SITEMAP

ParkSquareHomes.com

FishHawk Ranch | Townhomes

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CRC 1330351 & CGC 1520474

INCLUDED FEATURES

FISHHAWK RANCH | TOWNHOMES

Park Square HOMES

PARK SQUARE HOMES SIGNATURE FEATURES

- Covered lanai with screen enclosure
- Brick paver driveways, leadwalks, entry and lanai
- 2" white faux wood blinds
- Home specific exterior paint scheme
- 9'4" ceiling height on first floor and 9'0" on second floor
- Tray ceiling in master suite and applied molding on family room ceiling
- Freestanding Kitchen Island with pre-wire for pendant lighting
- 6" rain gutters

ARCHITECTURAL & EXTERIOR DETAILS

- 30-year architectural shingles
- St. Augustine lawn
- Irrigation system
- Raised panel garage door with opener
- 8' fiberglass six panel front entry door w/Kwikset® Belleview handleset
- Glass panels in garage door
- Decorative Kichler® coach lights
- HardiePlank® Lap Siding on second story
- Distinctive architectural designed exteriors
- Exterior banding on windows all the way around

ENERGY SAVINGS FEATURES

- Energy saving 16 SEER heat pump and air conditioning system
- R-30 ceiling insulation
- Honeywell® Z-Wave smart thermostat
- Gas tankless water heater
- Double pane, insulated Low-E vinyl windows
- PEX plumbing system
- Roof vents and continuously ventilated soffits for effective attic ventilation

DISTINCTIVE KITCHEN FEATURES

- Moen™ Arbor chrome pullout faucet
- 42" Timberlake® Tahoe cabinets in Espresso, White or Gray w/crown molding
- Quartz countertops with stainless steel undermount sink
- GE® stainless steel appliance package to include:
  - Gas range
  - Microwave conveniently located above range
  - Dishwasher with water and energy-saving features
- LED flush mount lighting
- Generous pantry for food storage, per plan
- 1/2 HP disposal unit
- Two kitchen island pendant pre-wires
- Back splash

LUXURIOUS MASTER SUITES AND BATHS

- Master tray ceiling
- Quartz countertops w/undermount sink in all baths
- Moen™ Chateau chrome bath fixtures in all baths
- Wall tiled master shower
- Elongated toilets
- Raised vanities in all baths
- 13" x 13" tile in master bathroom
- Shampoo niche in master shower

INTERIOR DETAILS

- 17" ceramic floor tile in Foyer, Kitchen, All Baths and Utility Room
- 2" white faux wood blinds
- Colonial casings and 3 1/4" baseboards
- 6 panel textured, Masonite® doors
- Ventilated closet and pantry shelving
- Knock-Down finish ceilings
- Cat 5 telephone pre-wire in Kitchen
- High resolution RG-6 cable TV pre-wire in Gathering room, all Bedrooms and Loft, per plan
- Ceiling fan pre-wire in Gathering room, all Bedrooms and Loft, per plan
- Rocker style light switches
- USB outlets in Kitchen, Master Bedroom and Loft or Tech areas, per plan
- Kwikset® polo interior door hardware
- Solid surface window sills

