AVIANA

SITEMAP

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111220

Built for Family, by Family

ParkSquareHomes.com

AVIANA

FEATURES

SIGNATURE FEATURES

- 17” Shaw® Tile in Foyer, Kitchen, Laundry and All Baths
- Timberlake® 42” Maple Wood Cabinets
- 3cm Granite or 2cm Quartz in Kitchen and All Baths
- Moen® Arbor Pullout Kitchen Faucet
- Stainless Steel Kitchen Appliances
  - Glass Top Range
  - Microwave
  - Dishwasher
- Z-Wave Smart Home Package
  - Skybell® Doorbell
  - Front Door Deadbolt
  - Honeywell® Z-Wave Thermostat
  - 2 Z-Wave Switches
- Trane® 16 SEER A/C System
- Garage Door Opener w/ 2 Remotes
- Brick Paved Driveway, Leadwalk, Entry and Patio
- Fully sodded St. Augustine Lawn with Timer Controlled Irrigation System with Rain Sensor
- Architectural, Dimensional Roof Shingles

ARCHITECTURAL & EXTERIOR DETAILS

- Architectural shingle roof with limited lifetime warranty
- Fiberglass two-panel insulated smooth finish front entry door
- Decorative raised panel garage doors
- Brick paver driveway, patio and entry
- Exterior coach lights
- Professionally designed landscape package
- Fully sodded St. Augustine lawn
- Timer controlled irrigation system with rain sensor
- Minimum two weatherproof electrical outlets
- James 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™ Z-Wave 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” Maple wood cabinets
- Granite or Quartz countertops
- 50/50 stainless steel sink
- Moen® Arbor Kitchen faucet
- LED flush mount lighting
- 1/2 horsepower disposal unit
- Stainless steel appliance package to include:
  - Smooth 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
- Wall tile in secondary bath tub/shower
- 3cm Granite or 2cm Quartz in all Baths
- Moen® chrome faucets in all Baths

INTERIOR DETAILS

- 6’ 8” two-panel interior doors
- 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
- Four 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
- 3¼” baseboard
- Z-Wave smart home package to include:
  - WiFi front door deadbolt
  - Two Z-Wave switches
  - Z-Wave thermostat
  - Skybell® doorbell

WARRANTY

- 1 year Workmanship
- 10 year Structural warranty

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

011821

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

3 Beds | 2 Baths | 2 Car Garage | 1,525 Living Sq. Ft.

AUGUSTINE

A

B

C

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CRC 1330351 CGC 1520474

110920

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | 2 Car Garage | 1,711 Living Sq. Ft.

DAYTONA

A

B

C

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CRC 1330351 CGC 1520474

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | 2 Car Garage | 1,711 Living Sq. Ft.

DAYTONA

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012121

Built for Family, by Family

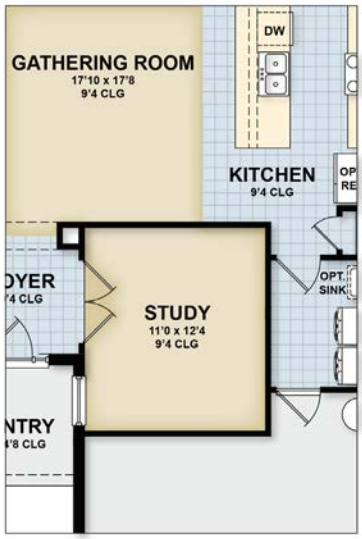
ParkSquareHomes.com

Park Square HOMES

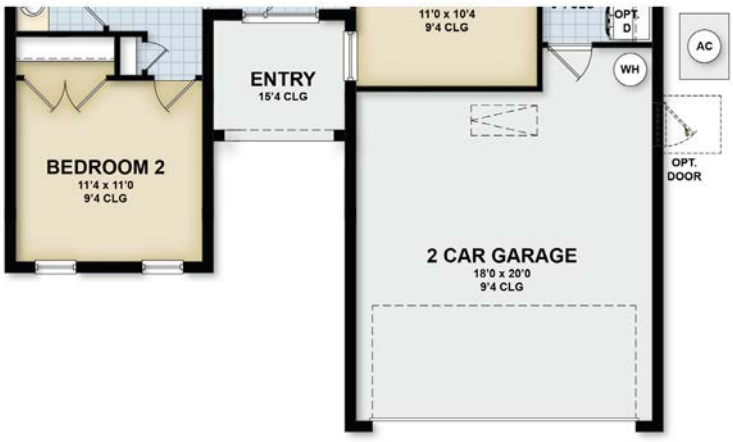
3 Beds | 2 Baths | 2 Car Garage | 1,525 Living Sq. Ft.

AUGUSTINE

ELEVATION A & B



OPT. STUDY



ELEVATION C

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110920

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living Sq. Ft.

