SITEMAP

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SERENOA

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

Serenoa

ARCHITECTURAL & EXTERIOR DETAILS

- Architectural style dimensional shingle roof
- Fiberglass two-panel insulated smooth finish entry door
- Decorative raised panel garage doors
- Brick paver driveway, leadwalk, lanai and entry
- Exterior coach lights
- Professionally designed landscape package
- St. Augustine sodded lawn
- Timer controlled irrigation system with rain sensor
- Minimum two GFI weatherproof electrical outlets

ENERGY SAVING FEATURES

- Energy saving 16 SEER rated heat pump and air conditioning system
- Honeywell™ Wi-Fi smart 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” wood cabinets
- 3cm granite or 2cm Quartz countertops
- 50/50 undermount stainless steel sink
- Moen® Arbor Kitchen faucet
- LED flush mount lighting
- 1/2 horsepower disposal unit
- Stainless appliance package to include:
    - o Smooth top range
    - o Microwave located above range
    - o 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
- Elongated commodes
- 3cm granite or 2cm Quartz countertops in all baths
- Moen® chrome faucets in all baths

INTERIOR DETAILS

- 6’ 8” two-panel interior doors
- Kwikset® satin nickel lever interior door hardware
- Shaw® 17”x17” ceramic tile flooring in kitchen, all baths, utility and foyer
- Kichler® interior lighting package
- Two high speed Cat 5 telephone outlets
- Three high resolution RG-6 cable/TV outlets
- Two USB outlets
- Three ceiling fan pre-wires
- Decora rocker style switches throughout
- Solid surface window sills
- Drop zone area with USB outlet (per plan)
- Safety smoke and carbon monoxide detectors
- Ogee 3¼ baseboard

WARRANTY

- 1 year Workmanship
- 10 year Structural warranty

EQUAL HOUSING OPPORTUNITY

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

BOCA

Elevation A

Elevation B

Elevation C

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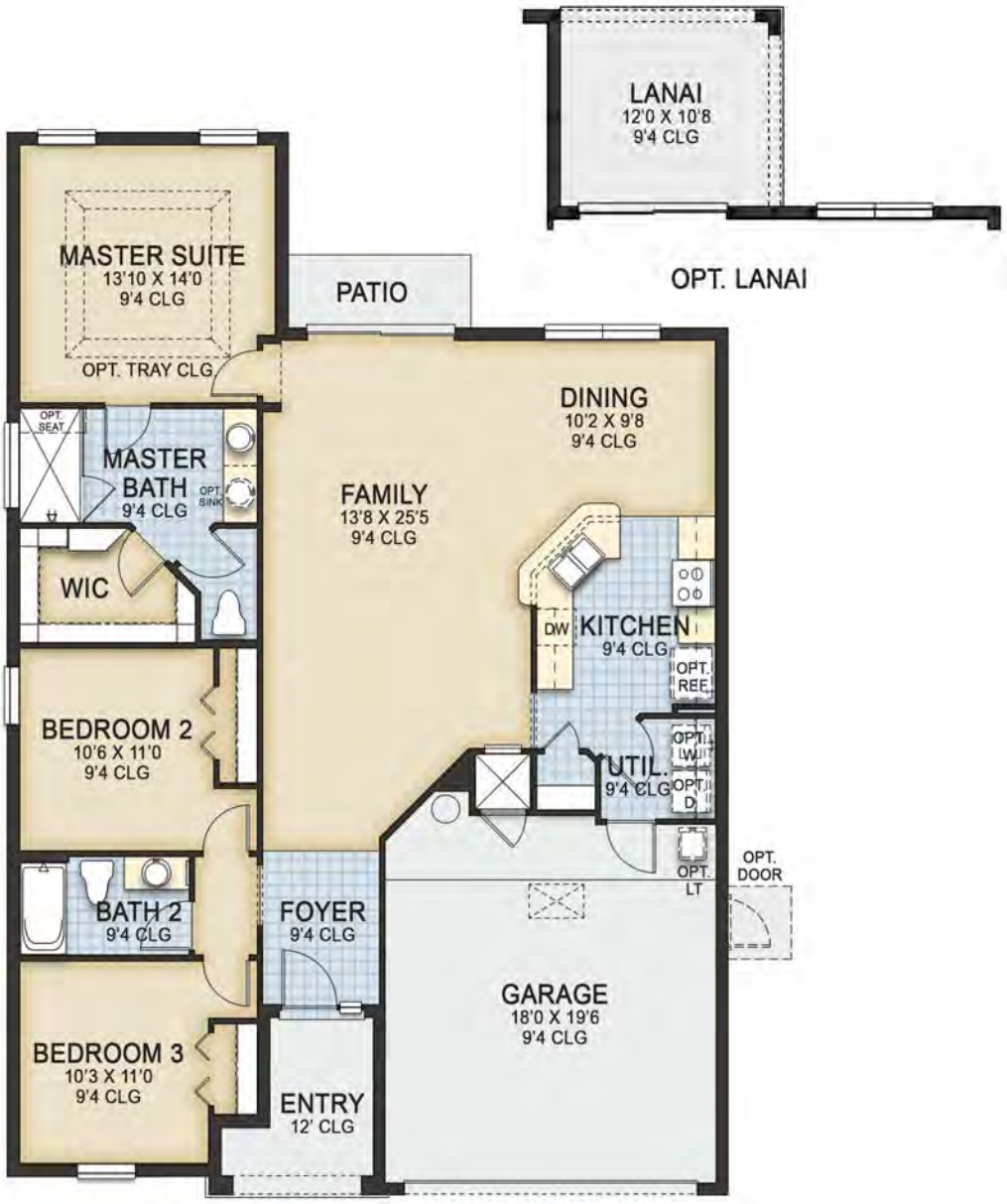
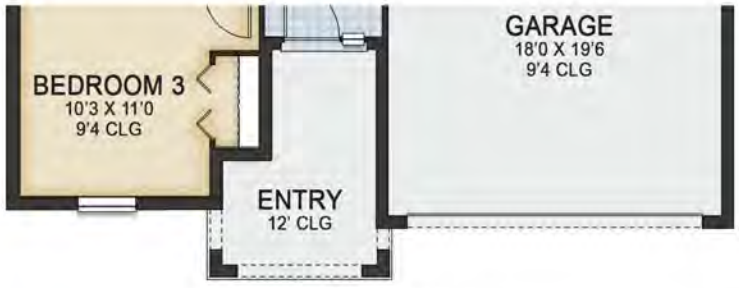
BOCA