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

CARTER

LINCOLN | WASHINGTON | KENNEDY | REAGAN

REAGAN | KENNEDY | WASHINGTON | CARTER | WASHINGTON | LINCOLN

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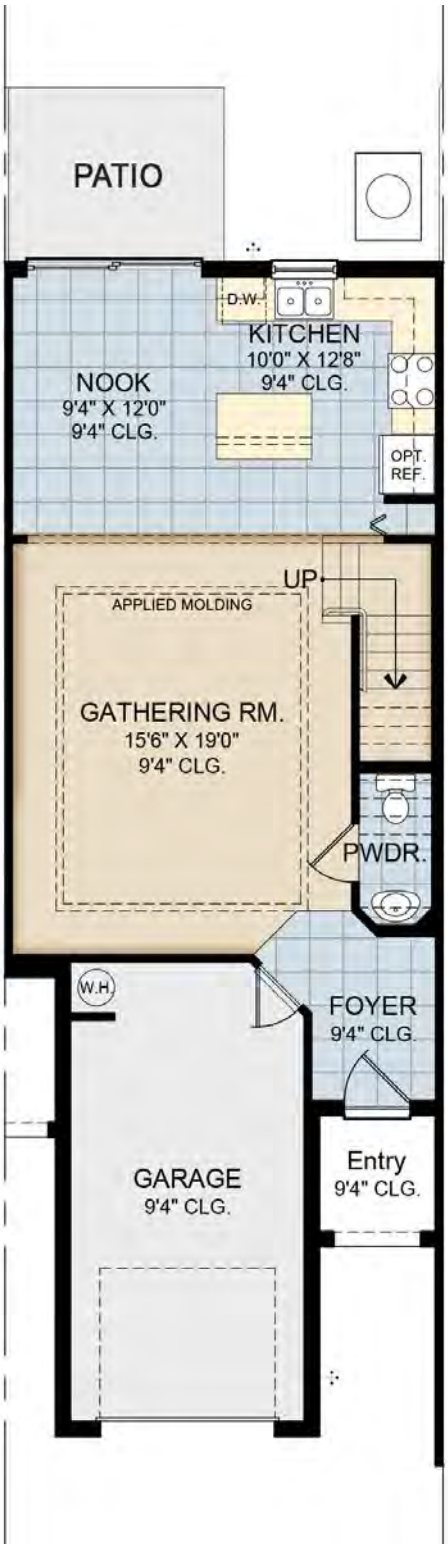
CARTER

3 Beds | 2.5 Baths | 1 Car Garage | 1,522 living sq. ft.

FIRST FLOOR



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SECOND FLOOR

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KENNEDY

LINCOLN | WASHINGTON | KENNEDY | REAGAN

REAGAN | KENNEDY | WASHINGTON | CARTER | WASHINGTON | LINCOLN

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KENNEDY

3 Beds | 2.5 Baths | Tech Area | 1 Car Garage | 1,572 living sq. ft.

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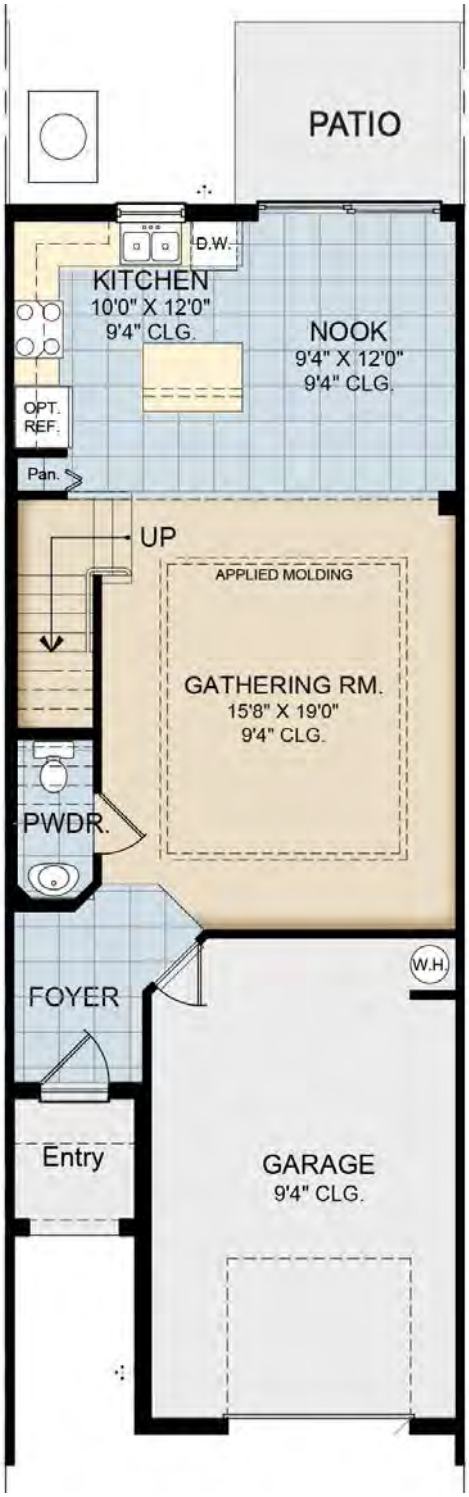