MARGATE II

A

B

C

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CRC 1330351 CGC 1520474

021521

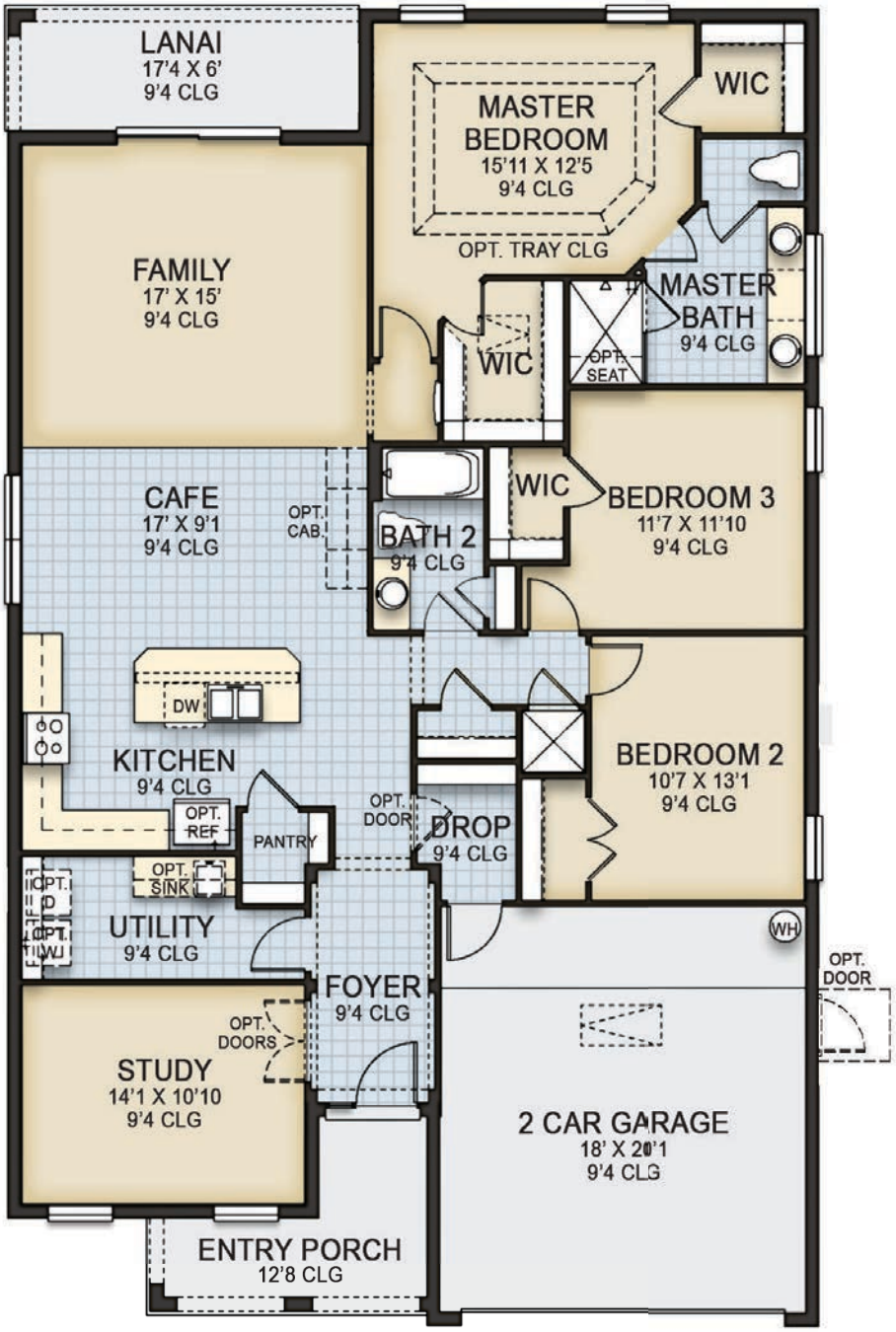
Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living Sq. Ft.

MARGATE II



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021521

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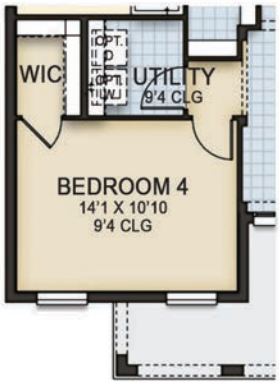
ParkSquareHomes.com

Park Square HOMES

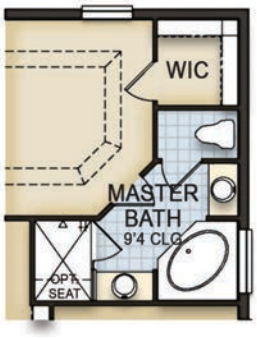
3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living Sq. Ft.

MARGATE II

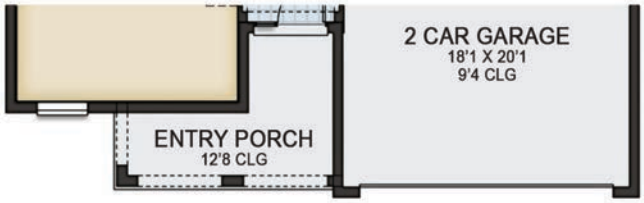
OPTIONS



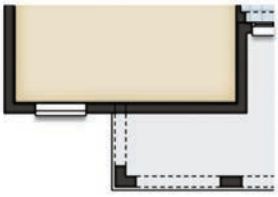
BEDROOM 4 OPT.



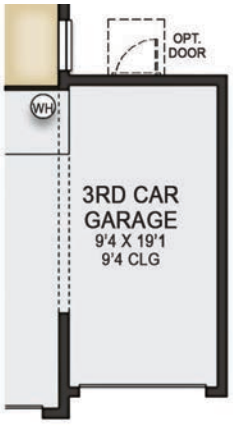
MASTER BATH OPT.



