

SOLTERRA RESORT



For illustrative purposes only. Subject to change.

SOLTERRA RESORT

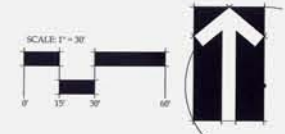
Clubhouse & Amenity Site



2012.120 February 20, 2013

Bd
Bg

BONNETT design group, llc
landscape architecture • community planning
FL # LC26000341
151 Circle Drive • Maitland, FL 32751
407.622.1588 voice • 407.258.5363 fax
www.bonnettdesigngroup.com



SOLTERRA

PALM SERIES

DISTINCTIVE DETAILS

ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed contemporary-style elevations
- Raised banding on front elevation
- 12' x 24' swimming pool with gas heater
- 21' x 32' screen enclosed pool deck
- Paneled garage doors
- Pre-wired for garage door opener
- Fiberglass 6-panel, insulated 6'8" high front door with side light, per plan
- Reclaimed water irrigation system
- LED Lighted Number Entry Signs
- St. Augustine sodded lawn
- Front entry with acrylic coating
- Professionally designed landscape package
- Covered lanai with acrylic coating, per plan
- Concrete masonry construction
- Wood frame walls above first floor - 2 story plans
- 3 Exterior weatherproof outlets, per plan
- 2 Exterior hose bibs
- Steel reinforced concrete slabs
- Engineered roof trusses with hurricane tie-downs
- Tile roof
- Coach lights

ENERGY-SAVINGS FEATURES

- Energy efficient roof vents
- Energy Saving 14 SEER air conditioner
- R-30 ceiling insulation
- Tankless gas water heater
- Programmable thermostat
- Low E windows

KITCHEN FEATURES

- Whirlpool® smooth-top range with self-cleaning oven
- Whirlpool® microwave over the range
- Whirlpool® 21 c.f. side-by-side refrigerator
- Whirlpool® three-cycle dishwasher
- Generous pantry for food storage, per plan
- Designer 42" maple wood cabinets
- Undermount double bowl stainless steel sink
- Tile flooring
- Recessed lighting in kitchen
- 1/3 HP. Garbage disposal unit
- Granite countertops

LUXURIOUS MASTER SUITES & BATHS

- Spacious master bedroom suites with walk in closets
- Tiled showers with glass enclosures in master, per plan
- 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 casings and baseboards
- 2 panel interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- Kwikset™ Dorian levers on all doors
- "Knock-down" finish ceilings
- High speed Cat 5 Telephone outlets in kitchen and master bedroom
- High resolution RG-6 cable TV outlets in family/great room and all bedrooms
- Fan pre-wires in family/great room and all bedrooms
- Ceramic tile flooring in foyer and utility
- "Rocker" style light switches
- "Owner's Closet" to store personal belongings, per plan
- Security System
- 2" Faux wood blinds
- Whirlpool® electric washer and dryer

OPTIONAL FEATURES

- 6" raised spa with upgraded gas heater
- Designer ceramic tile
- Whirlpool® stainless steel kitchen appliances
- Decorator wall paint
- Designer ceramic backsplash tiles
- Upgraded cabinet package

10 YEAR WARRANTY

- 10 year structural warranty

03/15/2013



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www.ParkSquareHomes.com

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CRC 1330351 CGC 1520474



BEACH PALM

4 BED, 2 BATH, 2 CAR GARAGE
2161 SQ. FT.
(201 SQ. MT.)



PLAN 2161

TABULATION

LIVING	2,161
PARK	408
VISIT	27
TOTAL UNDER ROOF	2,596

M.P.R. 120131 MAIN MASTER PLAN
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ROOM	STD.	METRIC
GATHER	14'11 X 17'2	4.54 X 5.23
LIVE	13'9 X 12'4	4.04 X 3.76
DINE	14'0 X 10'3	4.27 X 3.13
EAT	12'7 X 8'6	3.84 X 2.59
M. SUITE	13'1 X 19'7	3.99 X 5.97
SLEEP 2	12'1 X 11'1	3.68 X 3.38
SLEEP 3	11'3 X 11'1	3.43 X 3.38
SLEEP 4	11'9 X 11'1	3.58 X 3.38