3 beds | 2 baths | 2-car garage | 1,554 living sq. ft.



ELEVATION A & B



ELEVATION C

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Park Square HOMES

WALTON II

ELEVATION A

ELEVATION B

ELEVATION C

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Park Square HOMES

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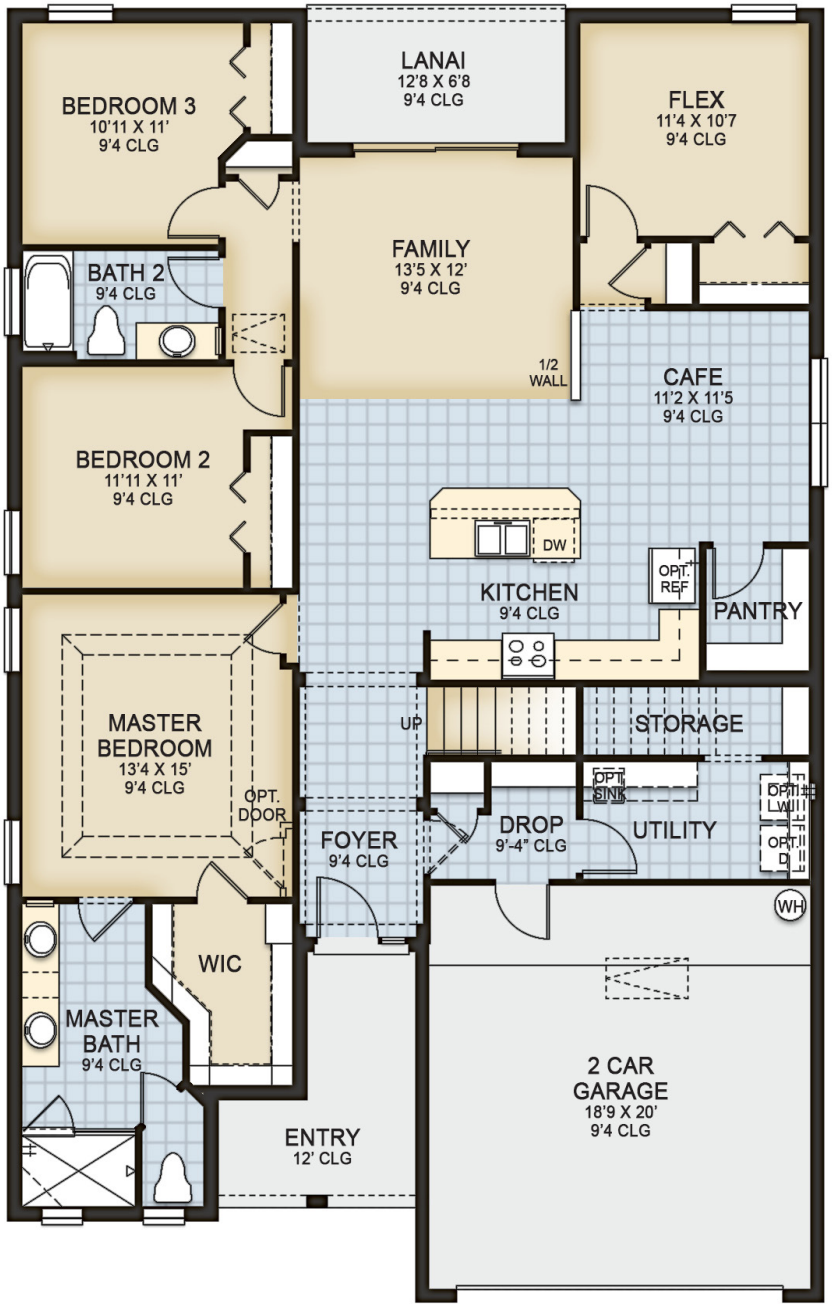
WALTON II