ELEVATION C

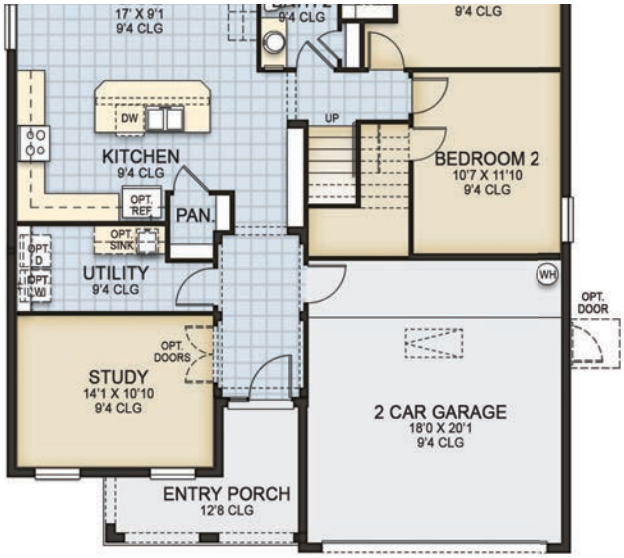


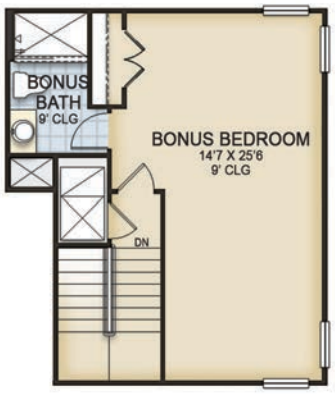
ELEVATION C
OPT. BEDROOM 4



3RD CAR GARAGE OPT.

OPTIONS WITH BONUS





OPT. BONUS BEDROOM

OPT. BONUS ROOM

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021521

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living Sq. Ft.

MARGATE II BONUS

A

B

C

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CRC 1330351 CGC 1520474

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | 2 Car Garage | 2,375 Living Sq. Ft.

HAMPTON

A

B

C

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CRC 1330351 CGC 1520474

111020

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | 2 Car Garage | 2,375 Living Sq. Ft.

HAMPTON

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111020

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | Flex | Loft | 2 Car Garage
2,380 Living Sq. Ft.

PEMBROKE

A

B

C

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CRC 1330351 CGC 1520474

012721

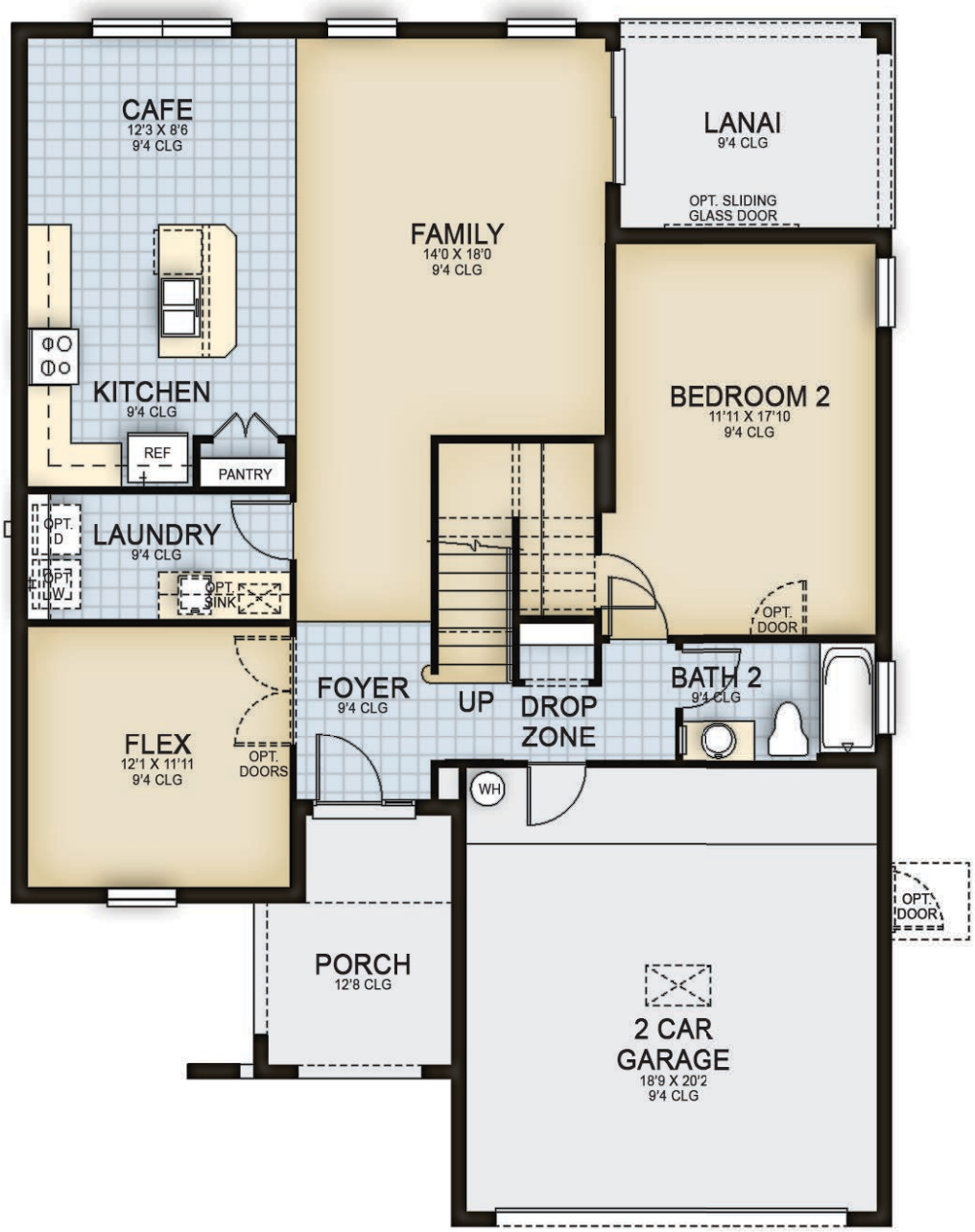
Built for Family, by Family

ParkSquareHomes.com

4 Beds | 3 Baths | Flex | Loft | 2 Car Garage
2,380 Living Sq. Ft.

PEMBROKE

FIRST FLOOR



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012721

Built for Family, by Family

ParkSquareHomes.com

Park Square HOMES

4 Beds | 3 Baths | Flex | Loft | 2 Car Garage
2,380 Living Sq. Ft.

PEMBROKE

SECOND FLOOR

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012721

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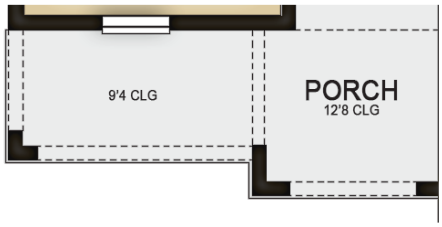
Park Square HOMES