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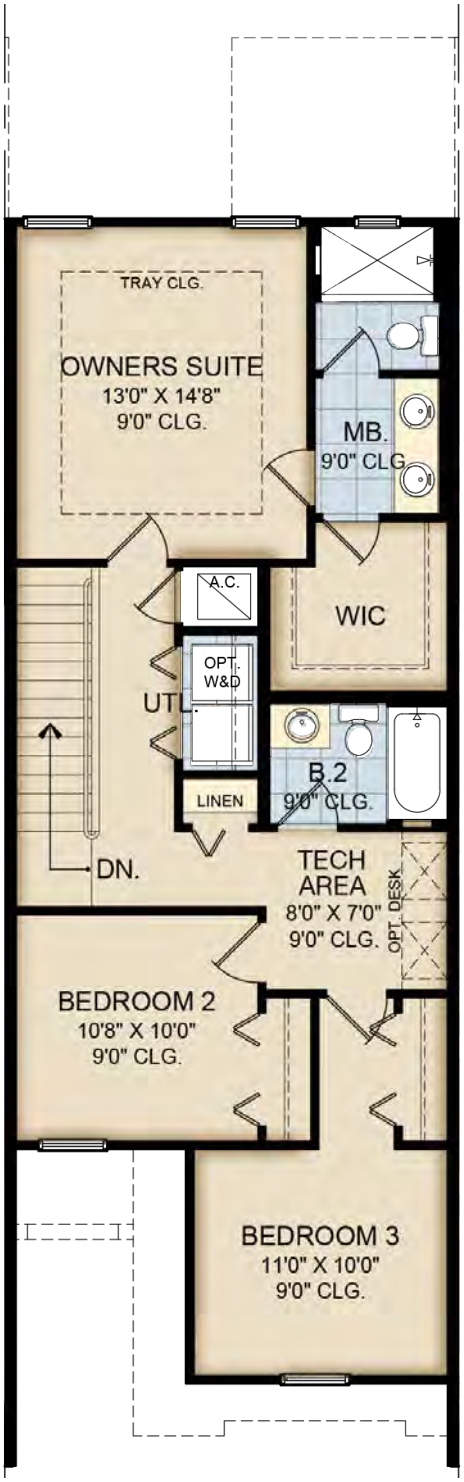

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LINCOLN

LINCOLN | WASHINGTON | KENNEDY | REAGAN

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LINCOLN

3 Beds | 2.5 Baths | Loft | 2 Car Garage | 1,704 living sq. ft.

FIRST FLOOR

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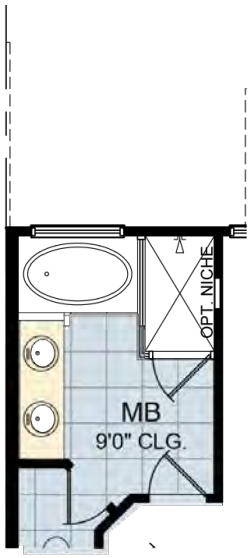

OPT. MASTER BATH

OPT. BEDROOM 4

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REAGAN

LINCOLN | WASHINGTON | KENNEDY | REAGAN

REAGAN | KENNEDY | WASHINGTON | CARTER | WASHINGTON | LINCOLN

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REAGAN

3 Beds | 2.5 Baths | Loft | 2 Car Garage | 1,737 living sq. ft.

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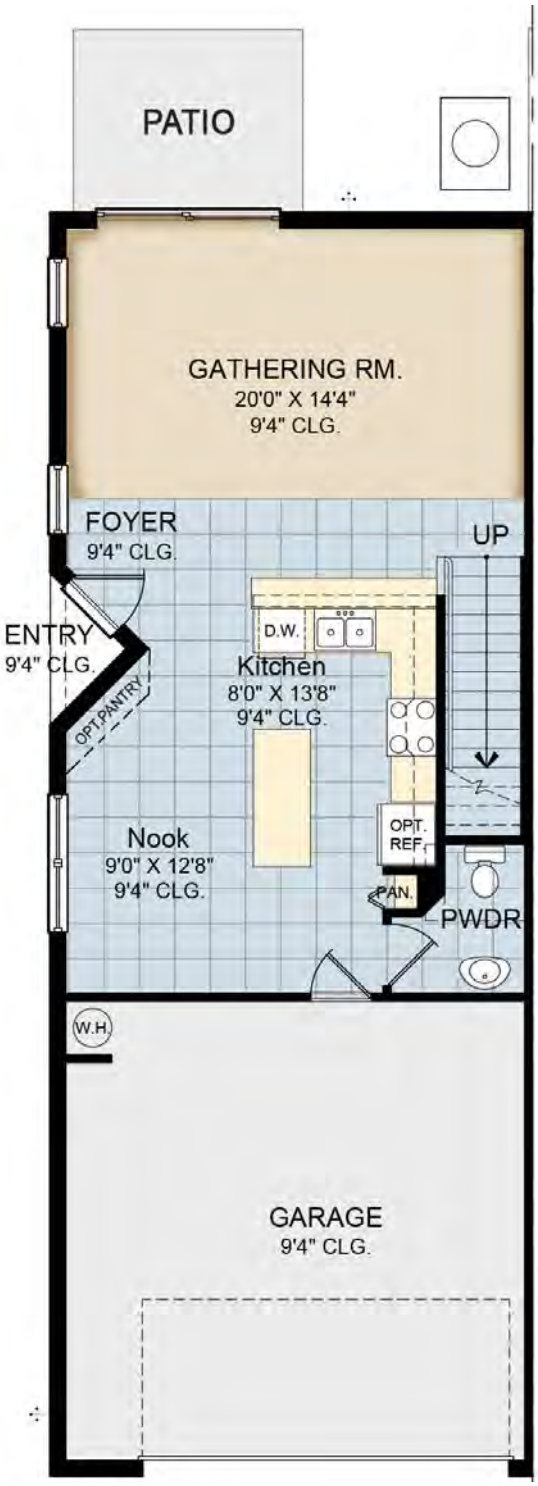

