

# SONOMA RESORT



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# SONOMA RESORT - MAP LOCATOR



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# SONOMA RESORT

## ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully, exquisitely designed elevations
- Raised banding on front elevation
- 12' x 24' swimming pool with gas heater
- 21' x 40' screen enclosed pool deck
- Flush Paneled garage doors
- Pre-wired garage door opener
- Fiberglass 8-panel, insulated 8' high front door with side light, per plan
- Reclaimed water irrigation system
- LED Lighted Number Entry Signs
- Zoysia and Bahia sodded lawn
- Paver and lead walk
- Professionally designed landscape package
- Covered lanai with acrylic coating, per color scheme
- Covered front entry with acrylic coating, color scheme
- Concrete masonry construction
- 3 Exterior weatherproof outlets, per plan
- 2 Exterior hose bibs
- Steel reinforced concrete slabs
- Engineered roof trusses with hurricane tie-downs
- Tile roof
- Modern Coach lights

## ENERGY SAVINGS FEATURES

- Energy efficient roof vents
- Insulated exterior block walls
- Energy saving 14 seer air conditioner
- R-30 ceiling insulation
- Z-wave Programmable thermostat
- Low E glass windows
- Rinnai Tankless Gas Water Heater
- Waterstar Certified Community

## DISTINCTIVE KITCHEN FEATURES

- Granite countertops
- Whirlpool appliance package to include:
  - Glass-top range with self-cleaning oven
  - Microwave conveniently located above range
  - Dishwasher
  - 21 c.f. side by side refrigerator
- Generous pantry for food storage
- 42" Maple wood cabinets
- Ceramic tile flooring
- Undermount double bowl stainless steel sink
- Recessed lighting in kitchen

## LUXURIOUS MASTER SUITES AND BATHS

- Spacious master bedroom suites with walk-in closets
- Tiled showers with glass enclosures in master bath, per plan
- Dual-Flush, elongated commodes
- Ceramic tile flooring in all baths
- Cultured marble vanities in all baths

## INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- Ogee baseboards and flat stock casings
- 2 Panel interior doors
- Ventilated closet and pantry shelving
- Solid surface window sills
- "Knock-Down" finish ceilings
- High speed Cat 5 telephone outlets in kitchen
- High resolution RG-6 cable TV outlets in family room, all bedrooms and bonus room
- Fan pre-wires - family room, all bedrooms and lanai
- "Rocker" style light switches
- Ceramic tile flooring in foyer and utility
- 2" Faux wood blinds
- Z-Wave Comparable Security System
- "Owner's Closet" to store personal belongings
- Whirlpool® electric washer and dryer

## WARRANTY

- 1 year workmanship
- 2 year mechanical and electrical systems
- 10 year structural warranty



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## SONOMA RESORT | SEQUOIA ELEVATIONS A, B, C



# SEQUOIA

SONOMA RESORT | SEQUOIA  
 4 BED | 3 BATH | 2 CAR GARAGE  
 1835 sq. ft. | 170 sq.mt.

Living	1,835 sq. ft.
Garage	406 sq. ft.
Entry	97 sq. ft.
Lanai	101 sq. ft.
Total Under Roof	2,439 sq. ft.



ParkSquareHomes.com



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## SONOMA RESORT | FRESNO ELEVATIONS A, B, C





**SONOMA RESORT | FRESNO**  
**5 BED | 5 BATH | 2 CAR GARAGE**  
**2732 sq. ft. | 254 sq.mt.**

Living	2,732 sq. ft.
Garage	397 sq. ft.
Entry	193 sq. ft.
Lanai	183 sq. ft.
Total Under Roof	3,505 sq. ft.



## SONOMA RESORT | MENDOCINO ELEVATIONS A, B, C



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# MENDOCINO

## SONOMA RESORT | MENDOCINO

5 BED | 5 BATH | 2 CAR GARAGE

3046 sq. ft. | 282 sq.mt.

Upper Living	1,590 sq. ft.
Lower Living	1,456 sq. ft.
Garage	425 sq. ft.
Garage Ext.	40 sq. ft.
Entry	101 sq. ft.
Lanai	178 sq. ft.
<b>Total Under Roof</b>	<b>3,790 sq. ft.</b>