4 Beds | 2 Baths | 2 Car Garage | 1,811 Living sq. ft.



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Park Square HOMES

EQUAL HOUSING OPPORTUNITY

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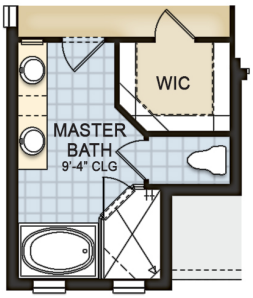
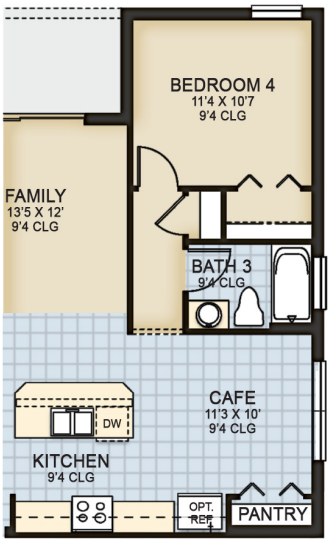
WALTON II

4 Beds | 2 Baths | 2 Car Garage | 1,811 Living sq. ft.

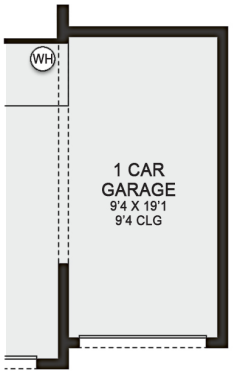
OPTIONS



OPTION
MASTER
BATH



OPTION
BEDROOM 4
W/ OPT. KITCHEN



OPTION
3 CAR GARAGE

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MARGATE II

ELEVATION A

ELEVATION B

ELEVATION C

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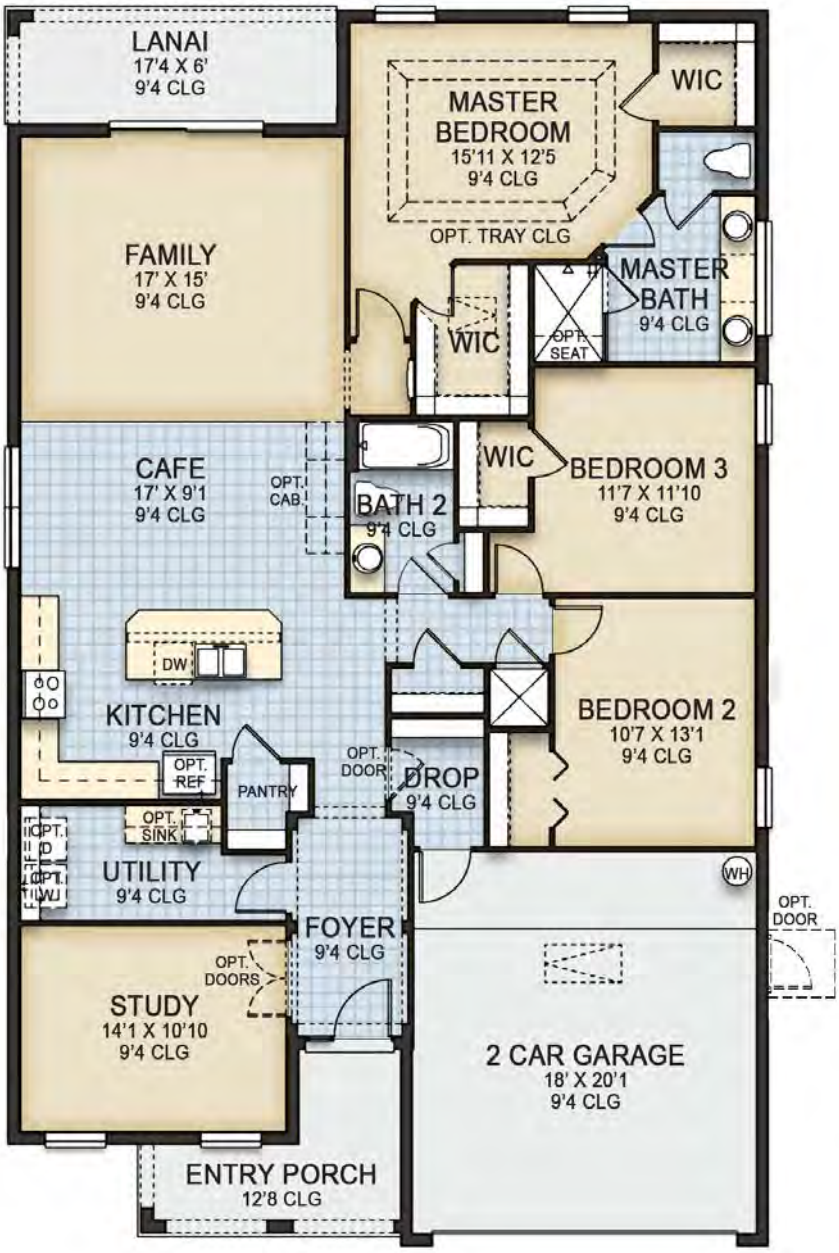
MARGATE II

3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living sq. ft.



