SITEMAP

ParkSquareHomes.com

Lakeside at Toscana

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 & CGC 1520474

Included Features

Lakeside at Toscana

ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed Mediterranean-style elevations
- 12'x24' pool with brick paver deck on lakefront homesites
- Paver entry and lead walk
- Decorative garage doors with windows
- 8' wood grain fiberglass entry door
- Reclaimed water drip irrigation system
- LED lighted number entry signs
- Zoysia sodded lawn
- Front entry with featured finish
- Professionally designed landscape package
- Covered lanai with brick pavers, per plan
- Concrete masonry construction on first floor
- Wood frame walls above first floor - 3 story plans
- Three exterior weatherproof outlets, per plan
- Kwikset ™ powerbolt deadbolt
- Two Exterior hose bibs
- Steel reinforced concrete slabs
- Engineered roof trusses with hurricane tie-downs
- Advantech subfloor sheathing on 2nd and 3rd floors with limited lifetime transferable warranty
- Residential traction elevator
- Tile roof
- Coach lights

ENERGY SAVINGS FEATURES

- US EPA Energy Star Certified
- Energy saving 16 SEER rated heat pump and air conditioning system
- Gas tankless Rinnai® water heater
- VisionPro® Honeywell programmable thermostat
- Low E vinyl windows
- Icynene® Spray foam insulation in Attic
- ZipSystem Sheathing on 2nd and 3rd Exterior Frame Walls with 30-Year, limited warranty

LUXURIOUS MASTER SUITES AND BATHS

- Spacious Master bedroom suites with walk-in closets
- Tiled showers with glass enclosures in Master, per plan
- Elongated commodes
- LG™ Viatera quartz countertops in all Baths

INTERIOR DETAILS

- Dynamic designs, with well-thought-out living space
- Baby Howe casing and ogee baseboards
- Two panel square top interior doors
- Carrera marble window sills
- Kwikset® Dorian levers on all doors
- Orange peel walls and knockdown ceilings
- Two High speed Cat 5 telephone outlets
- Three High resolution RG-6 cable TV outlets
- Four Fan pre-wires
- Shaw® Ceramic tile flooring in all wet areas
- "Rocker" style light switches

DISTINCTIVE KITCHEN FEATURES

- KitchenAid® stainless steel appliances
  - 36" gas cooktop with hood
  - Combination microwave/wall oven
  - Three-cycle dishwasher
- Generous cabinet-pantry for food storage, per plan
- Designer 42" maple wood cabinets by Timberlake™
- Undermount double bowl stainless steel sink
- Recessed lighting in Kitchen
- Granite countertops

WARRANTY

- 1 year workmanship
- 10 year structural warranty

EQUAL HOUSING OPPORTUNITY

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SUMMIT A

ELEVATION A

ELEVATION B

ELEVATION C

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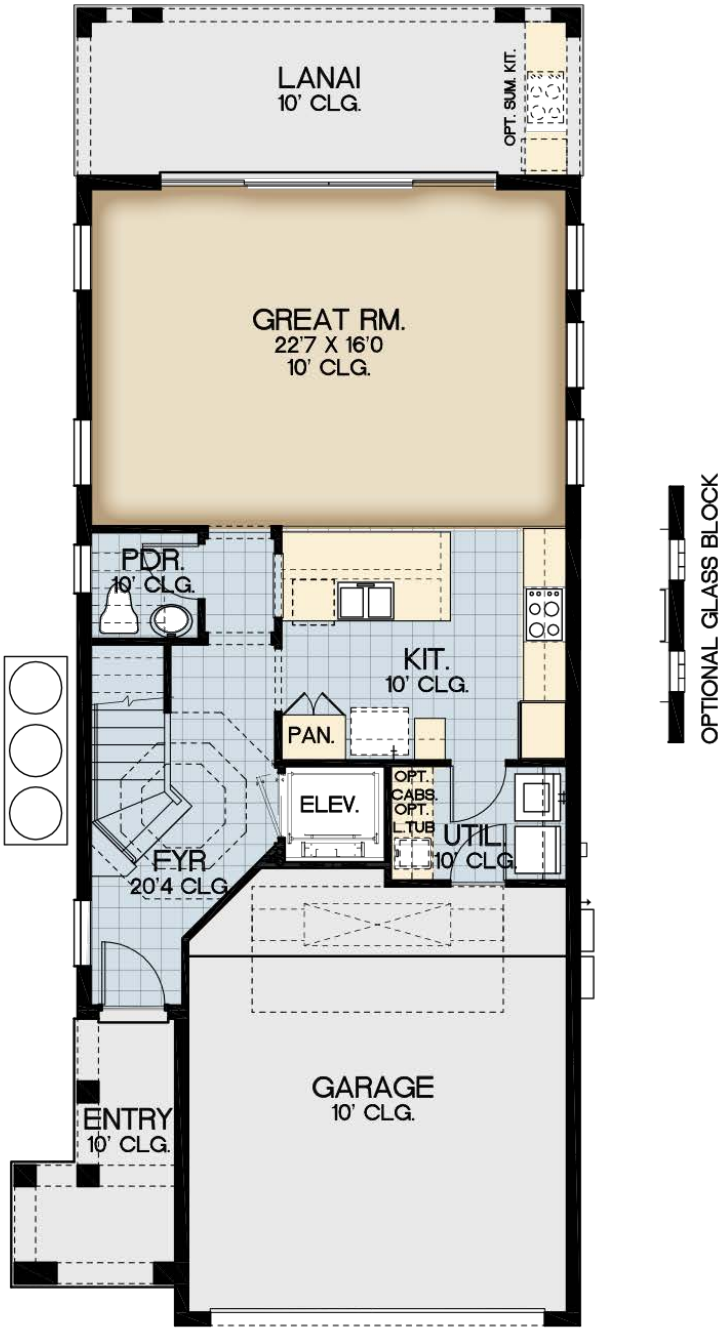
SUMMIT A

5 beds | 5.5 baths | Loft | Sitting | 2-car garage | 3,272 living sq. ft.