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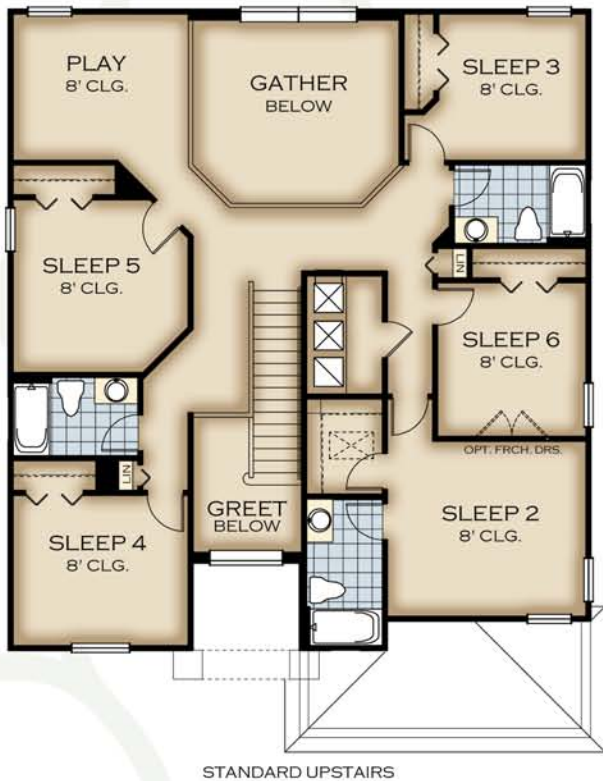
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CRC 1330351 CGC 1520474



QUEEN PALM

6 BED, 4.5 BATH, 2 CAR GARAGE
2826 SQ. FT.
(263 SQ. MT.)



PLAN 2826

TABULATION	
UPPER LIVING	1,401
LOWER LIVING	1,426
PARK	410
VISIT	61
TOTAL UNDER ROOF	3,298

M.P.R. 120131 MAIN MASTER PLAN
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ROOM	STD.	METRIC
GATHER	14'2 X 15'8	4.32 X 4.78
LIVE	11'3 X 13'6	3.43 X 4.11
DINE	11'3 X 9'10	3.43 X 3.00
EAT	12'7 X 8'6	3.84 X 2.59
M. SUITE	12'1 X 16'0	3.68 X 4.88
SLEEP 2	13'8 X 12'1	4.17 X 3.68
SLEEP 3	10'2 X 10'1	3.10 X 3.07
SLEEP 4	12'1 X 10'4	3.68 X 3.15
SLEEP 5	12'1 X 11'10	3.68 X 3.61
SLEEP 6	10'2 X 12'10	3.10 X 3.91
PLAY	12'1 X 10'1	3.68 X 3.07



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CRC 1330351 CGC 1520474



COCONUT PALM

6 BED, 3 BATH, 2 CAR GARAGE

3298 SQ. FT.

(306 SQ. MT.)



PLAN 3298

TABULATION	
UPPER LIVING	1,714
LOWER LIVING	1,584
PARK	416
UNWIND	178
VISIT	102
TOTAL UNDER ROOF	3,994

M.P.R. 120131 MAIN MASTER PLAN
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ROOM STD. METRIC

ROOM	STD.	METRIC
GATHER	14'0" X 17'3"	4.27 X 5.26
EAT	12'3" X 9'10"	3.73 X 3.00
EAT(OPT.)	11'10" X 14'6"	3.61 X 4.42
SLEEP 2	11'10" X 15'0"	3.61 X 4.57
SLEEP 6	11'10" X 13'8"	3.61 X 4.17
FLEX	11'10" X 11'10"	3.61 X 3.61
UNWIND	26'0" X 6'8"	7.92 X 2.03

ROOM STD. METRIC

ROOM	STD.	METRIC
M. SUITE	19'4" X 13'0"	5.89 X 3.96
SLEEP 3	13'0" X 13'7"	3.96 X 4.14
SLEEP 4	12'4" X 14'6"	3.76 X 4.42
SLEEP 5	12'4" X 12'4"	3.76 X 3.76
SLEEP 5(OPT.)	12'4" X 13'3"	3.76 X 4.04
PLAY	14'0" X 17'8"	4.27 X 5.38