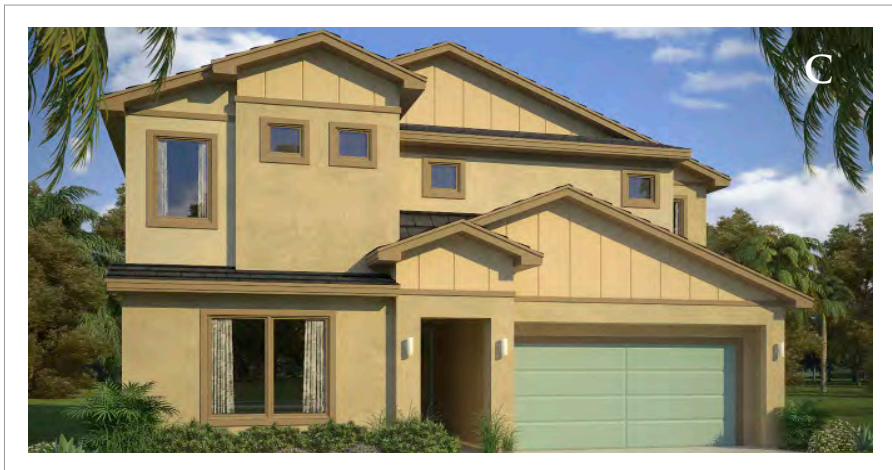


ParkSquareHomes.com



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## SONOMA RESORT | MONTEREY ELEVATIONS A, B, C



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# MONTEREY

## SONOMA RESORT | MONTEREY

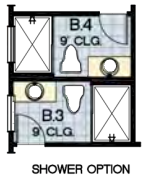
6 BED | 6.5 BATH | 2 CAR GARAGE

3378 sq. ft. | 314 sq.mt.

Upper Living	1,957 sq. ft.
Lower Living	1,421 sq. ft.
Garage	470 sq. ft.
Entry	109 sq. ft.
Lanai	220 sq. ft.
Total Under Roof	4,177 sq. ft.



MASTER BATH 1 OPTION



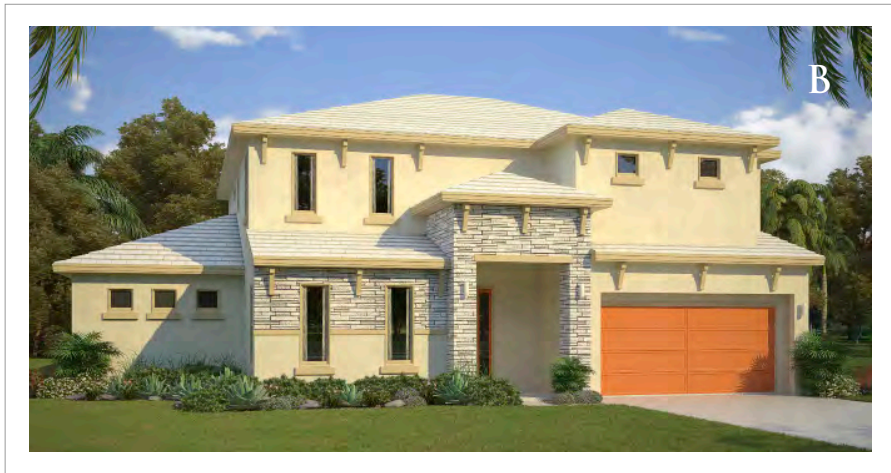
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## SONOMA RESORT | MILLIKEN ELEVATIONS A, B, C



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## SONOMA RESORT | MILLIKEN

6 BED | 6 BATH | 2 CAR GARAGE

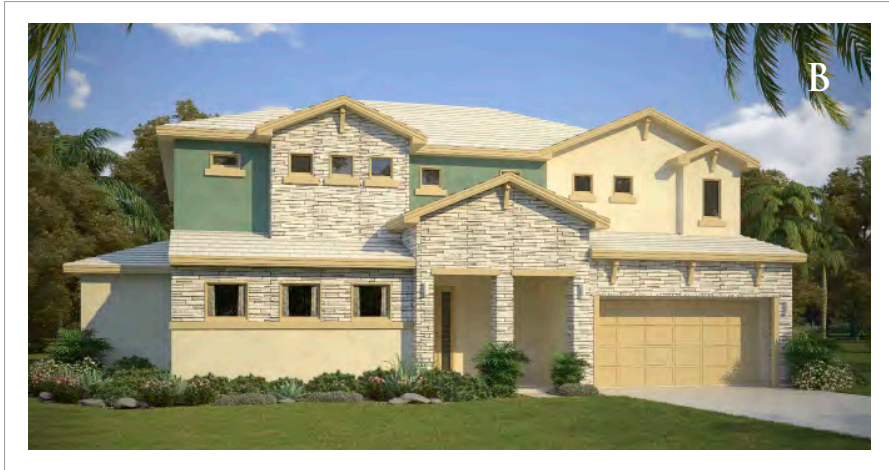
3478 sq. ft. | 323 sq.mt.

Upper Living	1,606 sq. ft.
Lower Living	1,872 sq. ft.
Garage	456 sq. ft.
Entry	113 sq. ft.
Lanai	373 sq. ft.
Total Under Roof	4,553 sq. ft.