First Floor



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SUMMIT A

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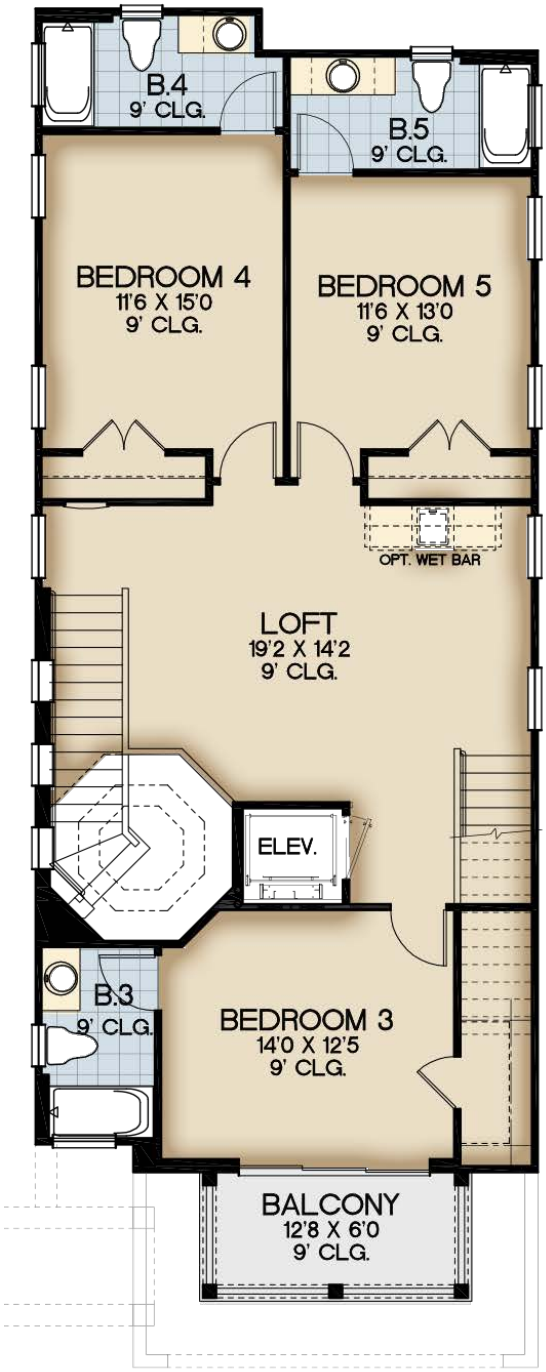
Second Floor



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SUMMIT A

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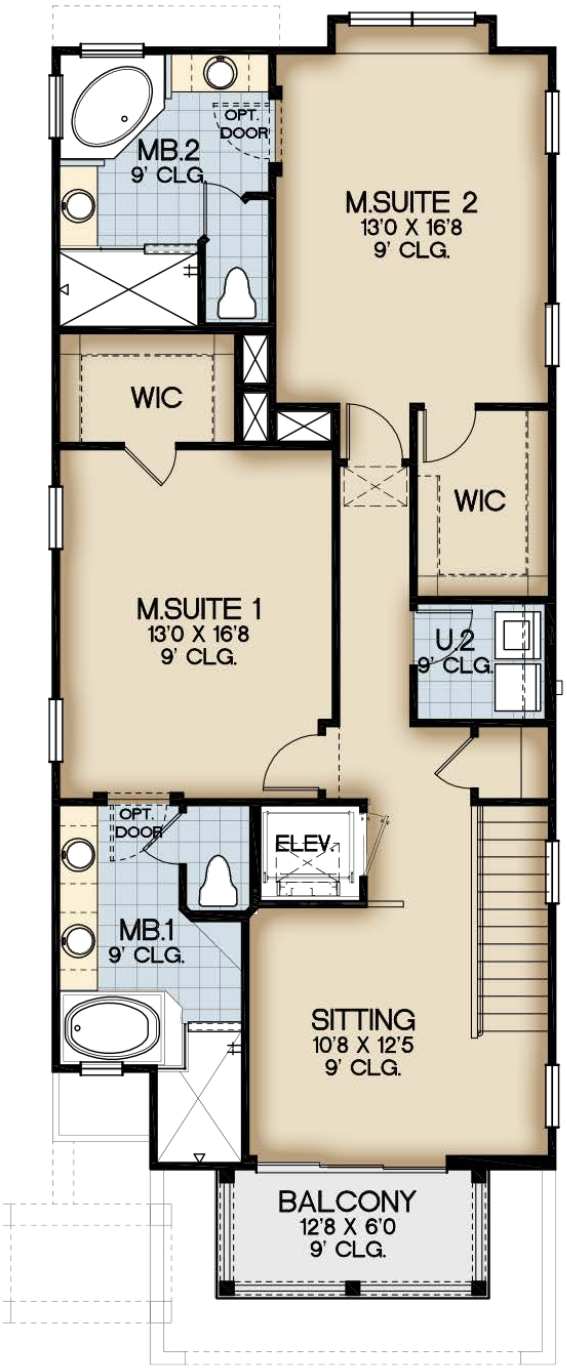
Third Floor



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SUMMIT A

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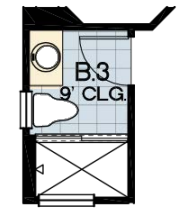
Park Square HOMES

Second Floor | Options



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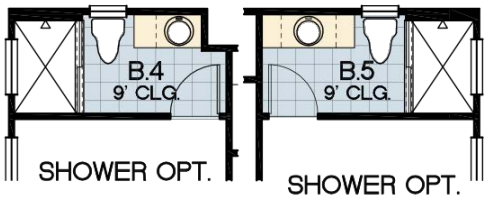
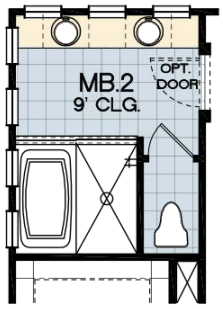
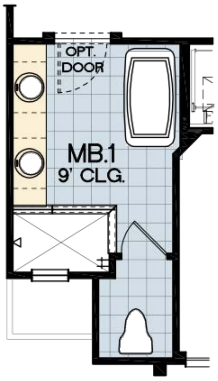


SHOWER OPT. SHOWER OPT.

Third Floor | Options



OPT. MASTER BATH 2



OPT. MASTER BATH 1

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SUMMIT B

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ELEVATION A

ELEVATION B

ELEVATION C

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SUMMIT B

4 beds | 3.5 baths | Loft | Sitting | 2-car garage | 3,440 living sq. ft.