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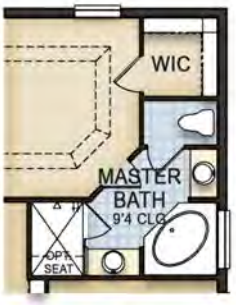
MARGATE II

3 Beds | 2 Baths | Study | 2 Car Garage | 1,966 Living sq. ft.

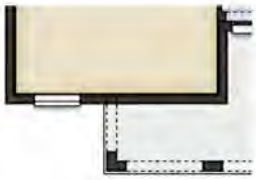
OPTIONS

BEDROOM 4
OPT.

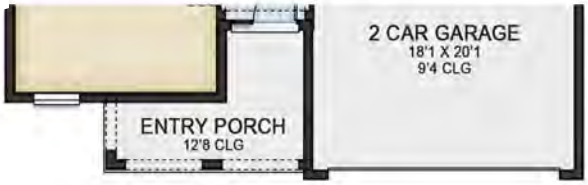


OPT. MASTER BATH

OPT. 3RD CAR
GARAGE



ELEVATION C
OPT. BEDROOM 4



ELEVATION C

OPTIONS WITH BONUS

OPT. BONUS
BEDROOM

OPT. BONUS
ROOM

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MARGATE II

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MARGATE II WITH BONUS

ELEVATION A

ELEVATION B

ELEVATION C

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HAMPTON

ELEVATION A

ELEVATION B

ELEVATION C

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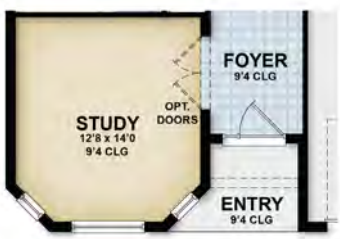
HAMPTON

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

ELEVATION A



ELEVATION B & C

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Park Square HOMES

PEMBROKE

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Elevation A

Elevation B

Elevation C

Park Square HOMES

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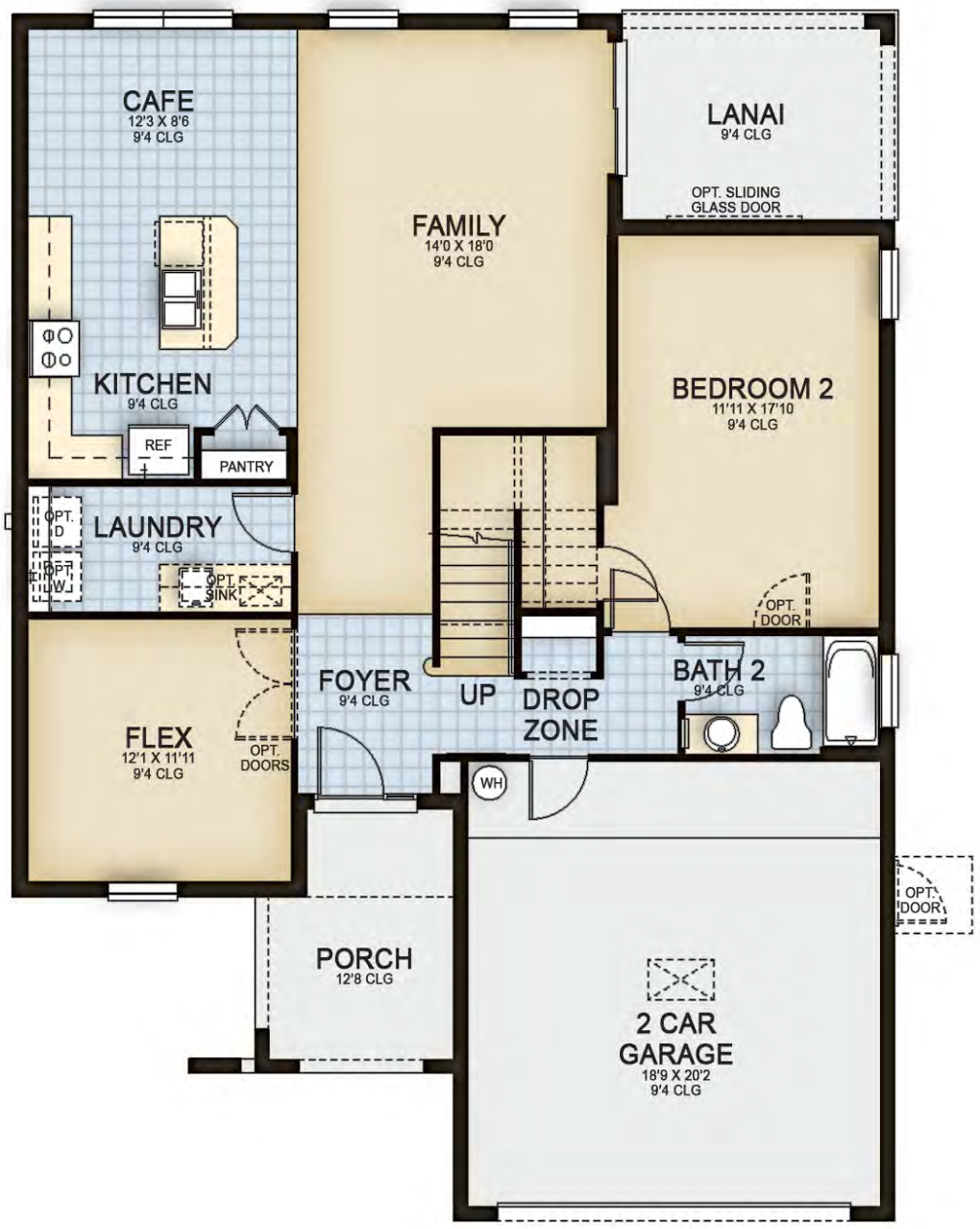
PEMBROKE