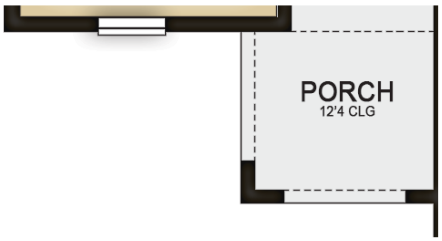
4 Beds | 3 Baths | Flex | Loft | 2 Car Garage
2,380 Living Sq. Ft.

PEMBROKE

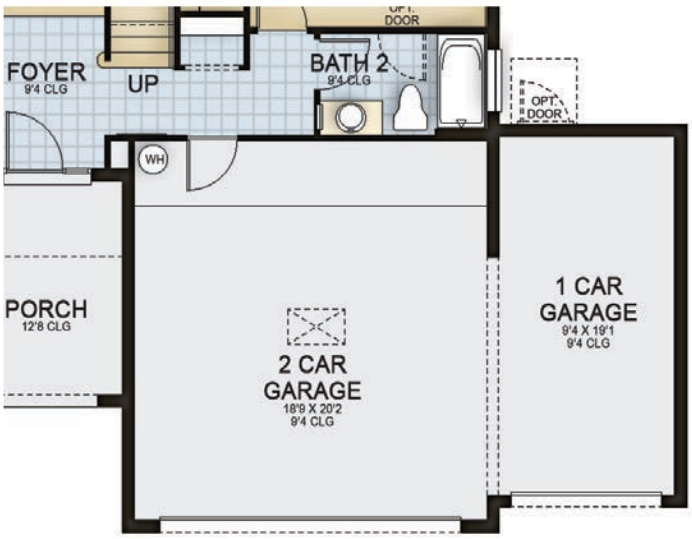
FIRST FLOOR OPTIONS



FIRST FLOOR B

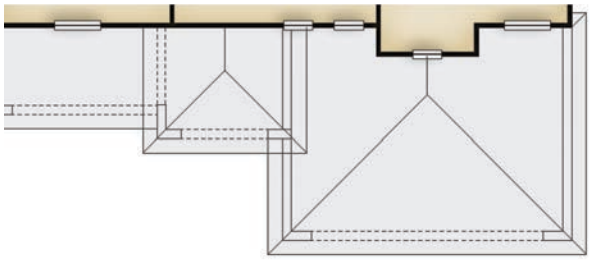


FIRST FLOOR C



OPT. 3 CAR GARAGE

SECOND FLOOR OPTIONS



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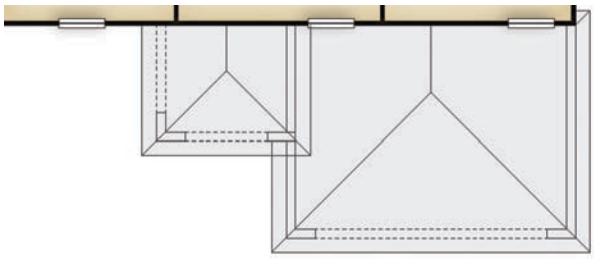

