



PARADISO GRANDE

R E S O R T



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Assessoria Imobiliária Internacional

A Park Square Homes Community

- Signature Homes (50' Lots)
- Estate Homes (70' Lots)
- Models



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For illustration purposes only. Site 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. The existing zoning of any surrounding property or potential uses of any tract of land or any parcel of land adjacent the Park Square Homes community in which the property is located is based on current development and subject to change without any further notice. CRC 1330351 & CGC 1520474





WELCOME



Welcome to Paradiso Grande! The newest resort home community by Park Square Homes. The ideal luxury destination for families, friends and large groups to vacation, or a place to call your full-time residence, with Signature and Estate homes ranging from 2,913 to 6,374 square feet. Paradiso Grande offers an amazing location, community amenities and endless excitement year-round.

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Paradiso Grande is perfectly positioned in the heart of Orlando's famed attractions, shopping and dining, and minutes from Orlando International Airport. All residents and guests can enjoy the Aquarius Clubhouse swimming pool and lazy river, game room, café and fitness center.



AMENITIES GALORE
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DISTINCTIVE FEATURES

- 12' x 24' Pool with Acrylic Deck (sizes varying per plan)
- Brick Paved Driveway, Leadwalk and Entry
- 17" Ceramic Tile Flooring in All Wet Areas, Foyer and Great Room
- 10' - 12' Ceiling on First Floor, Per Plan
- Stainless Steel Appliances
 - Smooth Top Range
 - Dishwasher
 - Microwave
 - Refrigerator
- White Washer and Dryer
- Electric Car 220V-40A Outlet
- Tankless Gas Water Heater
- Low E Aluminum Sliding Glass Door
- Low E Aluminum Windows

ARCHITECTURAL & EXTERIOR DETAILS

- Bronze dome screen enclosure over pool and deck
- Saxony 900 Slate flat tile roof
- Single car parking off main driveway (hammerhead)
- Professionally designed landscape package
- Rainbird® timer-controlled irrigation system
- Two hose bibs
- Pre-wired garage door opener
- Kwikset® 910 Z-Wave powerbolt deadbolt with satin nickel finish
- Kichler® outdoor coach lights
- Lighted house number plaque above garage
- Gas line drops for water heater(s) and pool heater
- 1-2 exterior satin nickel finished lanai ceiling fans, per plan
- Outdoor shower (no drain)

ENERGY-SAVING FEATURES

- Z-Wave Honeywell™ programmable thermostat
- 16 SEER-rated Trane™ heat pump and air conditioning system
- Blown R-30 ceiling insulation

MODERN KITCHEN FEATURES

- Designer 42" maple wood cabinets, white or gray
- 2 cm quartz countertops in kitchen with decorative tile backsplash
- Moen® kitchen faucets
- 3 pendant lights over island

LUXURIOUS MASTER SUITES AND BATHS

- Walk-in closets in master suites
- Luggage shelf in secondary bedrooms, per plan
- 2 cm quartz countertops with 4" backsplash in all baths
- Moen™ bath faucets
- Tile shower walls in master bath with glass enclosure, per plan
- Elongated commodes

INTERIOR DETAILS

- 9' ceilings on second floor
- Painted wood stair railing
- 2" faux wood horizontal blinds for windows
- LED flush mount lighting in social areas
- LED stair lighting
- Fan speed control switch
- White solid surface window sills throughout
- White washer and dryer
- Floor outlets in great room and bonus room, per plan

WARRANTY

- 1 year Workmanship
- 10 year Structural



Built for Family, by Family.

ParkSquareHomes.com

50' SIGNATURE HOMES



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

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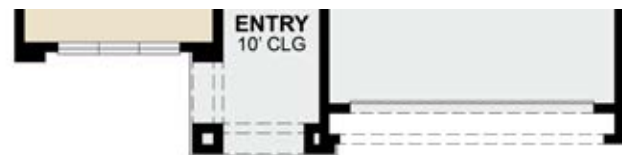


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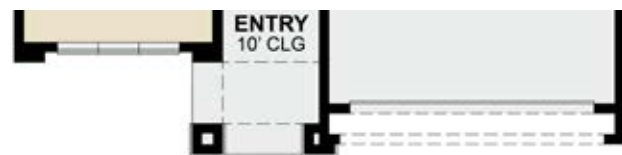
FIRST FLOOR



FIRST FLOOR A

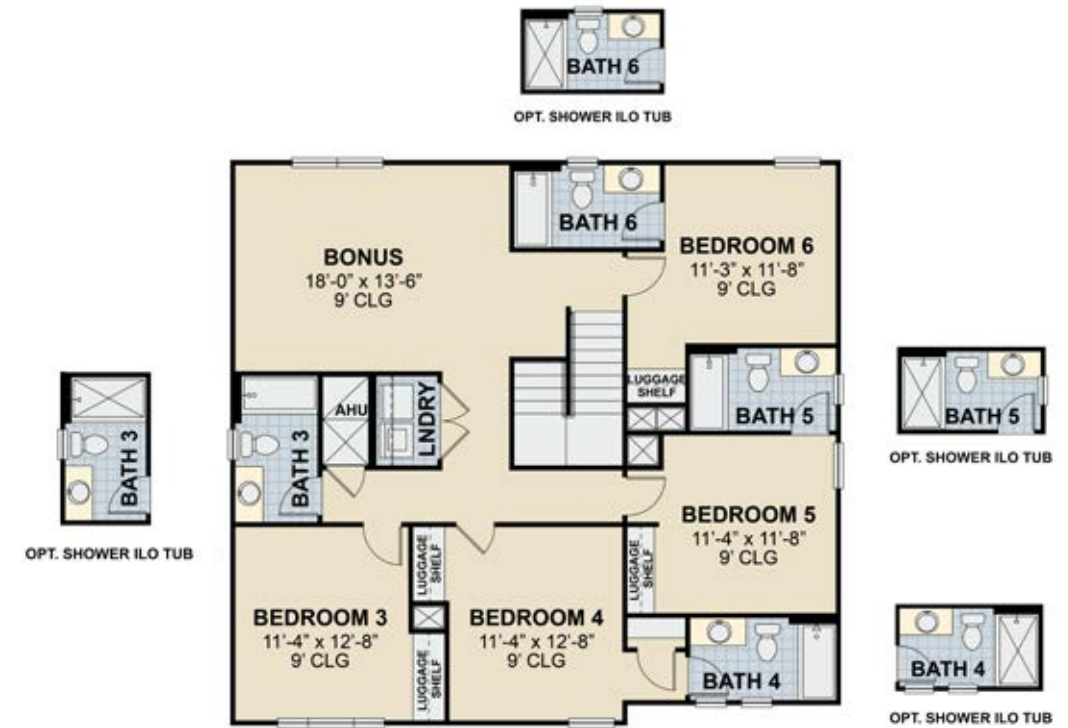


FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C



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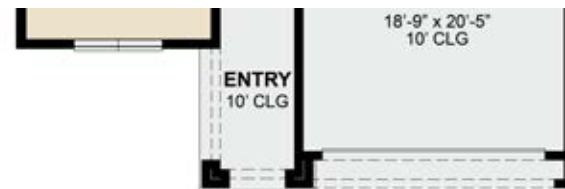
FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