## SONOMA RESORT | CALISTOGA ELEVATIONS A, B, C



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**SONOMA RESORT | CALISTOGA**  
 7 BED | 6.5 BATH | 2 CAR GARAGE  
 4110 sq. ft. | 382 sq.mt.

Upper Living	1,869 sq. ft.
Lower Living	2,241 sq. ft.
Garage	423 sq. ft.
Entry	160 sq. ft.
Lanai	377 sq. ft.
Total Under Roof	5,070 sq. ft.





HOMEOWNERS ASSOCIATION

MODEL	HOA DUES (Annualy)	HOA DUES (Quaterly)	HOA DUES (Monthly)
SINGLE FAMILY	\$3,620	\$905	\$302

AMENITIES AND LIFESTYLE

- GATED COMMUNITY
- RESORT POOL
- CLUBHOUSE AND POOL SIDE CABANAS
- PLAYGROUND AND GRAND LAWN
- FITNESS CENTER AND JOGGING TRAILS
- LAWN CARE INCLUDED
- HIGH SPEED INTERNET AND CABLE INCLUDED
- DAILY VALET TRASH PICK UP





### PACIFIC SERIES | 50' LOTS

MODEL NAME	BED   BATH   GARAGE	LIVING AREA	PRICE
SEQUOIA	4 bed   3 bath   2 car	1835 sq. ft.	\$364,990
MENDOCINO	5 bed   5 bath   2 car	3046 sq. ft.	\$429,990
MONTEREY	6 bed   6.5 bath   2 car	3378 sq. ft.	\$449,990

### NAPA SERIES | 70' LOTS

MODEL NAME	BED   BATH   GARAGE	LIVING AREA	PRICE
FRESNO	5 bed   5 bath   2 car	2732 sq. ft.	\$439,990
MILLIKEN	6 bed   6 bath   2 car	3478 sq. ft.	\$474,990
CALISTOGA	7 bed   7.5 bath   2 car	4110 sq. ft.	\$499,990



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SONOMA RESORT



WATER   SEWER	Kissimmee Utility Authority .....	407-933-7777
ELECTRICAL	Kissimmee Utility Authority .....	407-933-7777
GAS	AmeriGas .....	1.800.263.7442
PHONE   CABLE	Century Link .....	800-850-9048
	Bright House .....	407-847-8001
NEWSPAPER	Orlando Sentinel .....	407-420-5353
NON-EMERGENCY NUMBERS & SERVICES	Code Enforcement .....	407-518-2133
	Driver's Licenses .....	407-846-5230
	United States Postal Services .....	800-ASK-USPS
	Police Department .....	407-847-0176
	Fire Department .....	407-518-2222
	Voters Registration .....	407-348-2875
	Automobile/Boat Tags .....	407-846-5240
	Public Library .....	407-742-8888
	Orlando International Airport .....	407-825-2001
	Do-Not-Call List .....	www.donotcall.gov
HOSPITALS	Kissimmee Memorial Hospital .....	407-933-6614
	Florida Hospital Kissimmee .....	407-846-4343
	Florida Hospital Celebration .....	407-764-4000
DAY CARE CENTERS	Abby's Daycare.....	407-396-2225
	Affordable Child care.....	407-566-2445
	Celebration KinderCare .....	407-566-2445
PUBLIC SCHOOLS	West Creek Elementary School .....	407-858-5920
	Kissimmee Elementary School .....	407-935-3640
	Florida Technical College .....	888-906-5730
	Celebration KinderCare .....	407-566-2300
PRIVATE SCHOOLS	Primrose School .....	407-251-2771
	Shady Oaks Private School .....	407-847-6465
	Holy Redeemer Catholic .....	407-870-9055
RESTAURANTS	BJ's Restaurant .....	407-932-5245
	Chipotle Mexican grill .....	407-846-3364
	Chili's Restaurant .....	407-933-0833
	Osaka Japanese Steak House .....	407-847-8822
	Bonfish .....	407-816-6355
	Little Chinese Restaurants .....	407-932-0987
SHOPPING & ENTERTAINMENT	The LOOP Kissimmee .....	407-343-9223
	Sport Authority .....	407-846-6844
	Ashley Furniture .....	407-943-2080
	Old Town Amusement .....	407-396-4888
	TARGET .....	407-594-0030
BANKS	SunTrust .....	407-944-4540
	Chase Bank .....	407-846-2770
	PNC Bank .....	407-933-7137
	Wells Fargo.....	407-240-7812
	BB&T .....	407-851-3245
ATTRACTIONS	Gatorland .....	407-855-5496
	Old Town Amusement .....	407-396-4888
	Congo River Golf .....	407-396-6900
	Walt Disney World .....	407-939-7211
	Universal Studios Orlando .....	407-363-8000
	SeaWorld Orlando .....	407-363-2200
	Busch Gardens Tampa Bay .....	312-324-7217
EMERGENCY	Dial .....	911



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