4 beds | 3 baths | Flex | Gameroom | 2 car garage | 2,380 living sq. ft.

First Floor



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PEMBROKE

4 beds | 3 baths | Flex | Gameroom | 2 car garage | 2,380 living sq. ft.

Second Floor

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Park Square HOMES

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PEMBROKE

4 beds | 3 baths | Flex | Gameroom | 2 car garage | 2,380 living sq. ft.

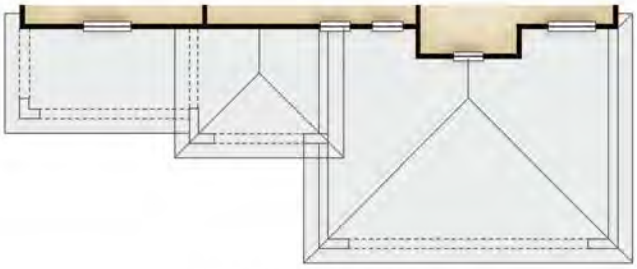
First Floor Options

FIRST FLOOR B

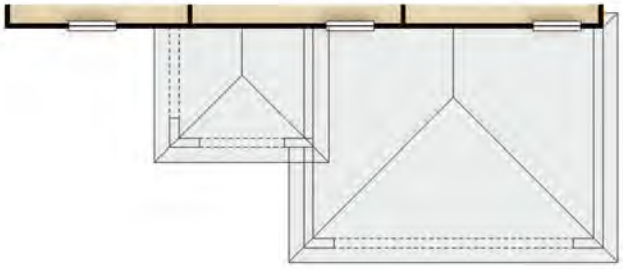
FIRST FLOOR C

OPT. 3 CAR GARAGE

Second Floor Options



SECOND FLOOR B



SECOND FLOOR C

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Park Square HOMES

SEBRING

Elevation A

Elevation B

Elevation C

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Park Square HOMES

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SEBRING

4 beds | 2.5 baths | Loft | 3 car garage | 2,410 living sq. ft.

First Floor

SEBRING | FIRST FLOOR

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SEBRING

4 beds | 2.5 baths | Loft | 3 car garage | 2,410 living sq. ft.

Second Floor

SEBRING | SECOND FLOOR ELEVATION AB

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SEBRING

4 beds | 2.5 baths | Loft | 3 car garage | 2,410 living sq. ft.

First Floor Options

OPT. WINDOW

FULL COVERED LANAI OPTION

EXTENDED LANAI OPTION

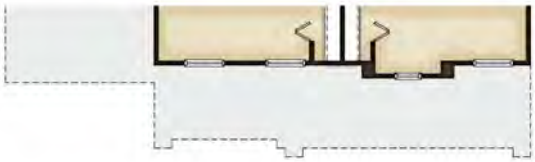
COVERED LANAI OPTION

MASTER BATH OPTION

Second Floor Options

OPT. BATH 3

BEDROOM 5 W/ BATH OPTION



SEBRING | SECOND FLOOR ELEVATION C

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Park Square HOMES

PENSACOLA

Elevation A

Elevation B

Elevation C

ParkSquareHomes.com

Park Square HOMES

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PENSACOLA

4 beds | 3.5 baths | Flex | Loft | 2 car garage | 2,570 living sq. ft.