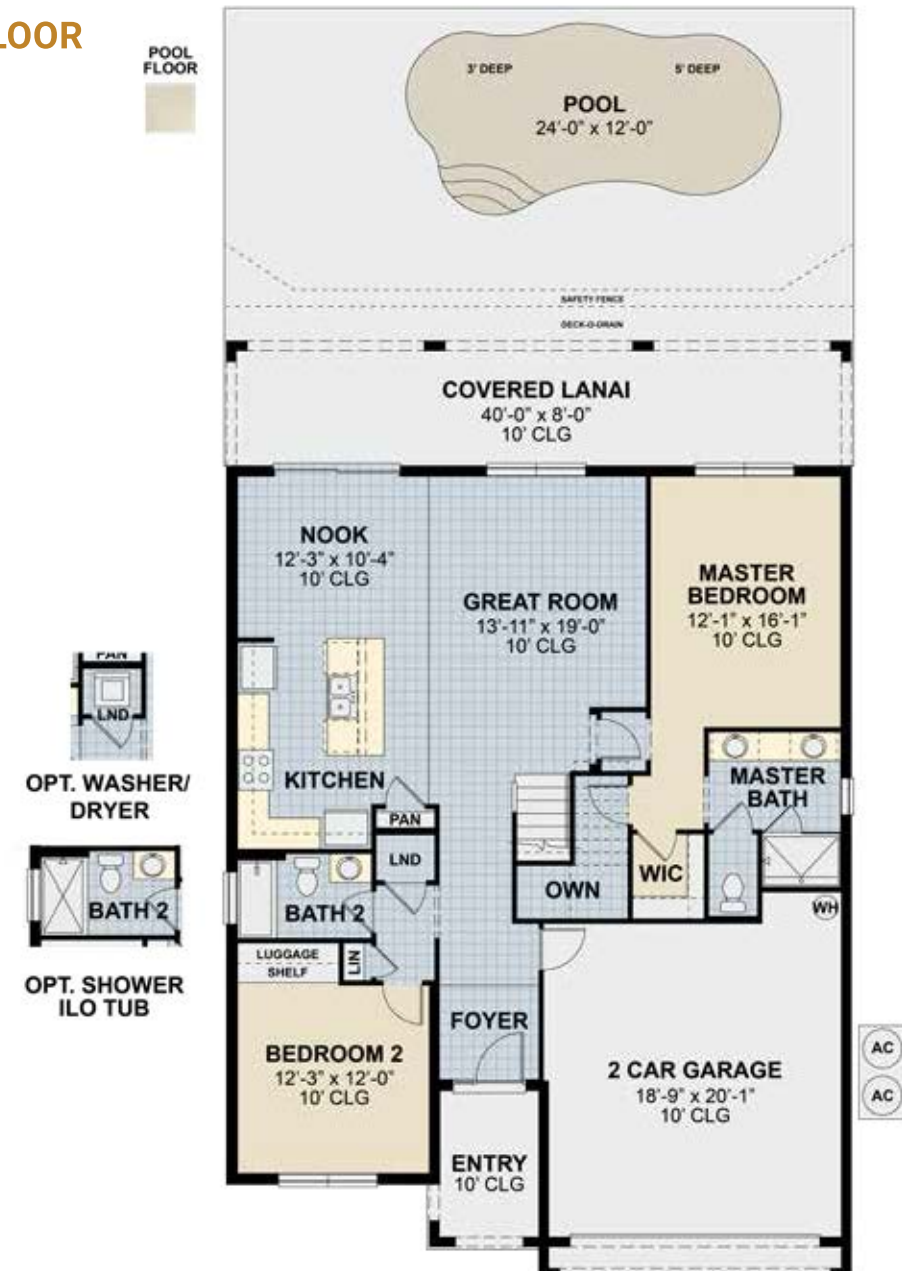
SECOND FLOOR B & C



The Park Square Homes Design Team has curated color packages and interior design options from the latest trends and styles by top home design brands. Home buyers will have an array of choices to create a home that reflects their Paradiso Grande lifestyle.