First Floor

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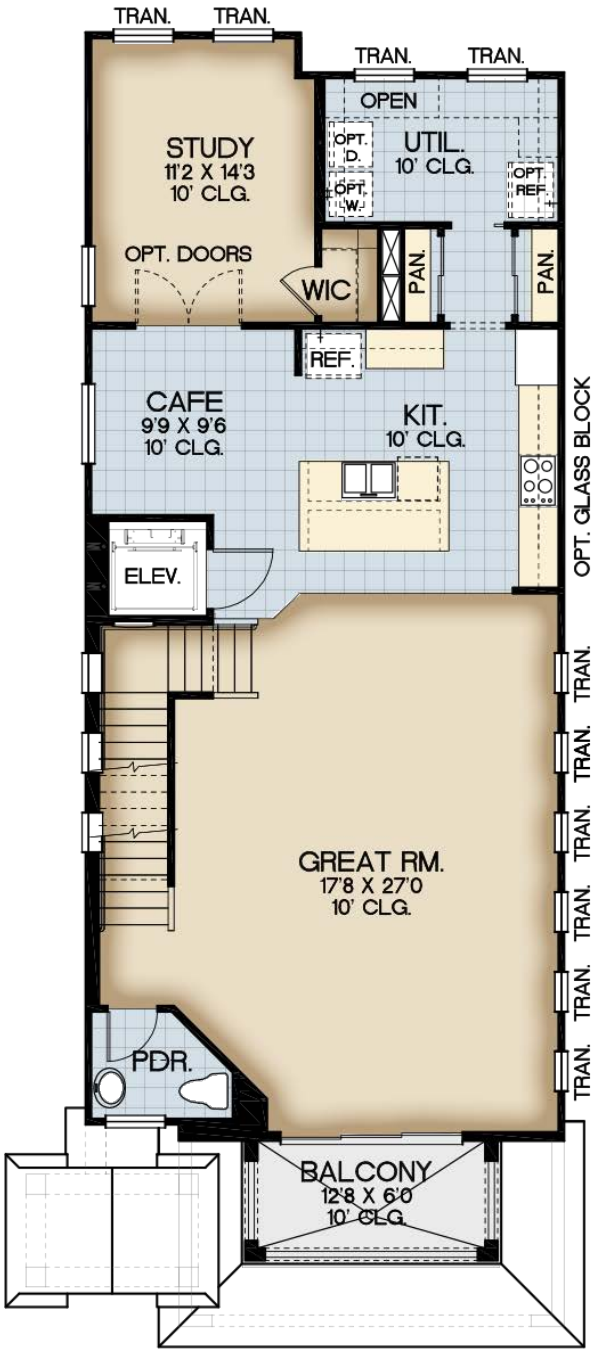
Second Floor



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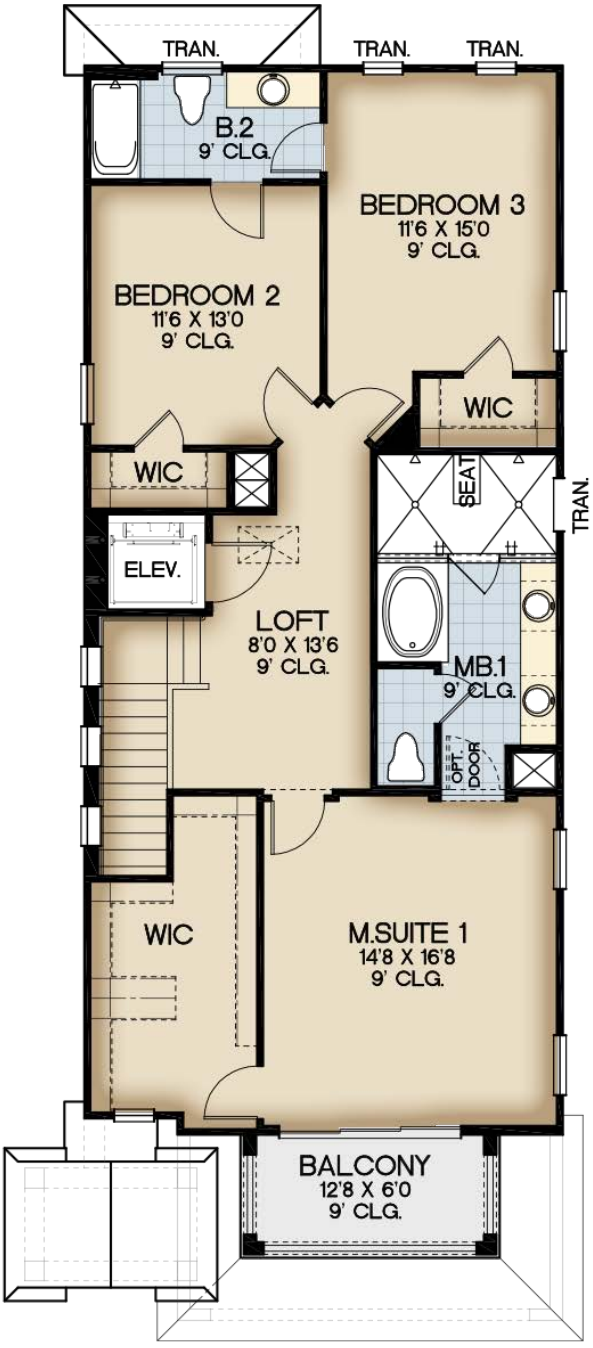

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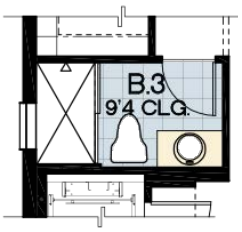
SUMMIT B

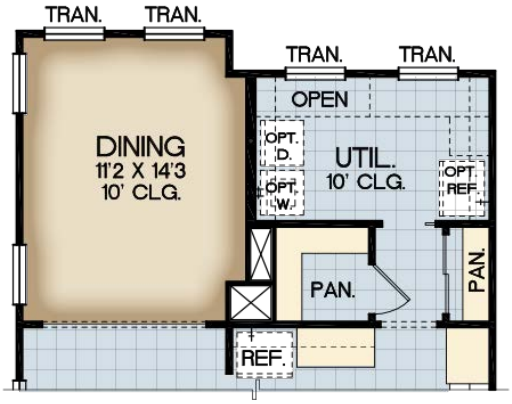
First Floor | Options



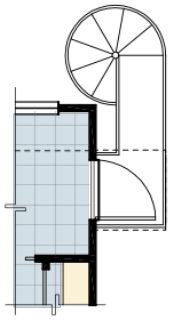
SHOWER OPT.

WET BAR OPT.

