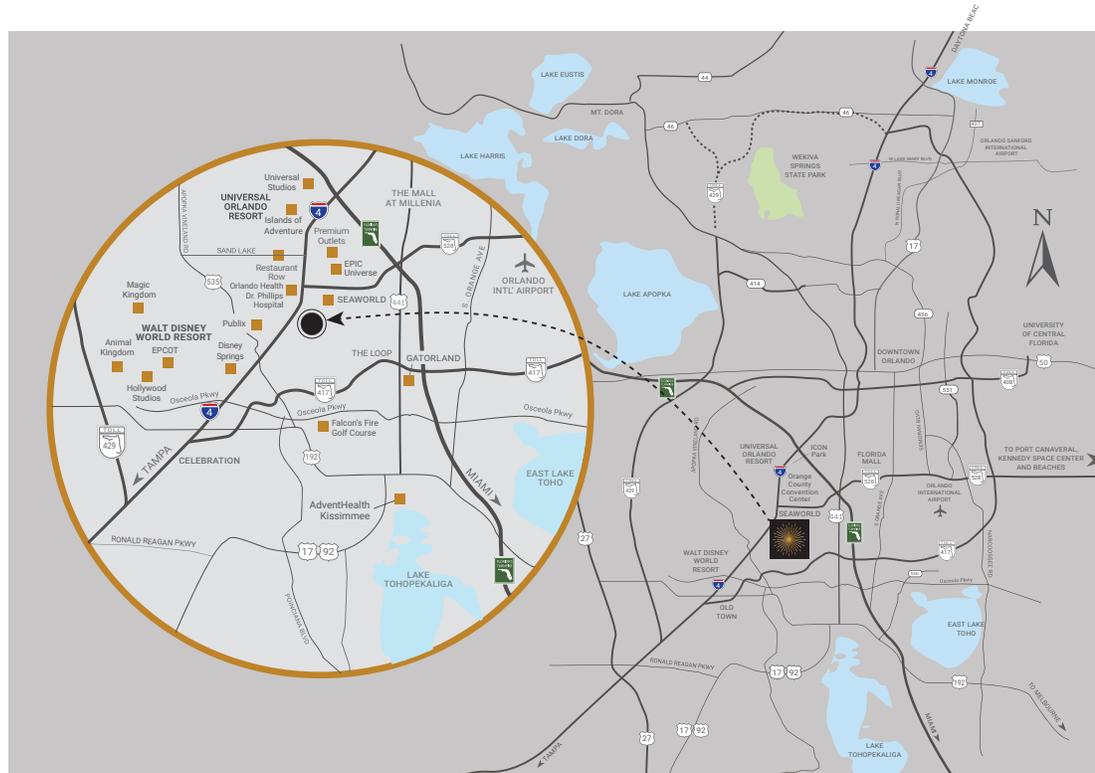
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# PARADISO GRANDE RESORT

## Places of Interest

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



## 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



This 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.  
 CRC 1330351 & CGC1520474



# 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



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