FIRST FLOOR



FIRST FLOOR A

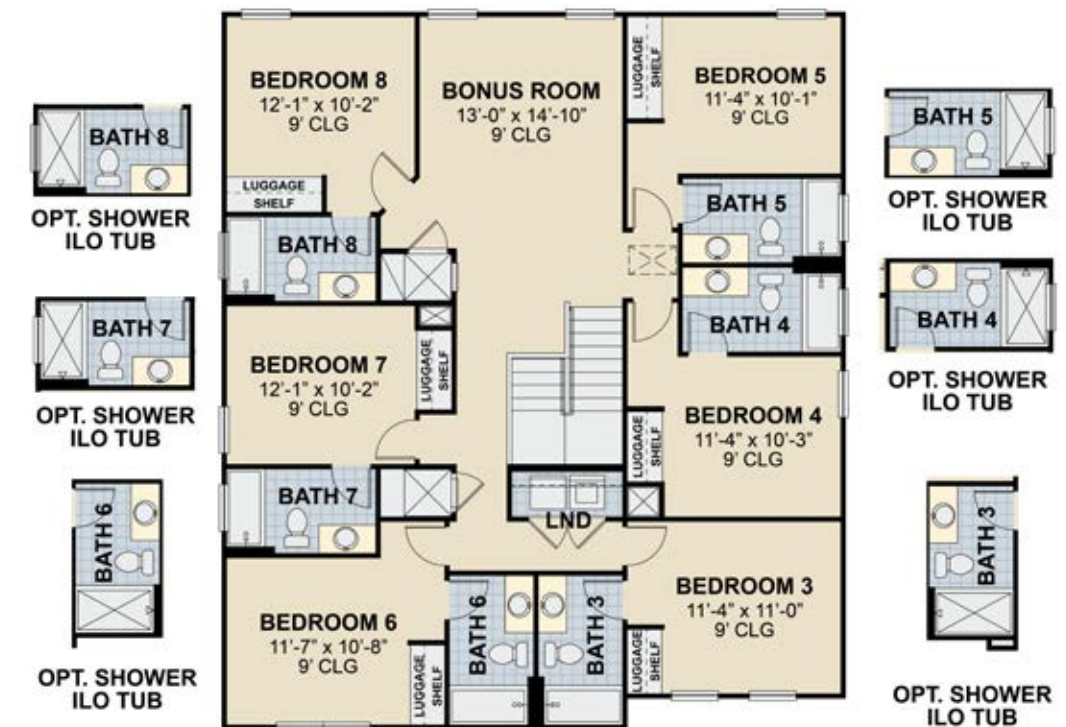


FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



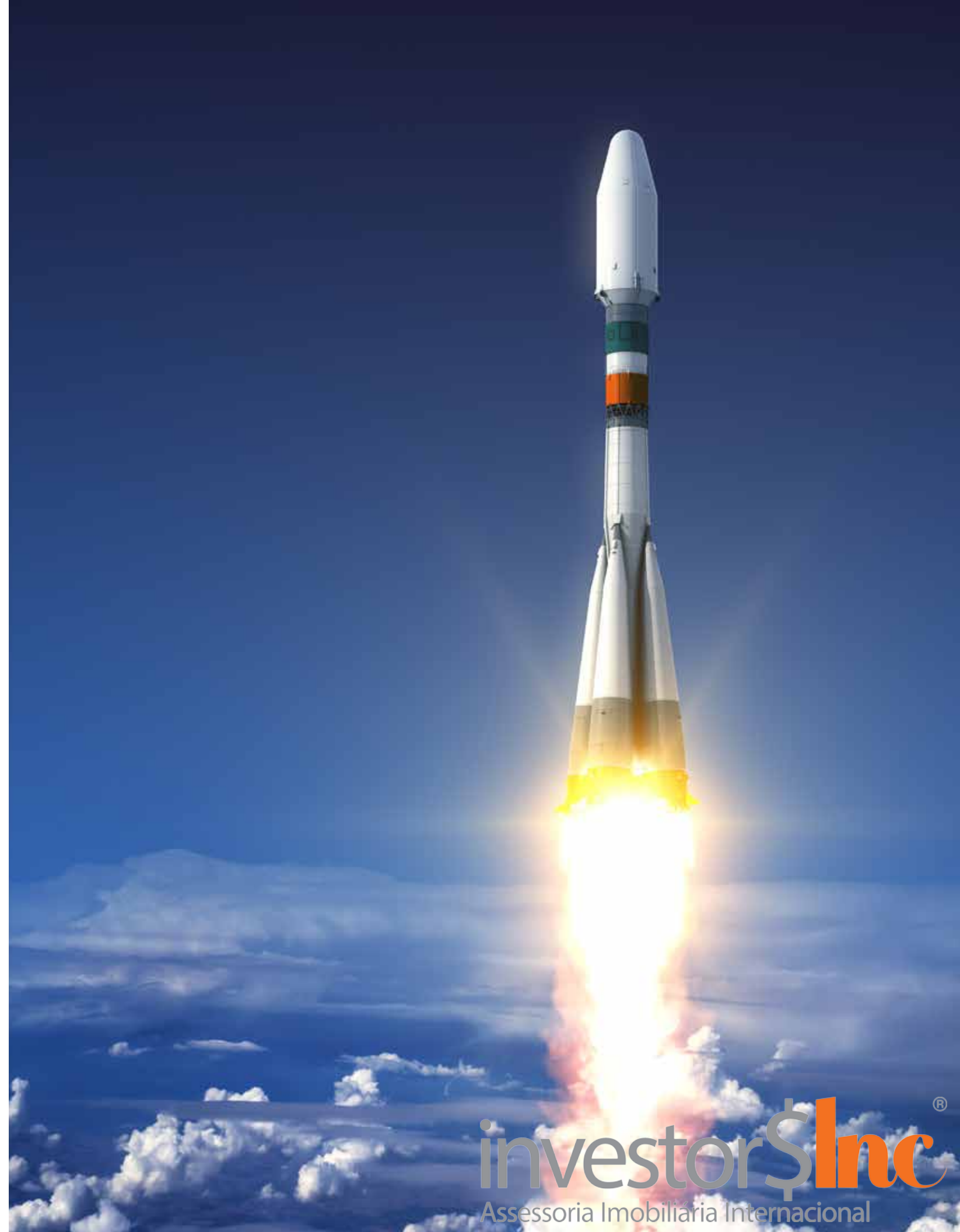
SECOND FLOOR A



SECOND FLOOR B & C

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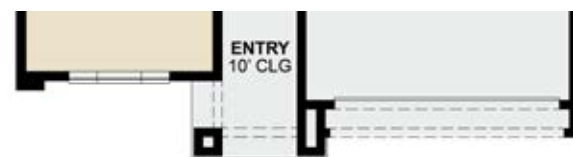


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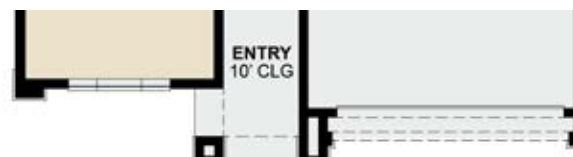
FIRST FLOOR