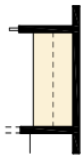
Second Floor | Options



DINING RM. OPTION



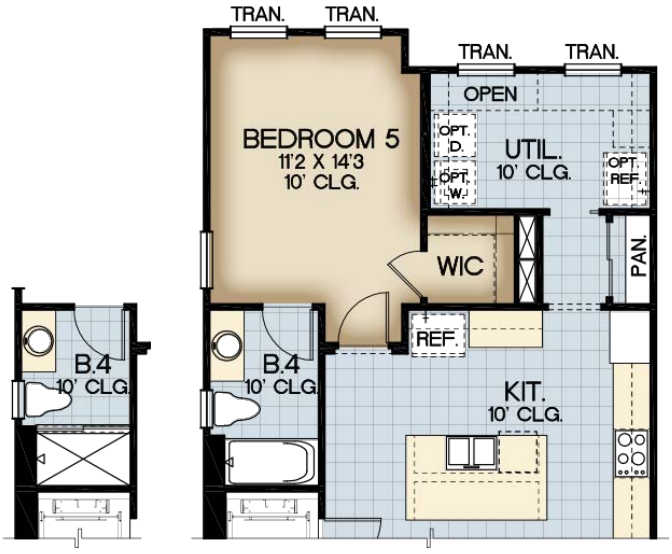
STAIR OPT.



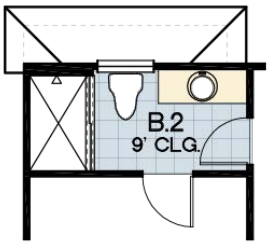
BUTLER
PANTRY OPT.

GLASS
BLOCK OPT.

Third Floor | Options



SHOWER OPT. BEDROOM 5/BATH 4 OPTION



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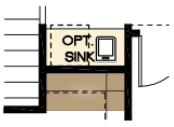

WET BAR OPT.

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LAKE

ELEVATION A

ELEVATION B

ELEVATION C

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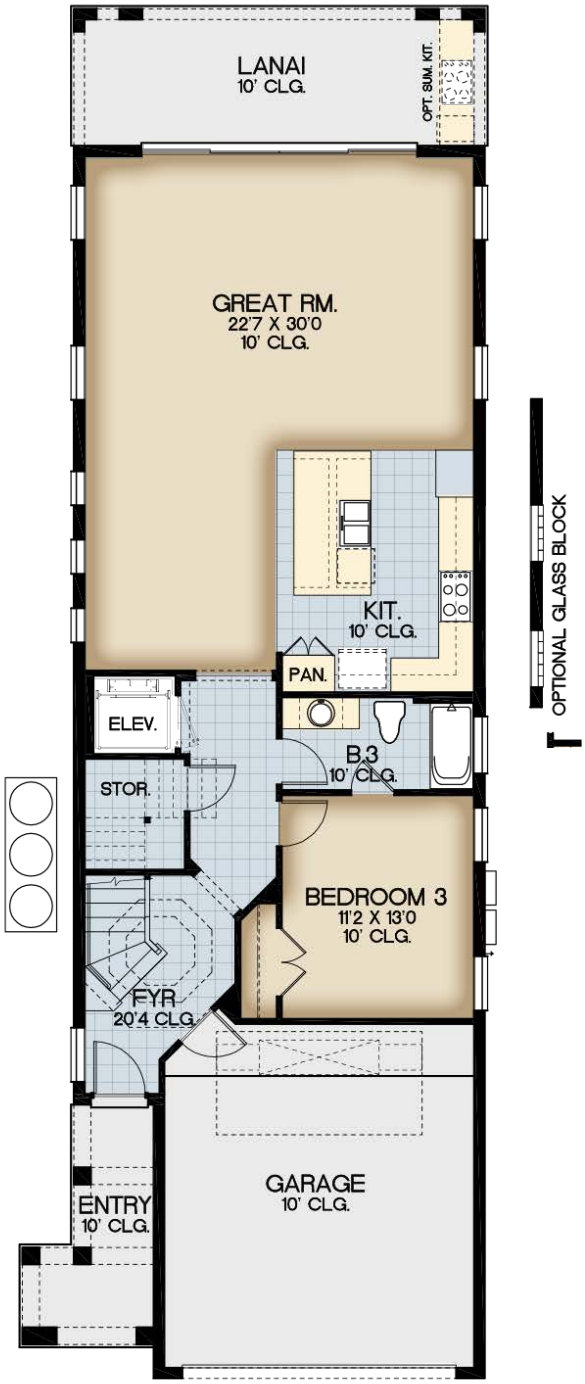
LAKE

6 beds | 6 baths | Bonus | Loft | Sitting | 2-car garage | 4,276 living sq. ft.

First Floor



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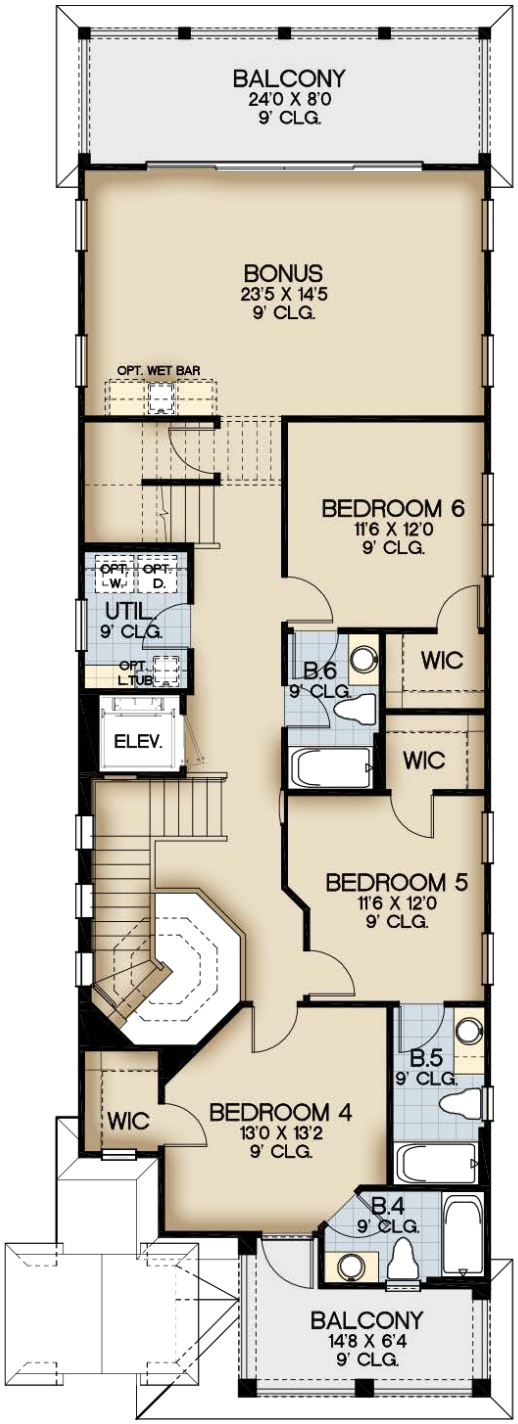
Second Floor