First Floor

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Park Square HOMES

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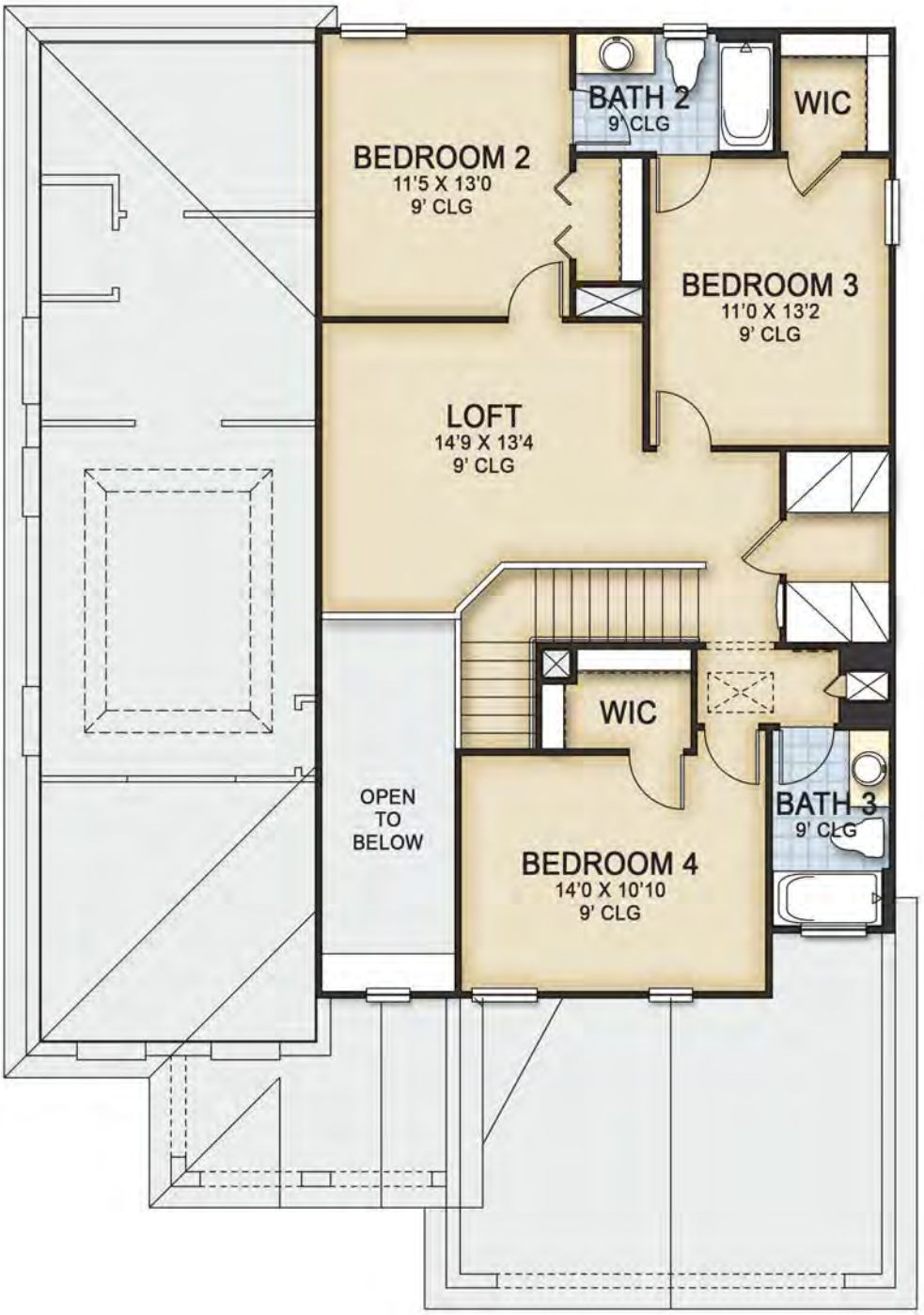
PENSACOLA

4 beds | 3.5 baths | Flex | Loft | 2 car garage | 2,570 living sq. ft.

Second Floor



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PENSACOLA

4 beds | 3.5 baths | Flex | Loft | 2 car garage | 2,570 living sq. ft.