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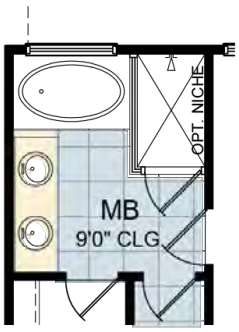

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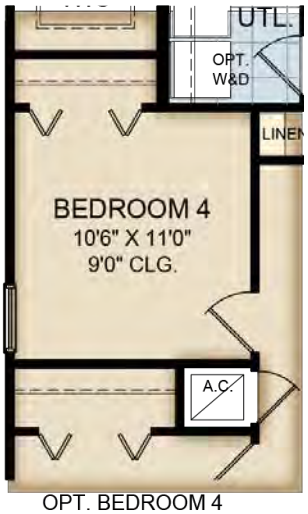

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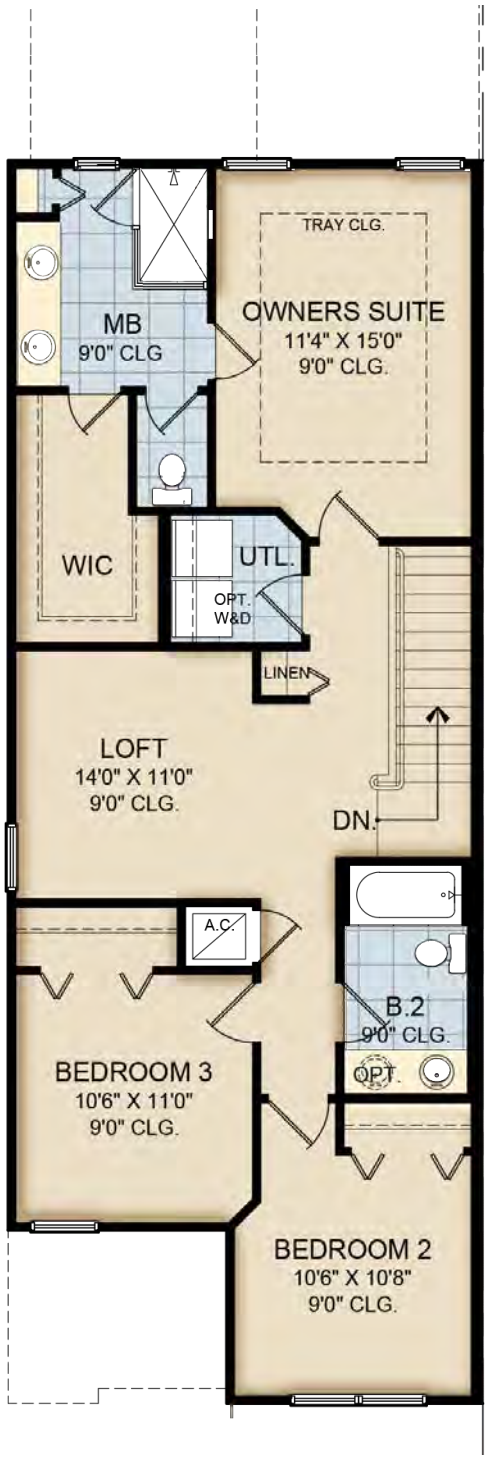