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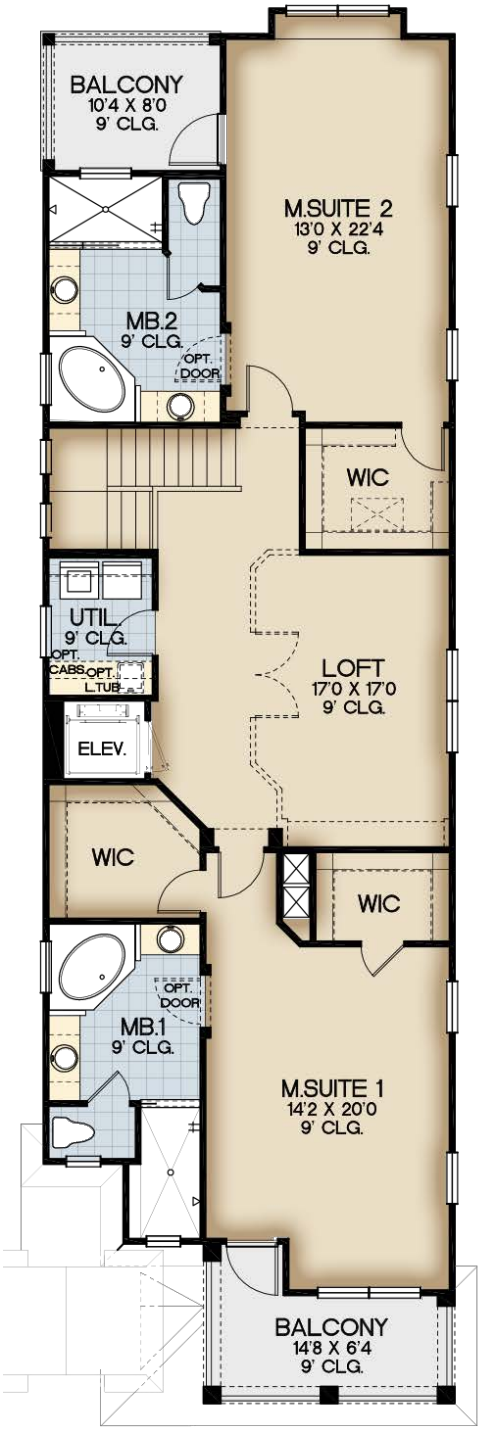
Third Floor



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LAKE

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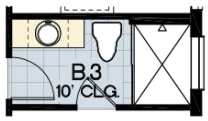
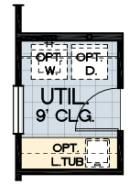
First Floor | Options

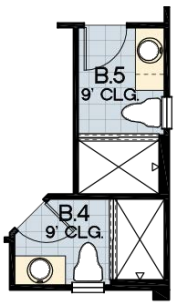


SHOWER OPT.

Second Floor | Options



OPT. LAUNDRY CABINETS



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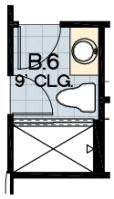
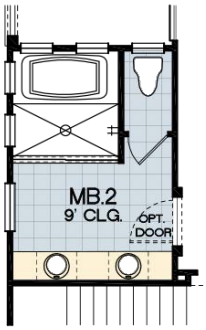
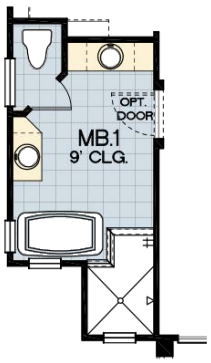


SHOWER OPT.

Third Floor | Options



OPT. MASTER BATH 2



OPT. MASTER BATH 1

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LAKE II

ELEVATION A

ELEVATION B

ELEVATION C

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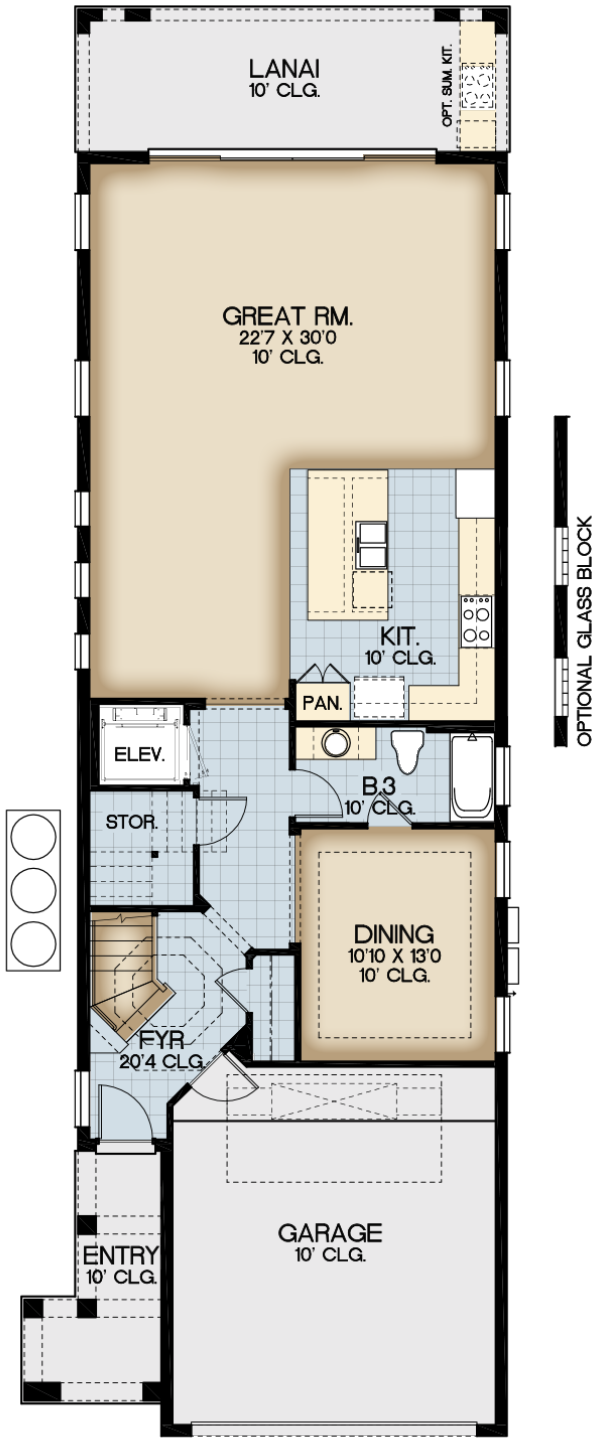
LAKE II

3 beds | 4.5 baths | Bonus | Sitting | Study | Gallery | 2-car garage | 4,276 living sq. ft.