SECOND FLOOR C

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012721

Built for Family, by Family

ParkSquareHomes.com

4 Beds | 3.5 Baths | Flex | Loft | 2 Car Garage
2,570 Living Sq. Ft.

PENSACOLA

A

B

C

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CRC 1330351 CGC 1520474

111020

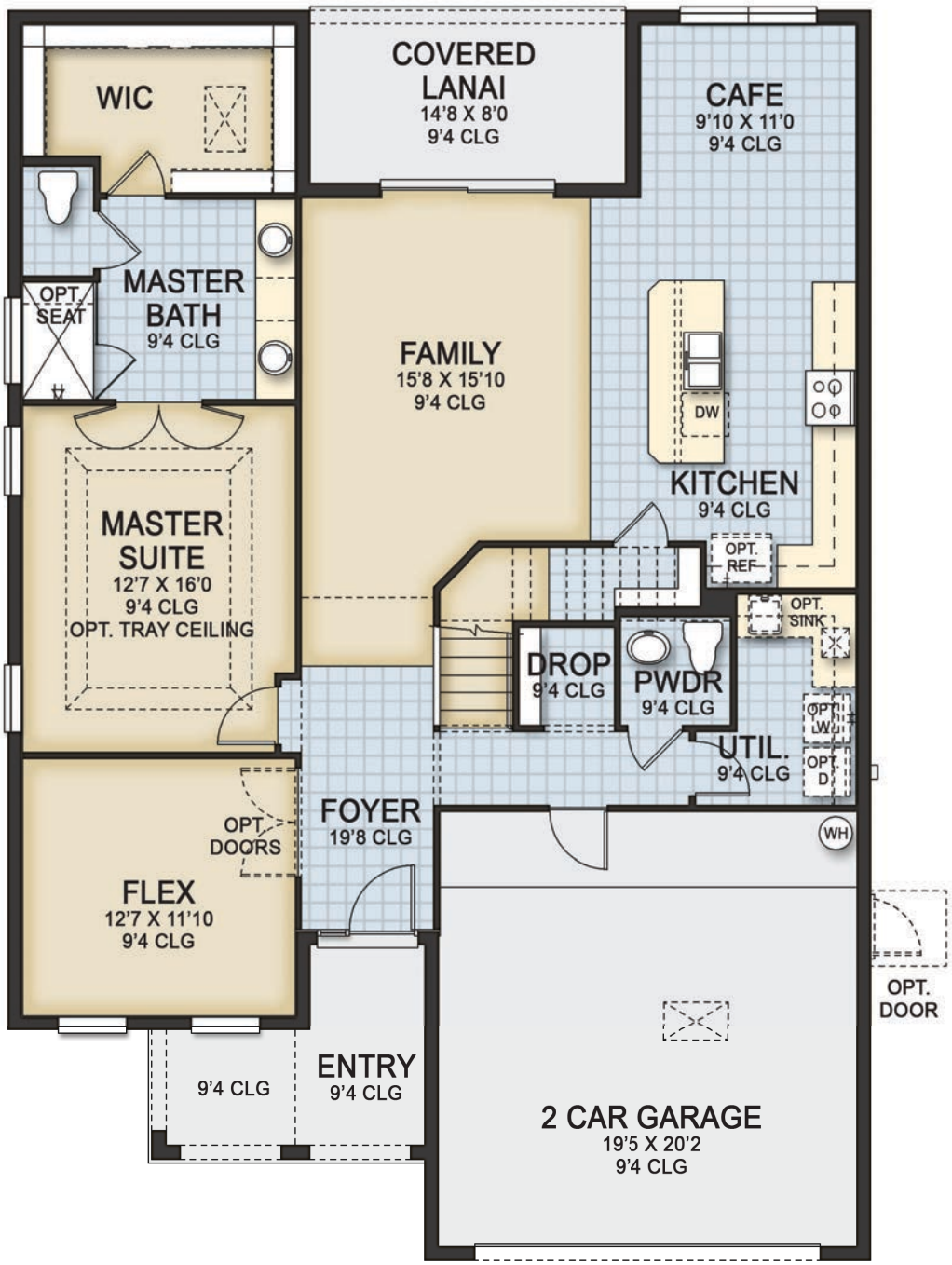
Built for Family, by Family

ParkSquareHomes.com

4 Beds | 3.5 Baths | Flex | Loft | 2 Car Garage
2,570 Living Sq. Ft.

PENSACOLA

FIRST FLOOR