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WASHINGTON

LINCOLN | WASHINGTON | KENNEDY | REAGAN

REAGAN | KENNEDY | WASHINGTON | CARTER | WASHINGTON | LINCOLN

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WASHINGTON

3 Beds | 2.5 Baths | 2 Car Garage | 1,648 living sq. ft.

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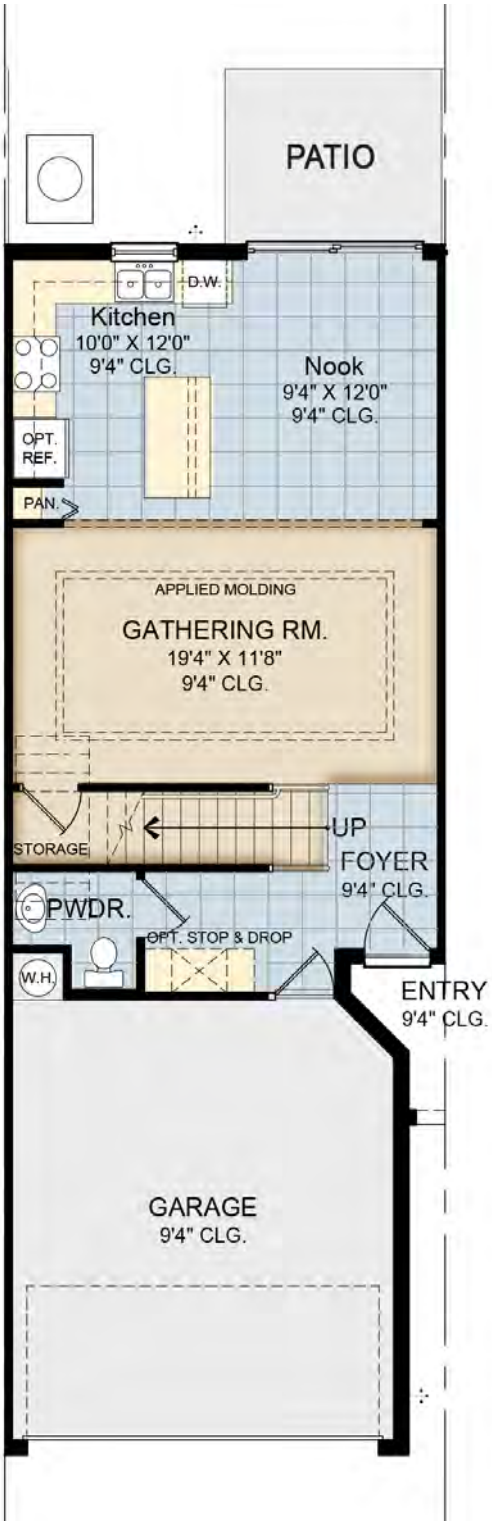

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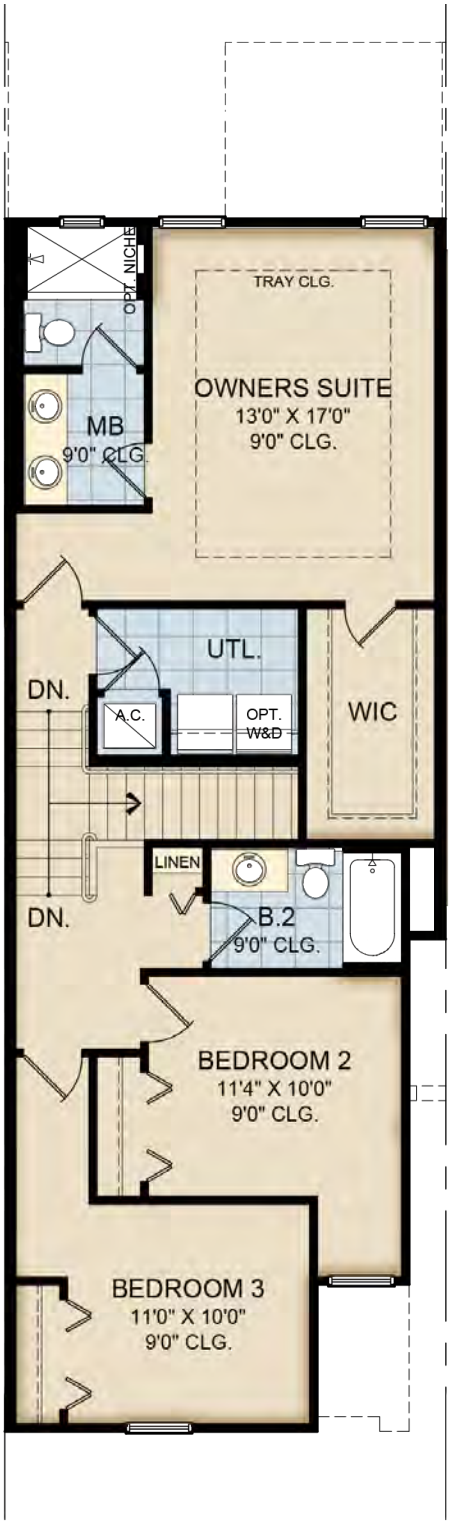