First Floor



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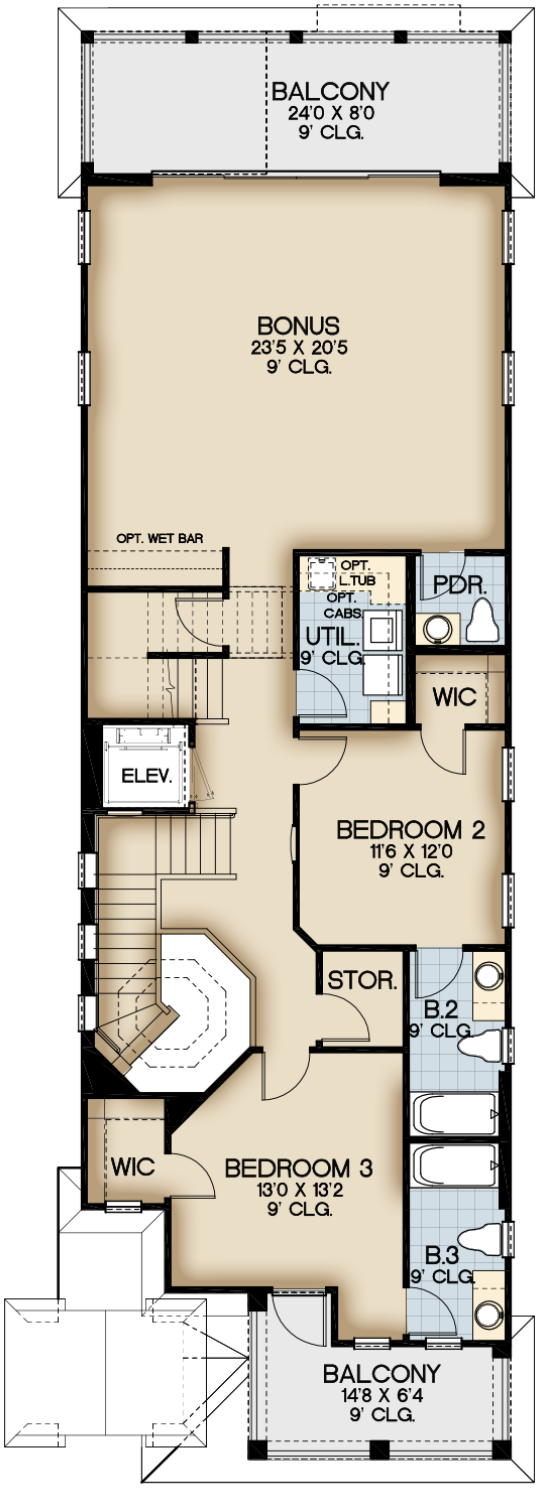
Second Floor



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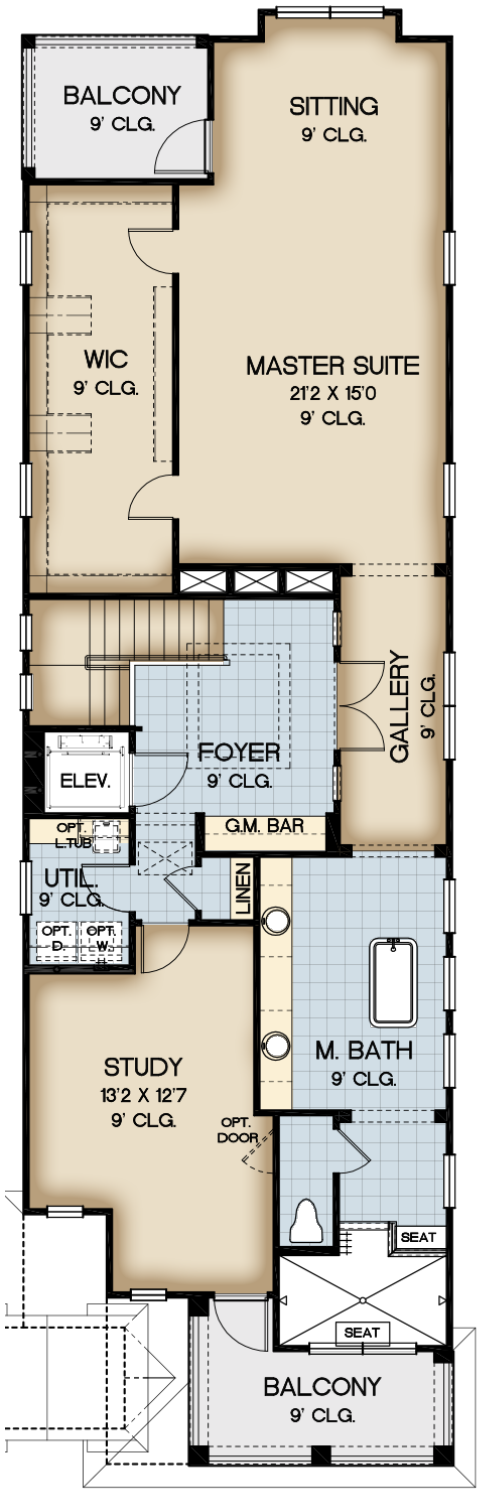
Third Floor



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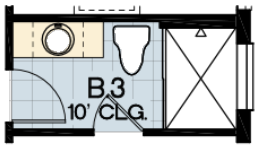
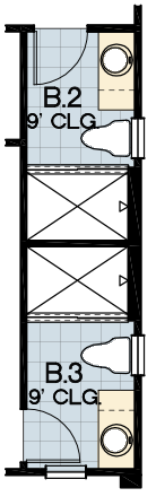
LAKE II

First Floor | Options



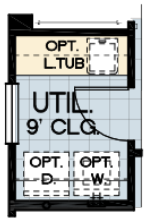
SHOWER OPT.