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012721

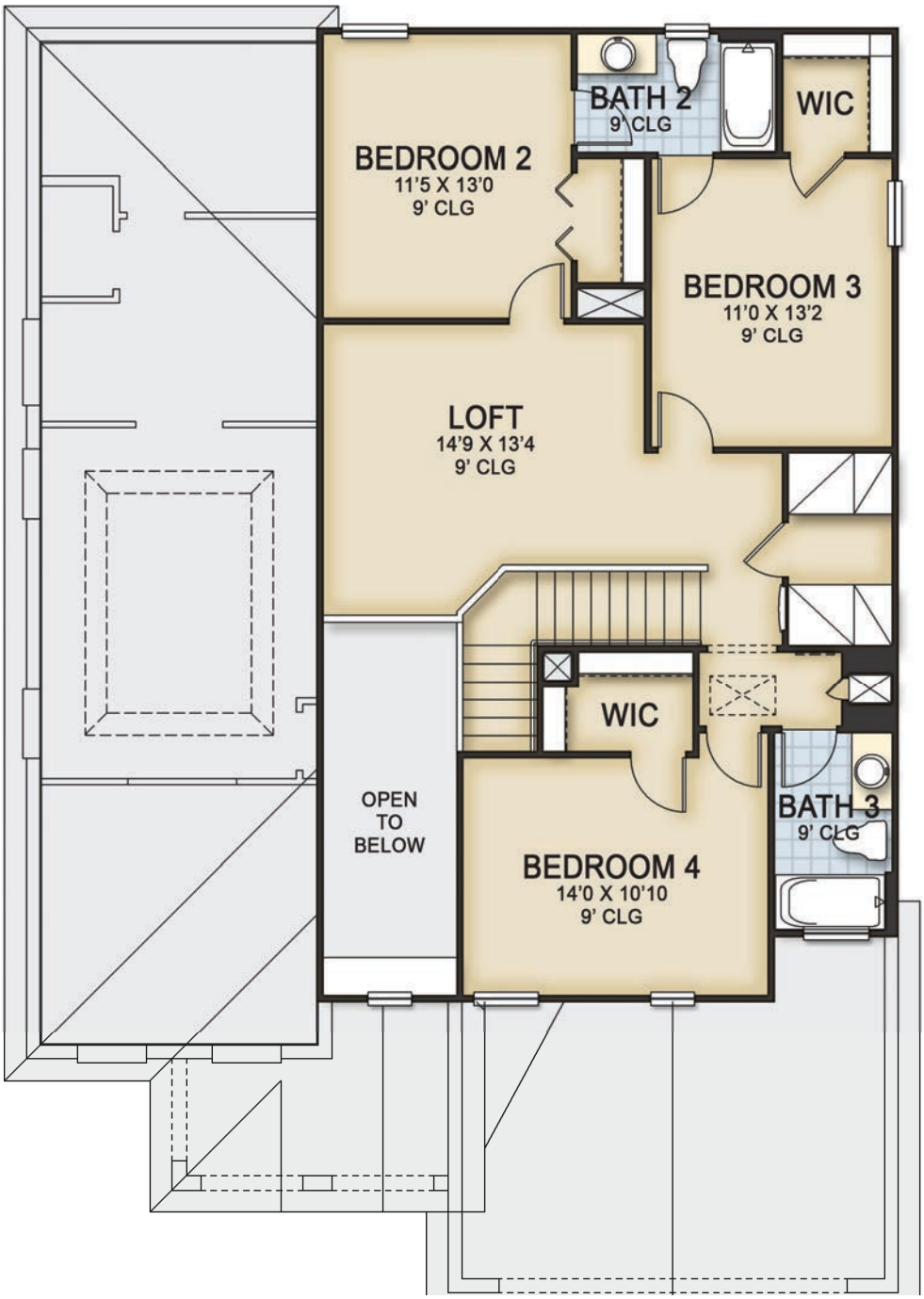
Built for Family, by Family

ParkSquareHomes.com

4 Beds | 3.5 Baths | Flex | Loft | 2 Car Garage
2,570 Living Sq. Ft.

PENSACOLA

SECOND FLOOR



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012721

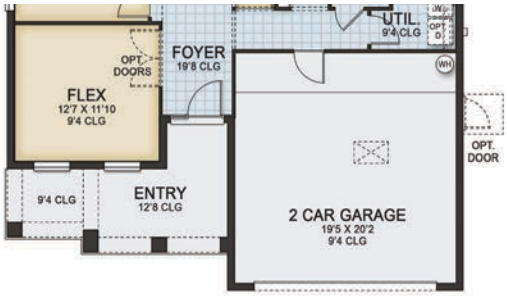
Built for Family, by Family

ParkSquareHomes.com

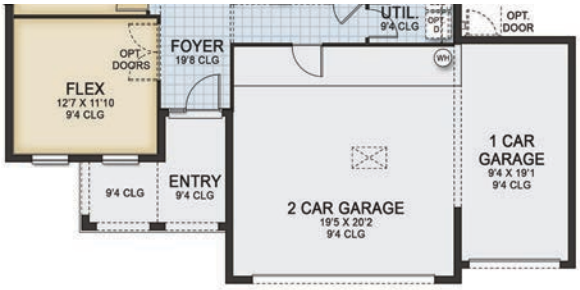
4 Beds | 3.5 Baths | Flex | Loft | 2 Car Garage
2,570 Living Sq. Ft.