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FishHawk Ranch | Townhomes

ELECTRICAL	Tampa Electric	813-223-0800
WATER | SEWER	Hillsborough County Utility Services	813-223-0800
GAS	TECO	877-832-6747
GARBAGE	Hillsborough County-Solid Waste	813-248-2820
CABLE	Frontier	800-921-8101
	Spectrum	855-222-0102
PUBLIC SCHOOLS	Stower Elementary School K-5	813-657-7431
	Barrington Middle School 6-8	813-657-7266
	Newsome High School.	813-740-4600
DAY CARE PROVIDERS	Goddard School of Lithia-Fishhawk .	813-603-1530
	Fishhawk Early Learning Center	813-662-5987
	The Learning Experience	954-280-3659
	Ladybird Academy of Fishhawk	813.548.0670
	Children's Academy Fishhawk	813.689.6819
COLLEGES	University of South Florida	813-974-2011
	University of Tampa	813-253-3333
	Hillsborough Community College-Brandon Campus	813-253-7000
	ITT Technical Institute	813-885-2244
HOSPITALS	HealthPoint Brandon-Pediatrics	813.643.8300
	St. Joseph's Hospital-South	813.302.8000
	Tampa General Hospital	813.844.7000
SHOPPING MALLS	Westfield Mall	813.661.3301
	Hyde Park Village	813-251-3500
	International Plaza Mall	813.354.9100
GROCERY STORES	Publix Fishhawk Ranch West	813.654-0531
	Winn Dixie Fishhawk Ranch	813-643-5564
MOVIE THEATRES	Riverview 14	813.393.1818
	AMC Regency 20 Brandon	813-685-3396
ATTRACTIONS	Busch Gardens	813.884-4386
	Dinosaur World	813.717.9865
	The Florida Aquarium	813.273.4000
	Clearwater Marine Aquarium	727-441-1790
	Universal Studios Orlando Resort	407-363-8000
	Walt Disney World	407-939-5277
	SeaWorld	407-351-3600
	Legoland Florida	877-350-5346
	Tampa Bay Lightning	813.301.6900
	Tampa Bay Buccaneers	866.582.2827
	Tampa Bay Rays	888.FAN.RAYS
ACTIVITES	Campo Family YMCA	813.684.1371
	Alderman's Ford Conservation Park	813.757.3801
OTHER NUMBERS	USPS	813-672-4562
	DMV	813-635-5200
	SHERIFF NON-EMERGENCY	813.247.8000
EMERGENCY	Emergency	911

EQUAL HOUSING OPPORTUNITY

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HOA

FISHHAWK NORTH | TOWNHOMES

HOMEOWNERS ASSOCIATION

	HOA MAINTENANCE DUES * (Monthly)	HOA MANAGEMENT DUES (Annually)	ESTIMATED CDD ** (Annually)
TOWNHOMES	$ 212	$ 413	$1601

HOA

LAWN MAINTENANCE

LANDSCAPE MAINTENANCE

MULCH & TREE TRIMMING

IRRIGATION MAINTENANCE

GENERAL MAINTENANCE & REPAIR

TERMITE BONDS

EXTERIOR PAINT & REPAIR RESERVES

ROOF RESERVES

EXTERIOR BUILDING INSURANCE*

AMENITIES

RESORT STYLE POOL

SPLASH ZONE

LAKE HOUSE

FITNESS CENTER

WALKING & BIKING TRAILS

PARKS AND PLAYGROUNDS

BILLIARDS & PING PONG

OUTDOOR FIRE PIT

DOG PARK

*Hoa dues are subject to change without notice.

**The fees referenced herein are exclusive of Hillsborough County ad valorem property taxes. Hillsborough 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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