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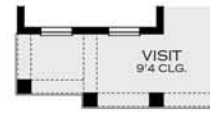
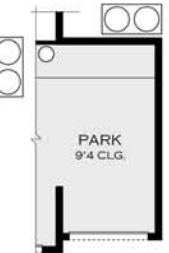
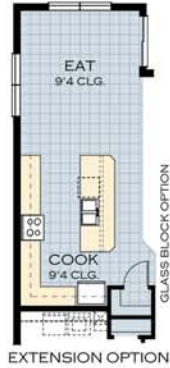
COCONUT PALM

6 BED, 5 BATH, 2 CAR GARAGE
3573 SQ. FT. (332 SQ. MT.)
OPTION

UPSTAIRS DOUBLE ENSUITE OPTION



EXTENDED GATHER / EAT
W/ 40'0" X 8'0" UNWIND



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SOLTERRA

COASTAL SERIES

DISTINCTIVE DETAILS

ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed contemporary-style elevations
- Raised banding on front elevation
- 12' x 24' swimming pool with gas heater
- 21' x 40' screen enclosed pool deck
- Paneled garage doors
- Pre-wired for garage door opener
- Fiberglass 6-panel, insulated 6'8" high front door with side light, per plan
- Reclaimed water irrigation system
- LED Lighted Number Entry Signs
- St. Augustine sodded lawn
- Paver driveway and lead walk
- Professionally designed landscape package
- Covered lanai with acrylic coating, per plan
- Covered front entry with acrylic coating, per plan
- 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
- Coach lights

ENERGY-SAVINGS DETAILS

- Energy efficient roof vents
- Insulated exterior block walls
- Energy saving 14 seer air conditioner
- R-30 ceiling insulation
- Programmable thermostat
- Double pane low E glass windows
- Tankless water heater

KITCHEN DETAILS

- Granite countertops
- Whirlpool® glass-top range with self-cleaning oven
- Whirlpool® microwave over the range
- Whirlpool® dishwasher
- Whirlpool® 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 & BATHS

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

INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- Colonial casings and baseboards
- 6 Panel colonist interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- "Knock-Down" finish ceilings
- High speed Cat 5 telephone outlets in kitchen, master suite
- High resolution RG-6 cable TV outlets in family/great room and all bedrooms
- Fan pre-wires - family/great room and all bedrooms
- "Rocker" style light switches
- Ceramic tile flooring in foyer and utility
- 2" Faux wood blinds
- Security system
- "Owner's Closet" to store personal belongings
- Whirlpool® electric washer and dryer

OPTIONAL FEATURES

- 6" raised spa with upgraded gas heater
- Designer ceramic tile
- Whirlpool® stainless steel kitchen appliances
- Decorated wall paint
- Designer ceramic backsplash tiles
- Upgraded cabinet package

10 YEAR WARRANTY

- 10 year structural warranty

03/15/2013



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CRC 1330351 CGC 1520474



CAPE CORAL

4 BED, 3 BATH, 2 CAR GARAGE

2156 SQ. FT.

(200 SQ. MT.)



SLEEP 5 OPTION

PLAN 2156

TABULATION	
LIVING	2,156
GARAGE	401
UNWIND	165
VISIT	35
TOTAL UNDER ROOF	2,757

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CRC 1330351 CGC 1520474



CRESTVIEW

5 BED, 4 BATH, 2 CAR GARAGE
2810 SQ. FT.
(261 SQ. MT.)



ROOM	STD.	METRIC
GATHER	16'8 X 18'0	5.08 X 5.49
DINE	11'2 X 12'4	3.40 X 3.76
EAT	10'0 X 9'4	3.05 X 2.85
M. SUITE 1	15'6 X 14'0	4.72 X 4.27
M. SUITE 2	11'10 X 14'0	3.61 X 4.27
SLEEP 3	11'3 X 12'0	3.43 X 3.66
SLEEP 4	12'4 X 11'8	3.76 X 3.56
SLEEP 5	11'4 X 11'0	3.45 X 3.35
RETREAT	15'3 X 10'0	4.65 X 3.05
UNWIND	25'8 X 9'8	7.82 X 2.95