FIRST FLOOR OPTIONS

OPT. 3 CAR GARAGE A

FIRST FLOOR B

OPT. 3 CAR GARAGE B

FIRST FLOOR C

OPT. 3 CAR GARAGE C

SECOND FLOOR OPTIONS

SECOND FLOOR B

SECOND FLOOR C

Park Square HOMES

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WELLINGTON

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Elevation A

Elevation B

Elevation C

Park Square HOMES

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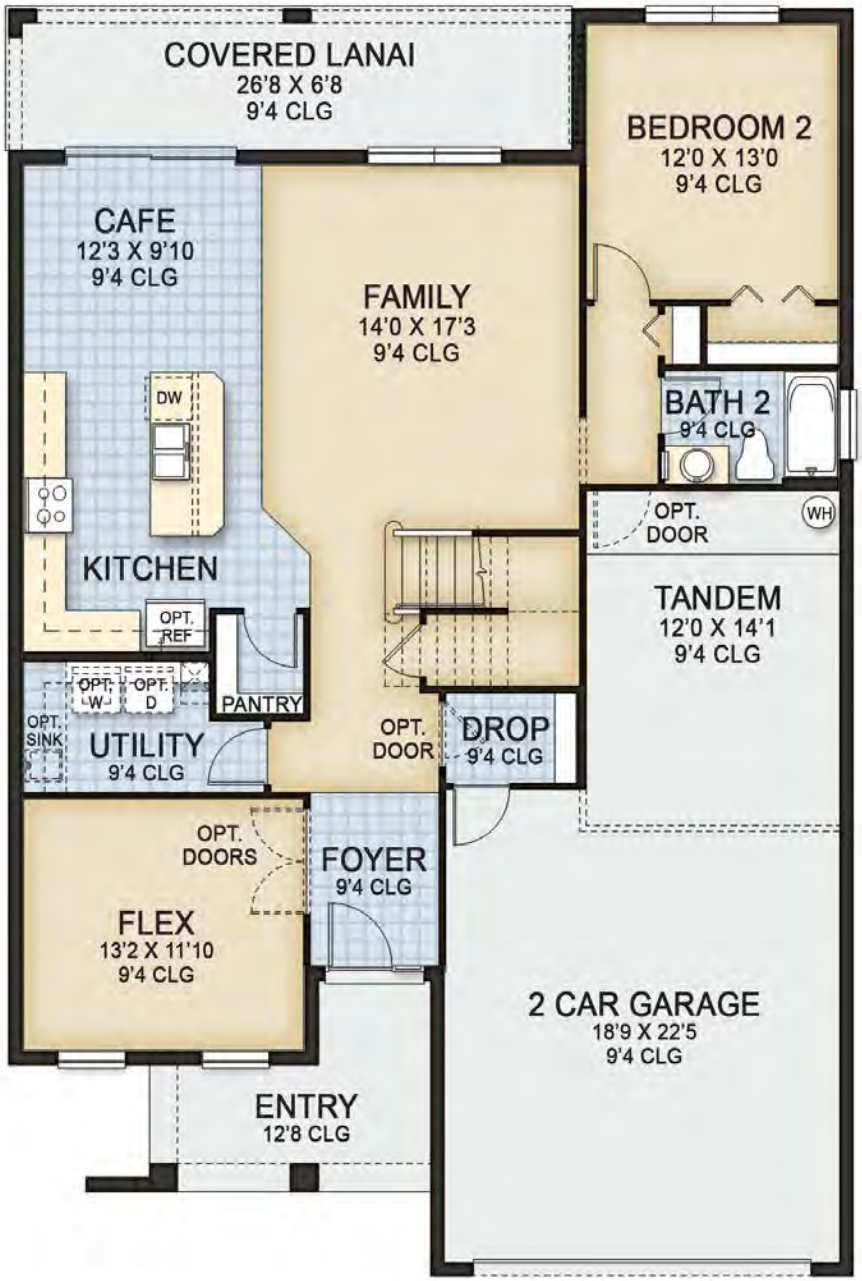
WELLINGTON

5 beds | 3 baths | Flex | Game room | 2 car garage | 3,075 living sq. ft.

First Floor



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Park Square HOMES

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WELLINGTON

5 beds | 3 baths | Flex | Game room | 2 car garage | 3,075 living sq. ft.

Second Floor

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WELLINGTON

5 beds | 3 baths | Flex | Game room | 2 car garage | 3,075 living sq. ft.

FIRST FLOOR OPTIONS

OPT. CAFE EXTENSION

OPT. S.G.D.

S.G.D OPTION @ BEDROOM 2

FIRST FLOOR A
OPT. 2ND MASTER SUITE

BR. 6 OPTION

OPT. 3 CAR GARAGE

FIRST FLOOR B

FIRST FLOOR C

SECOND FLOOR OPTIONS

SECOND FLOOR B

ENSUITE OPTION

SECOND FLOOR C

M. BATH OPTION

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Park Square HOMES

VENICE

ELEVATION A

ELEVATION B

ELEVATION C

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Park Square HOMES

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VENICE

4 beds | 3.5 baths | Office | Flex | 2 car garage | 3,145 living sq. ft.