FIRST FLOOR A

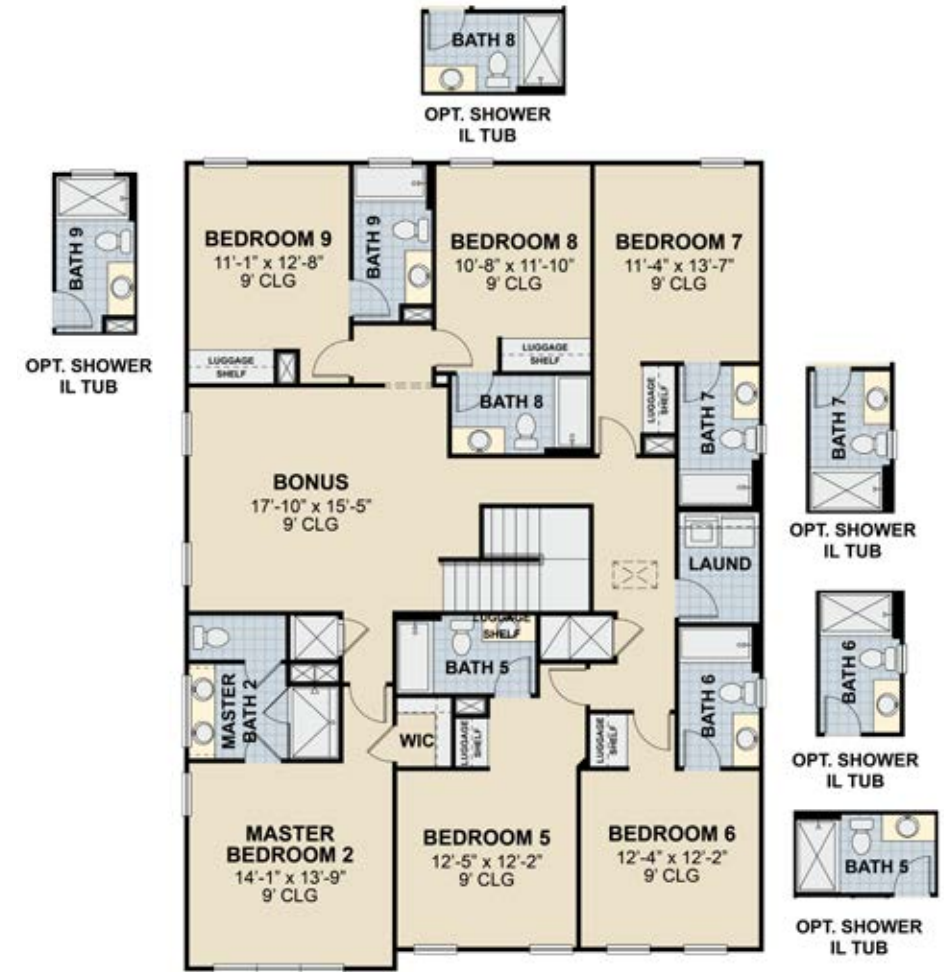


FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C

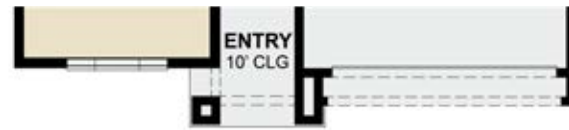


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FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