Second Floor | Options



SHOWER OPT

Third Floor | Options



OPT. LAUNDRY
CABINETS

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LAKE III

ELEVATION A

ELEVATION B

ELEVATION C

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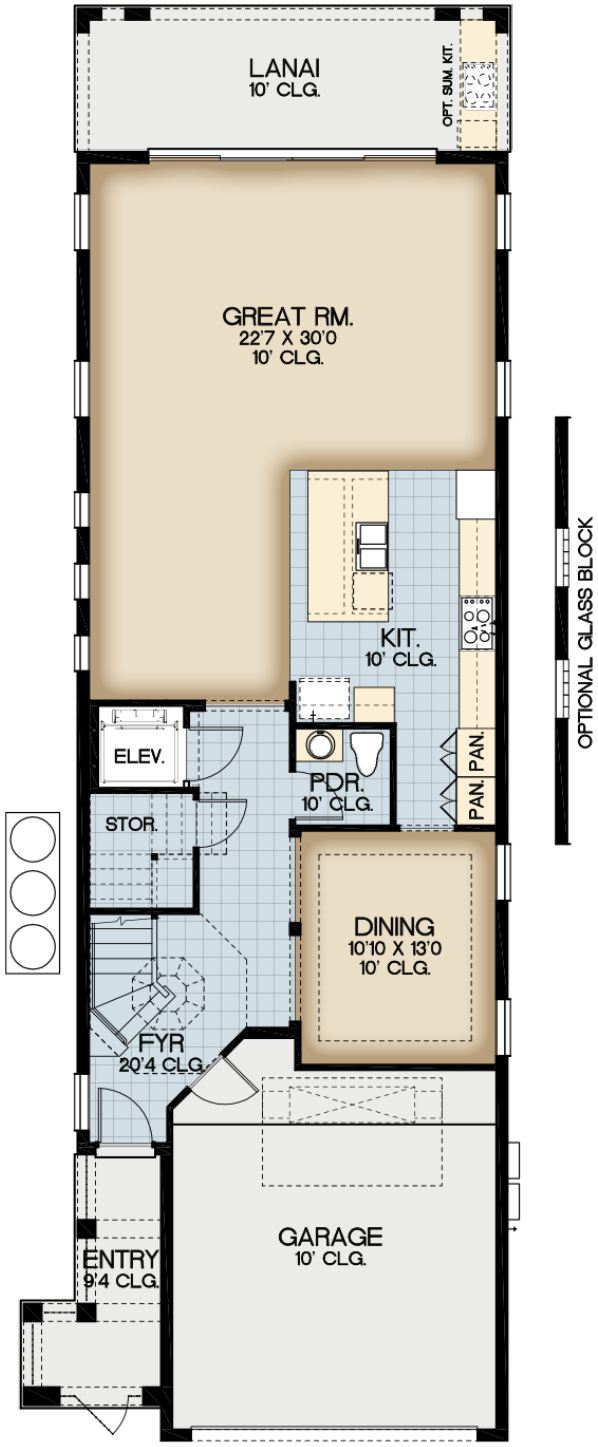
LAKE III

4 beds | 4.5 baths | Bonus | Sitting | Gallery | Study | 2-car garage | 4,276 living sq. ft.

First Floor



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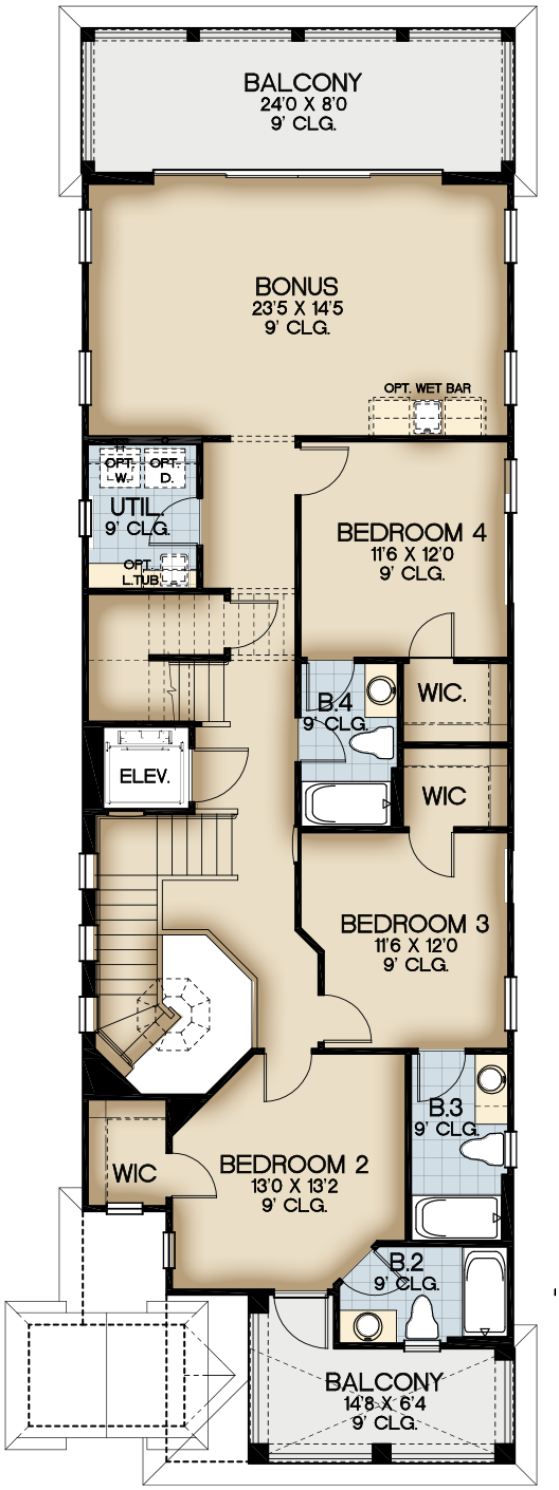
LAKE III

4 beds | 4.5 baths | Bonus | Sitting | Gallery | Study | 2-car garage | 4,276 living sq. ft.