PENSACOLA

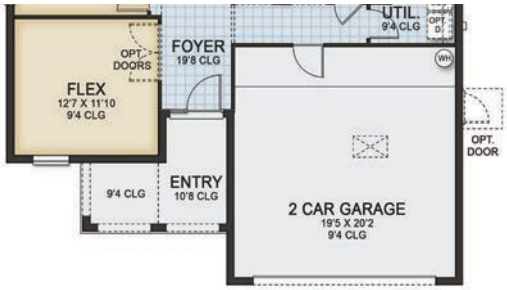
FIRST FLOOR OPTIONS



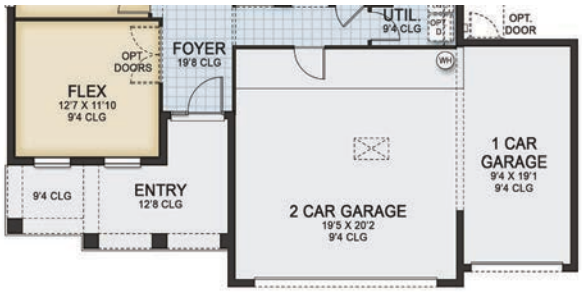
FIRST FLOOR B



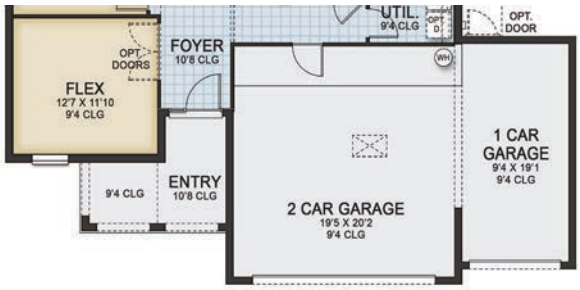
OPT. 3 CAR GARAGE A



FIRST FLOOR C

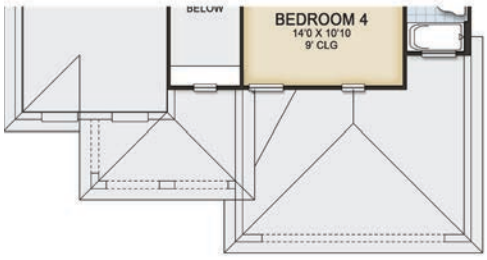


OPT. 3 CAR GARAGE B

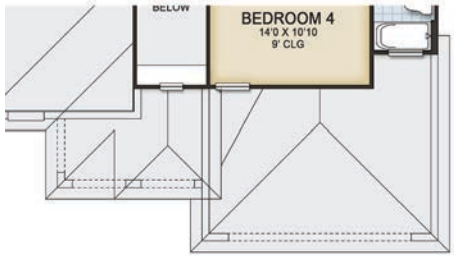


OPT. 3 CAR GARAGE C

SECOND FLOOR OPTIONS



SECOND FLOOR B



SECOND FLOOR C

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012721

Built for Family, by Family

ParkSquareHomes.com

5 Beds | 3 Baths | Flex | Game Room | 2 Car Garage
3,075 Living Sq. Ft.

WELLINGTON

A

B

C

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CRC 1330351 CGC 1520474

110920

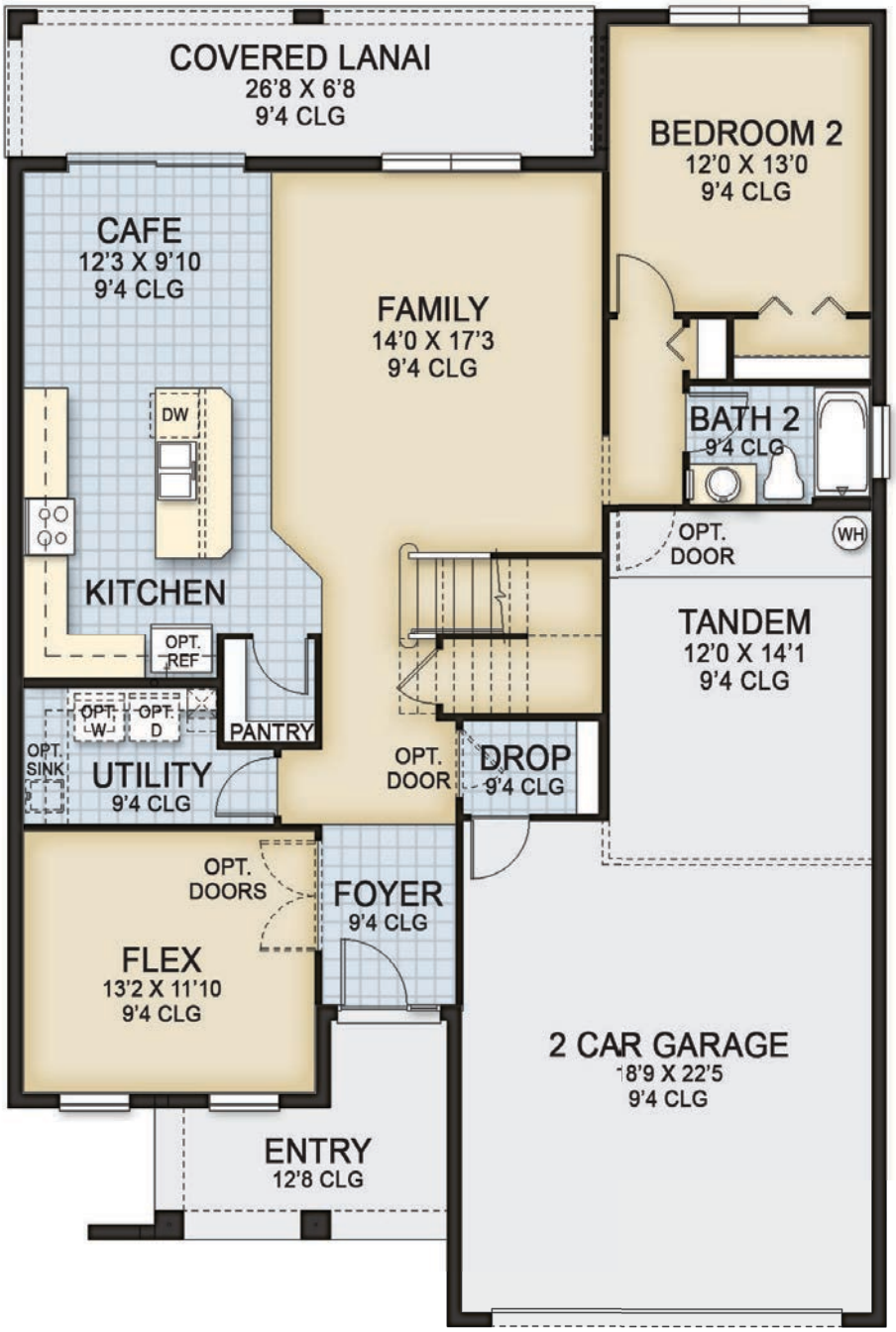
Built for Family, by Family

ParkSquareHomes.com

5 Beds | 3 Baths | Flex | Game Room | 2 Car Garage
3,075 Living Sq. Ft.

WELLINGTON

FIRST FLOOR



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110920

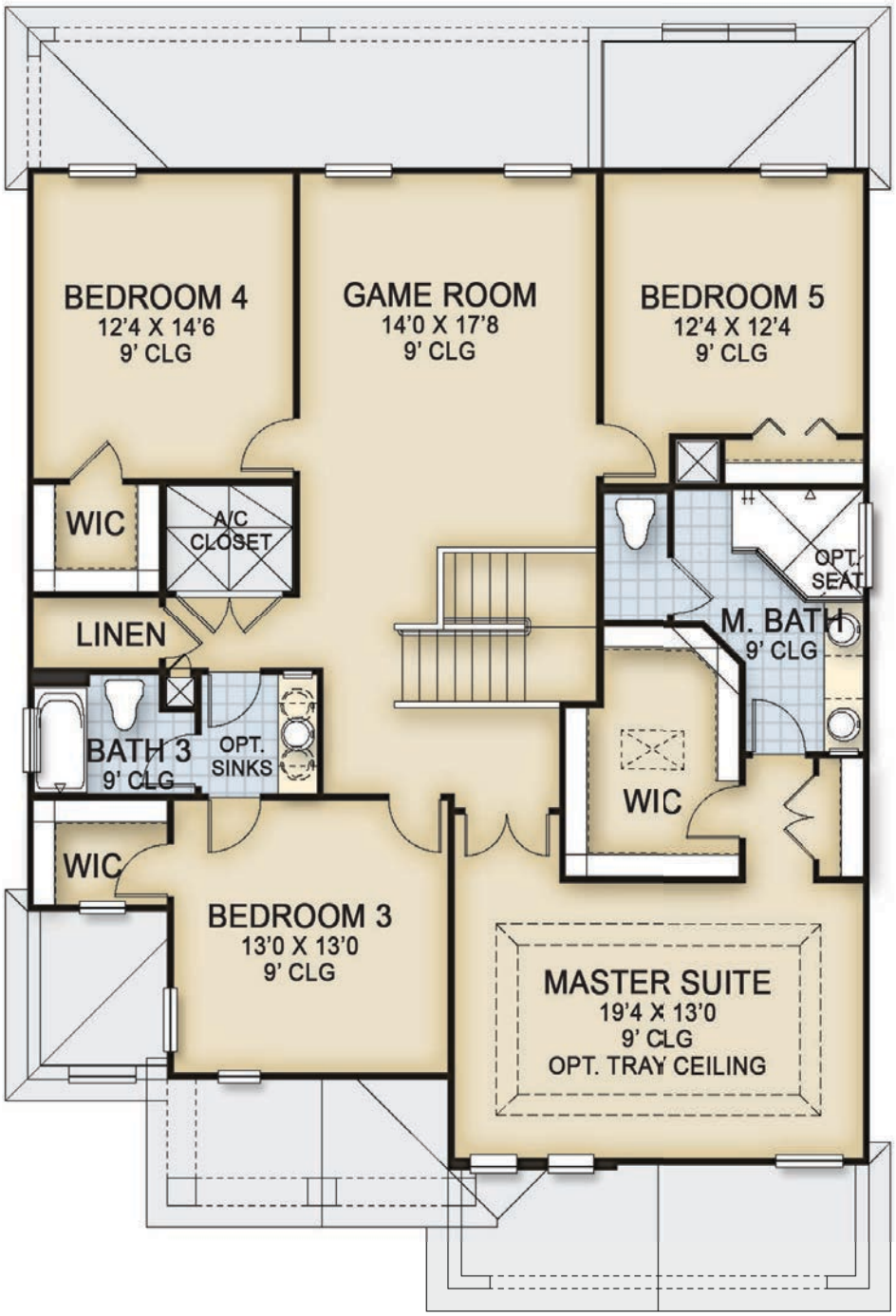
Built for Family, by Family

ParkSquareHomes.com

5 Beds | 3 Baths | Flex | Game Room | 2 Car Garage
3,075 Living Sq. Ft.

WELLINGTON

SECOND FLOOR



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111020

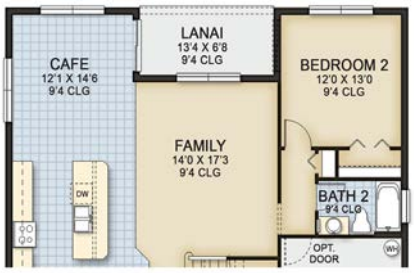
Built for Family, by Family

ParkSquareHomes.com

5 Beds | 3 Baths | Flex | Game Room | 2 Car Garage
3,075 Living Sq. Ft.

WELLINGTON

FIRST FLOOR OPTIONS

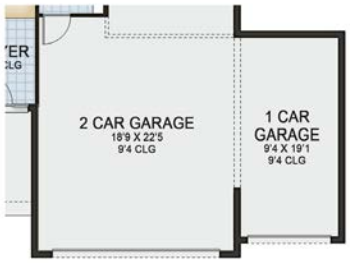


OPT. CAFE EXTENSION

FIRST FLOOR A
OPT. 2ND MASTER SUITE

S.G.D OPTION
@ BEDROOM 2

BEDROOM 6
OPTION

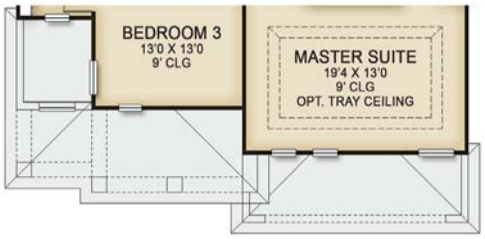


OPT. 3 CAR GARAGE

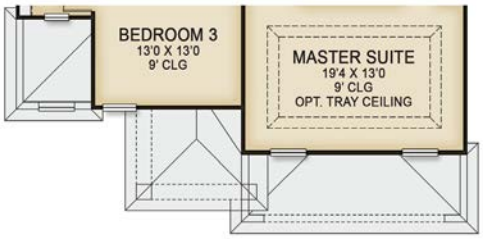
FIRST FLOOR B

FIRST FLOOR C

SECOND FLOOR OPTIONS



SECOND FLOOR B



SECOND FLOOR C

ENSUITE
OPTION

ENSUITE OPTION

MASTER BATH
OPTION

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