SECOND FLOOR C





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FIRST FLOOR A

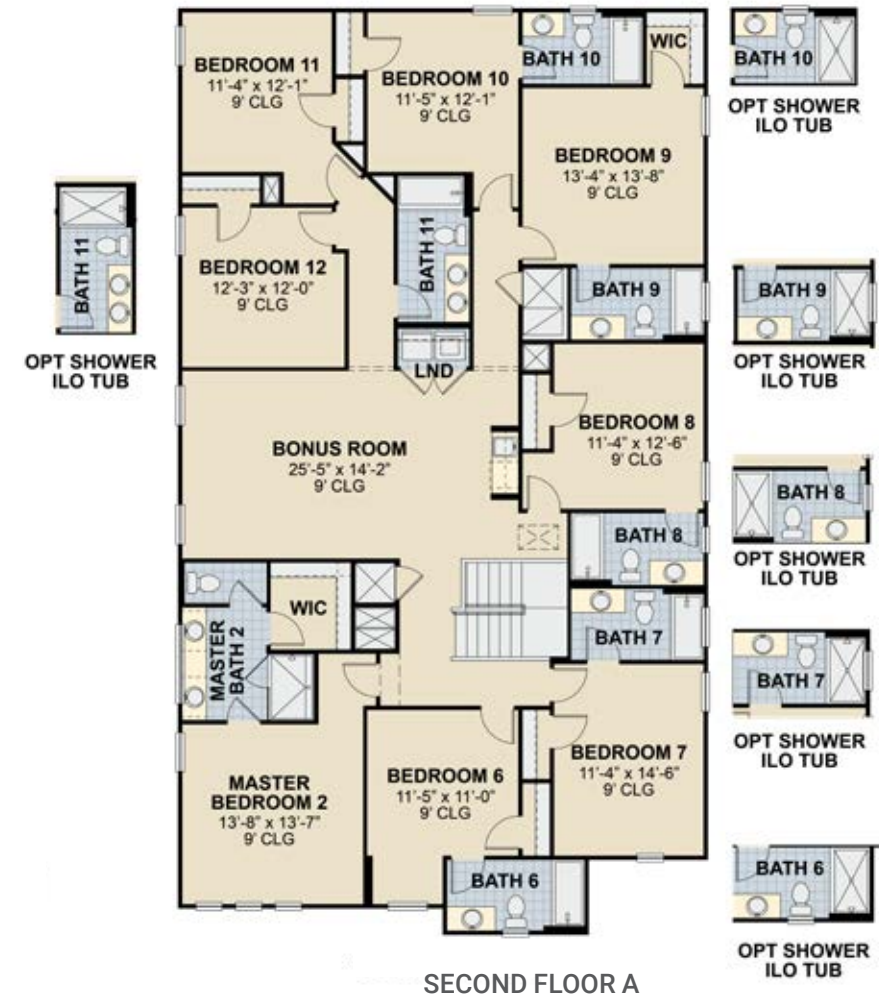


FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B



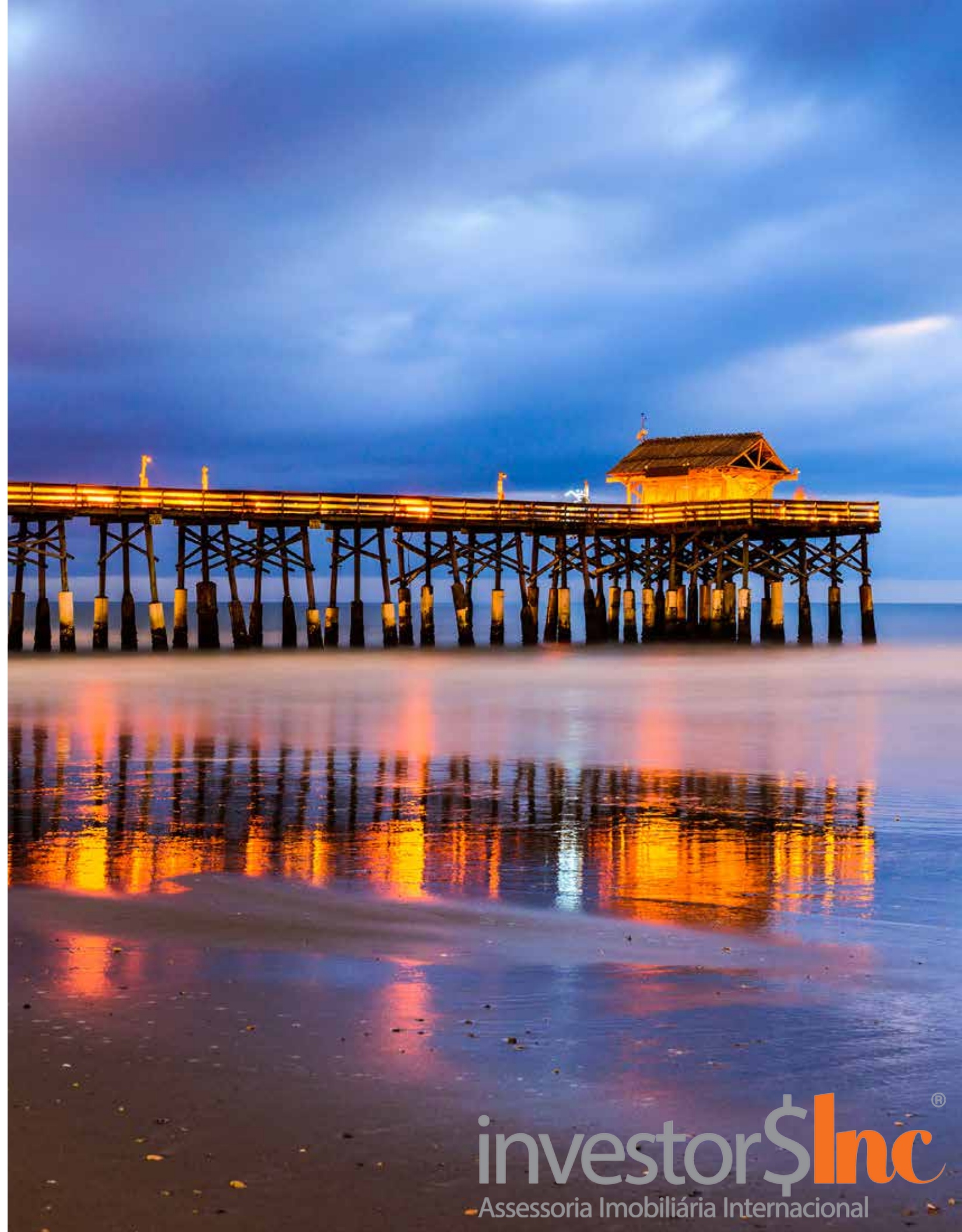
SECOND FLOOR C



70' ESTATE HOMES



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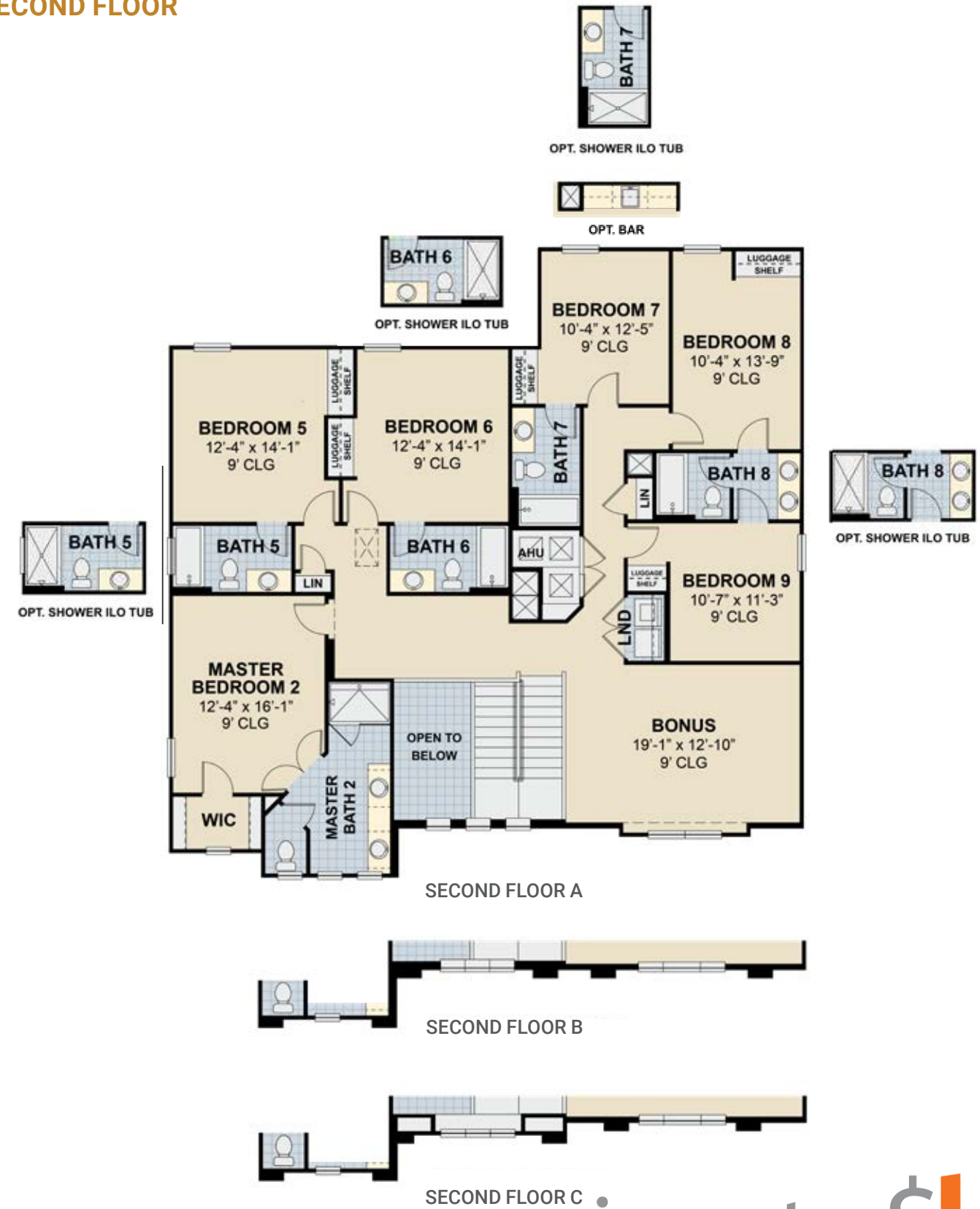


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FIRST FLOOR



SECOND FLOOR



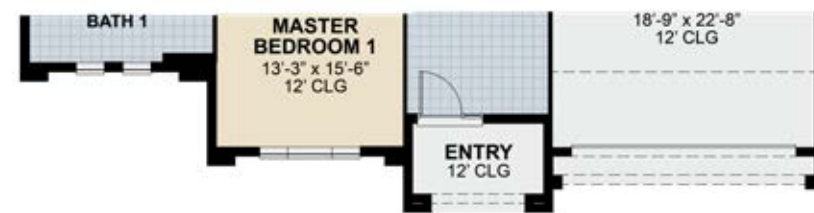


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FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B



FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



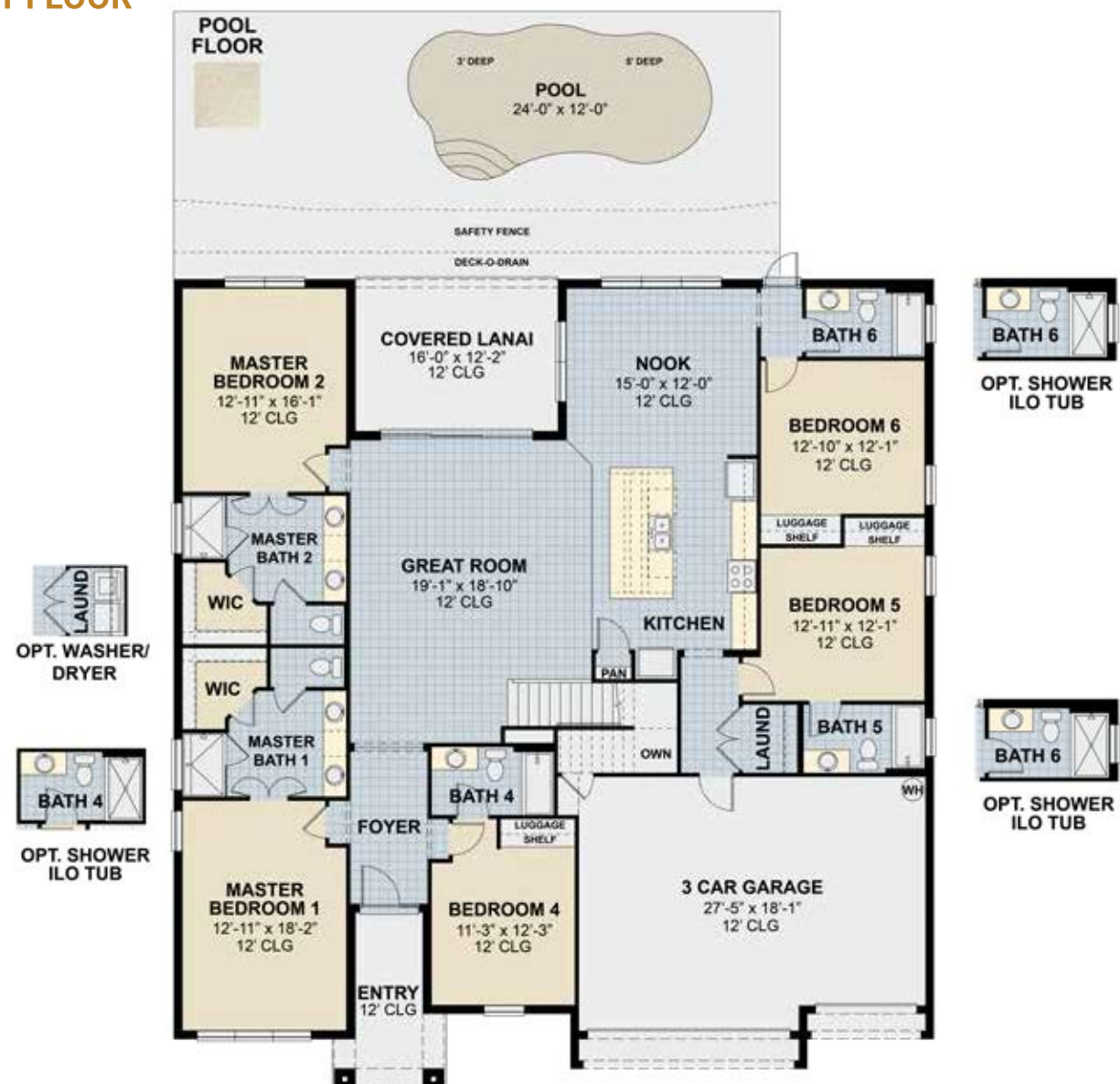
SECOND FLOOR B & C



Paradiso Grande's two-story floorplans incorporate special touches and modern details throughout each home. Enjoy open plan living with an expansive kitchen overlooking the spacious great room, ideal for gatherings with family and friends. From the first-floor great room walk out to an expansive lanai and pool for year-round outdoor living. Luxurious master bedroom suites include private en suite baths and walk-in closets. Multi-functional bonus rooms welcome second floor guests, each surrounded by a variety of secondary bedrooms and spa-inspired baths.



FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR B

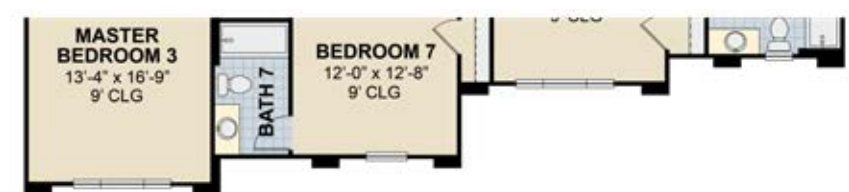


FIRST FLOOR C

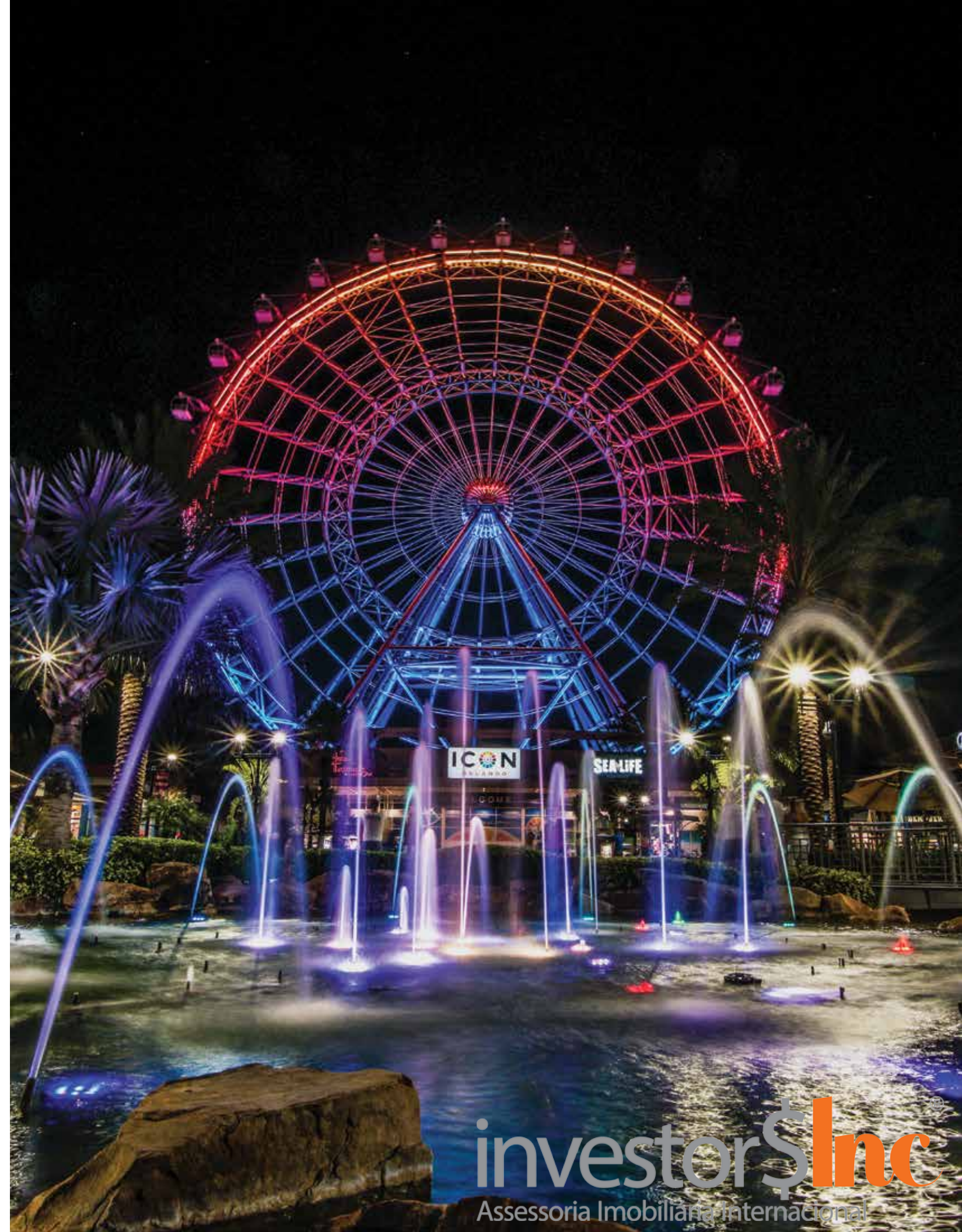
SECOND FLOOR



SECOND FLOOR A

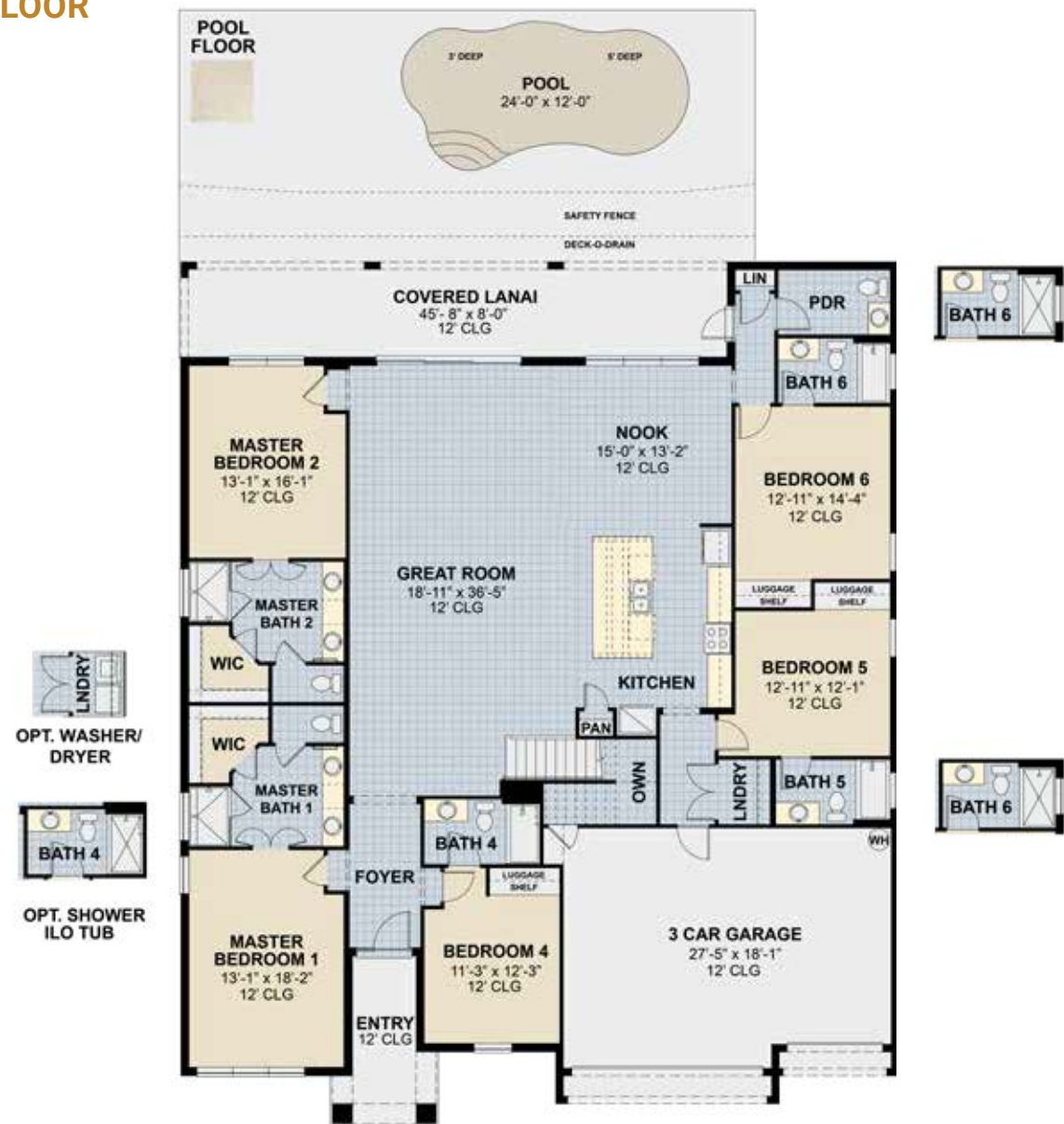


SECOND FLOOR B & C

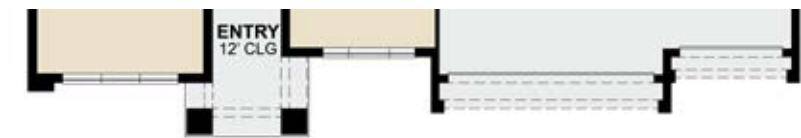


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FIRST FLOOR



FIRST FLOOR A

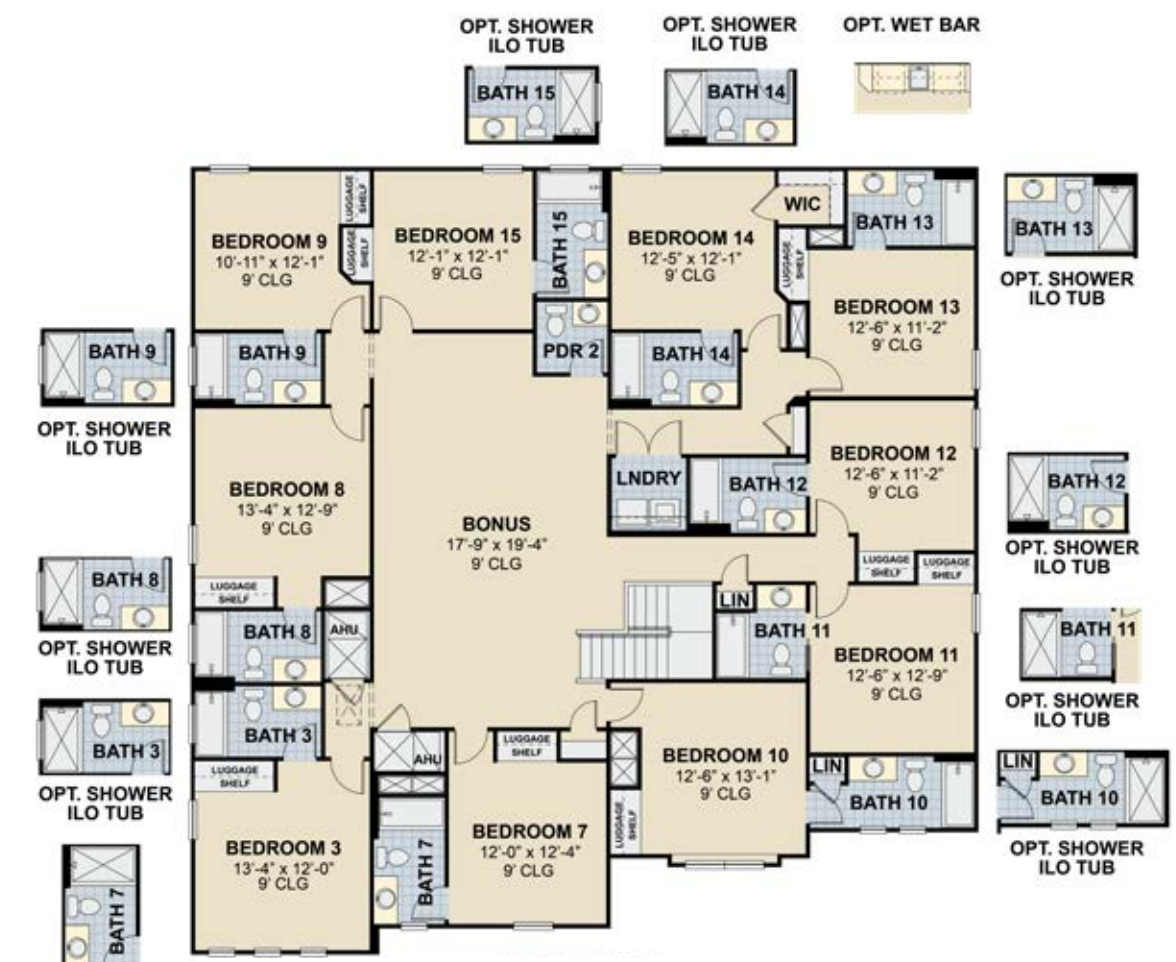


FIRST FLOOR B

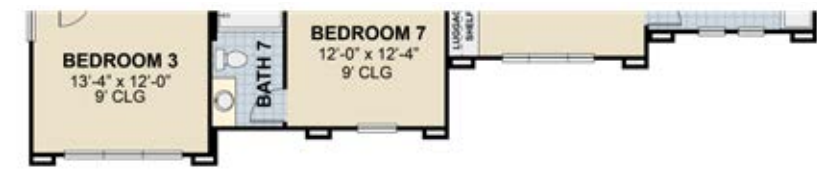


FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A



SECOND FLOOR B & C

Paradiso Grande is in the heart of Central Florida and minutes from some of the most famous theme parks and attractions in the world. Walt Disney World Resort, Universal Orlando Resort, and the neighboring SeaWorld Orlando's marine marvels are right in our backyard. Port Canaveral, Kennedy Space Center and several beaches are less than an hour away.

You'll also find a range of entertainment options near-by on International Drive, commonly known as I-Drive, which is an 11-mile strip offering restaurants, attractions, shops, live-music venues, bars, the convention center, and more.