PLAN 2810

TABULATION	
LIVING	2,810
PARK	404
UNWIND	203
VISIT	31
TOTAL UNDER ROOF	3,448

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CRC 1330351 CGC 1520474



SOLANA

5 BED, 4.5 BATH, 2 CAR GARAGE
3297 SQ. FT.
(306 SQ. MT.)



PLAN 3297

TABULATION	
UPPER LIVING	1,693
LOWER LIVING	1,604
PARK	417
UNWIND	395
VISIT	60
TOTAL UNDER ROOF	4,169

M.P.R. 120131 MAIN MASTER PLAN
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ROOM	STD.	METRIC
GATHER	15'5 X 22'0	4.70 X 6.71
DINE	11'2 X 12'4	3.40 X 3.76
EAT	11'4 X 10'0	3.45 X 3.05
M. SUITE 1	14'7 X 17'2	4.45 X 5.23

ROOM	STD.	METRIC
M. SUITE 2	14'10 X 17'6	4.52 X 5.33
SLEEP 3	13'4 X 11'3	4.06 X 3.43
SLEEP 4	13'4 X 14'0	4.06 X 4.27
SLEEP 5	13'4 X 14'0	4.06 X 4.27
PLAY	16'2 X 19'3	4.93 X 5.87
UNWIND (OPT.)	49'4 X 8'0	15.03 X 2.44



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SOLTERRA

HOMEOWNERS ASSOCIATION

<u>Lot Type</u>	<u>Current CDD</u>	<u>Estimated CDD 2014</u>	<u>HOA Dues</u> (annually)	<u>Initiation Fee</u> (one time fee)
50'	\$240.41	\$2,881	\$1,315.18	\$219.20
70'	\$312.54	\$3,061	\$1,315.18	\$219.20

Amenities

Gated Community

Irrigation Maintenance

Lawn and Common Area Maintenance

Community Street Lights

Daily Valet Trash

Landscaping Services

Effective 03/22/13



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SOLTERRA RESORT

COMMUNITY INFORMATION

UTILITIES

Water/Sewer

Polk County Utility Department.....863-298-4100

Electric

Progress Energy.....800-700-8744

Gas

Florida Public Utilities.....800-427-7712

Phone/Cable

Bright House.....888-289-8988

Newspaper

Orlando Sentinel.....407-420-5353

NON-EMERGENCY NUMBERS & SERVICES

Code Enforcement.....863-534-6054

Driver's Licenses.....863-534-4700

United States Postal Services.....800-ASK-USPS

Police Department.....863-298-6200

Fire Department.....863-421-3380

Voters Registration.....863-534-5888

Automobile/Boat Tags.....863-534-4700

Public Library.....863-421-3633

Orlando International Airport.....407-825-2001

Do-Not-Call List www.donotcall.gov

HOSPITALS

Heart of Florida Regional Medical Center.....863-422-4971

Florida Hospital Celebration Health.....407-764-4000

DAY CARE CENTERS

Harenda Family Daycare.....863-424-1888

Celebration KinderCare.....407-566-2445

Creative Kids Connection.....407-465-5516

RESTAURANTS

Chilis Grill & Bar.....407-396-2180

Zen Restaurant.....407-390-6664

Forte.....877-556-5748

China King.....407-397-1211

Perkins.....863-424-1823

Sake Sushi.....863-420-0188

Bob Evans.....863-424-1500

Cracker Barrel.....863-424-8100

SHOPPING & ENTERTAINMENT

Publix Supermarket.....863-420-3152

Winn Dixie Supermarket.....407-397-2210

CVS/Pharmacy.....321-677-0531

Walgreens/Pharmacy.....863-547-3903

Target.....863-256-1051

Wal-Mart.....352-536-2750

Champions Gate Golf Resort.....407-787-4653

Ridgewood Lakes Golf & Country Club.....863-424-8688

AMC Theaters Downtown Disney.....407-827-1310

Regal Cinemas.....407-343-0405

ATTRACTIONS

Walt Disney World.....407-939-7211

Universal Studios Orlando.....407-363-8000

SeaWorld Orlando.....407-363-2200

Busch Gardens Tampa Bay.....312-324-7217

Legoland Orlando.....877-350-5346

Wet 'n Wild Orlando.....407-351-1800

EMERGENCY

Dial.....911

02/01/2013



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