110920

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AVIANA

HOA

HOMEOWNERS ASSOCIATION

$1,788	Annually HOA Dues
$447	Quarterly HOA Dues
$149	Monthly HOA Dues

AMENITIES

- Gated entrance
- Clubhouse
- Resort pool & spa
- Fitness center
- Beach volleyball court
- Recreational, green and common areas
- Children's playground
- Picnic Area

*Maintenance to include normal wear and tear. Please refer to documents for full details.

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020321

AVIANA

COMMUNITY INFO

ELECTRICAL
Duke Energy 800-700-8744

WATER | SEWER
Polk County Utility Department 863-298-4100

PHONE | CABLE | INTERNET
Frontier (fios) www.frontier.com 888-237-0588
Spectrum 855-546-9310

GARBAGE
Polk County 863-284-4319

NEWSPAPER
The Orlando Sentinel 800-359-5353
Lakeland Ledger 863-802-7000

PUBLIC SCHOOLS
Loughman Oaks Elementary School 863-421-3309
Shelley S. Boone Middle School 863-421-3302
Ridge Community High School 407-870-4860

PRIVATE SCHOOLS
Davenport School of the Arts 863-420-2557
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

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

HOSPITALS
Heart of Florida Regional Medical Center 863-419-2341
Florida Hospital Celebration Health 407-764-4000

GROCERY STORES
Publix at Loughman Crossing 863-424-1805
Walmart Supercenter 863-422-7537
Posner Park Shopping Center 863-438-3333

PUBLIC GOLF COURSES
Champions Gate Golf Resort 407-787-4653
Reunion Resort & Golf Club 407-396-3199
Providence Golf Club 863-424-7916

MOVIE THEATERS
Cinépolis 8 screen + IMAX 863-547-0480

ATTRACTIONS
Universal Orlando Resort 407-363-8000
Walt Disney World Resort 407-939-5277
SeaWorld 407-351-3600
Legoland Florida 877-350-5346

EMERGENCY
Emergency 911

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