First Floor

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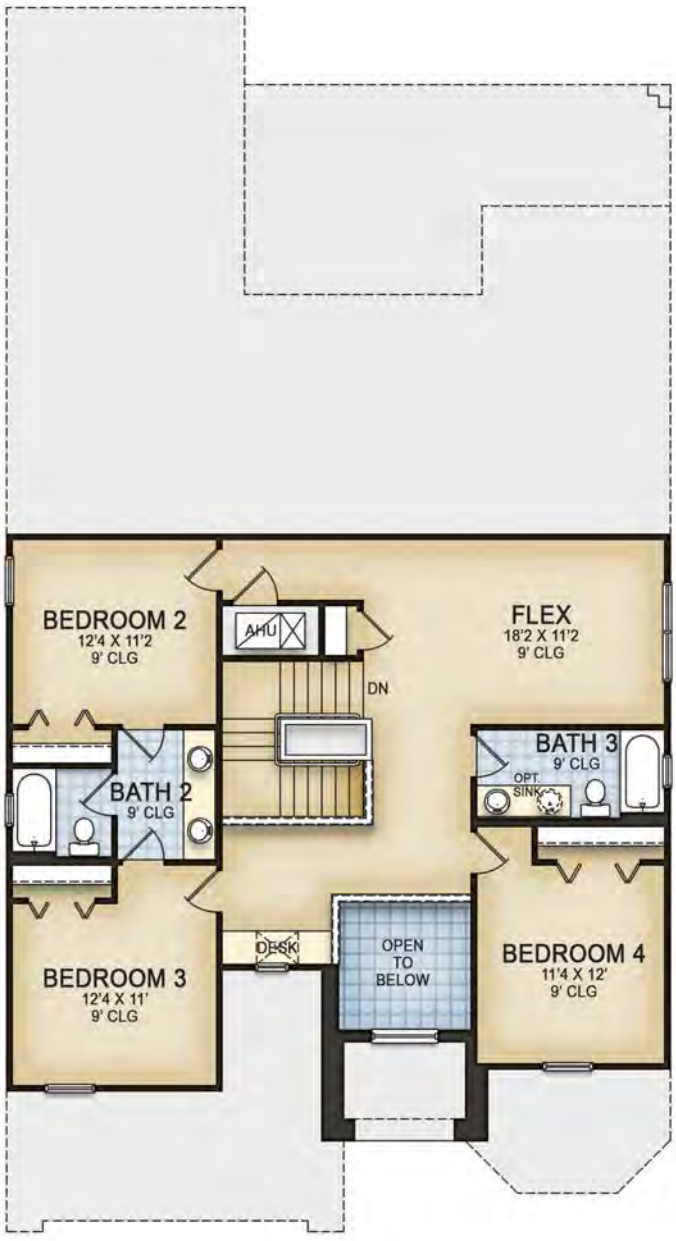
August 19, 2019

VENICE

4 beds | 3.5 baths | Office | Flex | 2 car garage | 3,145 living sq. ft.

Second Floor



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VENICE

4 beds | 3.5 baths | Office | Loft | 2 car garage | 3,145 living sq. ft.

First Floor Options

FIRST FLOOR
OPT. EXP. PATIO

FIRST FLOOR
OPT. MASTER BATH

FIRST FLOOR
OPT. POOL BATH

FIRST FLOOR
OPT.BUTLERS PANTRY

FIRST FLOOR
OPT. 3 CAR GARAGE

Second floor Options

SECOND FLOOR
OPT. BED 5, 6 & 7

SECOND FLOOR
OPT. BED 5, 6 & FLEX

SECOND FLOOR
OPT. EXTENDED BONUS

SECOND FLOOR
OPT. BED 5 ILO LOFT

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SERENOA

ELECTRICAL	Seco Energy	352.357.5600
WATER | SEWER	Utilities Inc. of Florida	866.842.8432
GAS	TBD	xxx.xxx.xxxx
GARBAGE	Lake County Solid Waste Division	352.343.9400
CABLE	Spectrum	855.222.0102
PUBLIC SCHOOLS	Sawgrass Bay Elementary	352.243.6110
	Windy Hill Middle School	352.394.2123
	East Ridge High School	352.242.2080
PRIVATE SCHOOLS	Imagine South Lake Charter	352.243.2960
GOLF	Kings Ridge Golf Club	352.242.4653
	Polo Park East Golf Course	863.424.0093
	Champions Gate Country Club	407.507.2756
	Orange County National Golf Center	407.656.2626
MOVIE THEATERS	Cineoplis IMAX Theater	863.547.0480
	Epic Theaters of Clermont	352.242.6684
ATTRACTIONS	Disney Theme Parks & Attractions	407.939.5277
	Sea World	407.545.5550
	Universal Studios	407.363.8000
EMERGENCY	In case of emergency	911

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HOA

SERENOA

	HOA FEES (Monthly)	ESTIMATED CDD ** (Annually)
SINGLE FAMILY HOMES	$88	$1,866

AMENITIES

STATE OF THE ART CLUBHOUSE AND AMENITY CENTER

RESORT STYLE COMMUNITY POOL & LAP POOL

INTERACTIVE SPLASH PAD

FITNESS CENTER WITH 24 HOUR ACCESS

COMMUNITY ACTIVITY DIRECTOR

WALKING TRAILS AND OPEN GREEN SPACE

PLAYGROUND

DOG PARK

***Hoa dues are subject to change without notice.**

**The fees referenced herein are exclusive of Lake County ad valorem property taxes. Lake County and other taxing authorities may impose other non ad valorem taxes not referenced herein. In addition, the CDD and HOA have certain rights to impose ad valorem and special assessments that are not refleced herein.

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