Second Floor



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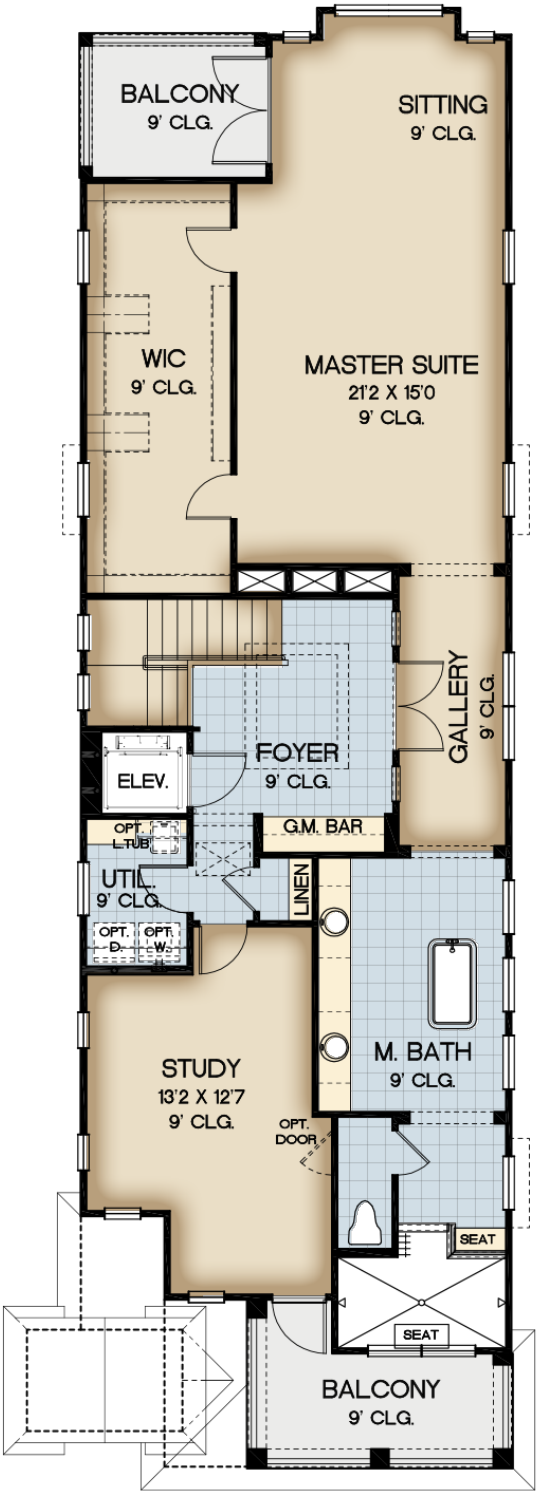
Third Floor



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LAKE III

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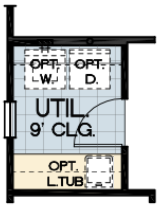
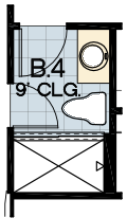
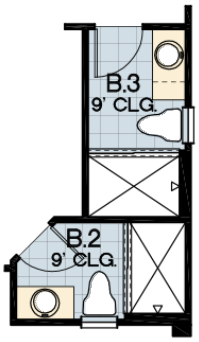
Second Floor | Options



OPT. LAUNDRY CABINETS

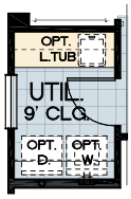


SHOWER OPT.



SHOWER OPT.

Third Floor | Options



OPT. LAUNDRY CABINETS

Park Square HOMES

EQUAL HOUSING OPPORTUNITY

Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built and subject to change without notice. CRC 1330351 & CGC 1520474

HOA

Lakeside at Toscana

HOMEOWNERS ASSOCIATION
SINGLE FAMILY

	ANNUAL HOA DUES	QUARTERLY HOA DUES
MASTER ASSOCIATION	$2,032	$508
ESTIMATED NEIGHBORHOOD DUES	$4,596	$1,149
TOTAL	$6,628	$1,657

AMENITIES AND LIFESTYLE

DUAL GATED COMMUNITY

ACCESS TO CLUBHOUSE, POOL & FITNESS CENTER

GROUNDS MAINTENANCE

TRASH VALET

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

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COMMUNITY INFO

LAKESIDE AT TOSCANA

WATER | SEWER	Orlando Utilities Commission	407-423-9018
ELECTRICAL	Orlando Utilities Commission	407-423-9018
GAS	Thompson Gas	800-768-6612
PHONE	AT&T	407-264-0336
CABLE | INTERNET	Brighthouse	407-291-2500
NEWSPAPER	Orlando Sentinel	407-420-5353
GARBAGE	Trash Valet managed by community HOA	
PUBLIC SCHOOLS	Dr. Phillips Elementary	407-354-2600
	Southwest Middle School	407-370-7200
	Dr. Phillips High School	407-355-3200
	Windermere Prep	407-905-7737
	Lake Highland Prep	407-206-1900
	Valencia Community College	407-905-3000
	University of Central Florida	407-905-3000
PRIVATE SCHOOLS	Holy Family Catholic School	407-876-9344
	IEC Christian Academy	407-581-6120
NON-EMERGENCY NUMBERS & SERVICES	Code Enforcement	407-905-3106
	Driver's Licenses	407-445-5462
	United States Postal Services	800-ASK-USPS
	Police Department	407-905-3160
	Fire Department	407-905-3140
	Voters Registration	407-905-3105
	Automobile/Boat Tags	407-836-4145
	Public Library	407-835-7323
	Orlando International Airport	407-825-2001
	Do-Not-Call List	www.donotcall.gov
HOSPITALS	Dr. Phillips Hospital	407-351-8580
RESTAURANTS	Christini's Ristorante Italiano	407-345-8770
	Ocean Prime	407-781-4880
	Roy's	407-352-4844
	Seasons 52	407-354-5212
	Fleming's Steakhouse	407-352-5706
	Rocco's Tacos	407-226-0550
	Dragonfly Sushi	407-370-3359
SHOPPING & ENTERTAINMENT	Mall at Millenia	407-363-3555
	Premium Outlets	407-352-9600
	Whole Foods	407-355-7100
	Publix	407-226-3360
	Fresh Market	407-294-1516
	YMCA	407-351-9417
ATTRACTIONS	Walt Disney World	407-939-7211
	Universal Studios Orlando	407-363-8000
	SeaWorld Orlando	407-363-2200
	Busch Gardens Tampa	888-800-5447
	Wet 'n Wild Orlando	407-351-1800
EMERGENCY	Dial	911

EQUAL HOUSING OPPORTUNITY

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