Places of Interest	Discovery Cove	SeaWorld Orlando	Premium Outlets	Orange County Convention Center	Pointe Orlando	ICON Park	Restaurant Row	Disney Springs	Universal Orlando Resort	The Mall of Millenia	Walt Disney World Resort	Orlando Intl. Airport	Downtown Orlando	Kennedy Space Center	Port Canaveral
IN MILES	1.2	1.6	3	3	3	4	6	6	7	9	10	12	15	52	53



ELECTRICAL

Duke Energy 800-700-8744

WATER | SEWER

Orange County..... 407-836-5515

PHONE | CABLE | INTERNET

Spectrum 855-640-0893

GARBAGE

Orange County..... 407-836-5515

HOSPITALS

AdventHealth Centra Care
 Lake Buena Vista 407-934-2273
 Buena Vista Urgent Care 407-465-1110
 Urgent Care 24/7 Orlando 407-698-3330
 Orlando Health Dr. Phillips Hospital..... 407-351-8500

GROCERY STORES

Publix at Williamsburg Downs 407-465-1139
 Publix at Plaza Venezia 407-226-9882
 Whole Foods Market..... 407-355-7100
 Trader Joe's 407-345-0611
 National Supermarket 407-778-1949

MOVIE THEATERS

Regal Pointe Orlando IMAX & 4DX..... 844-462-7342
 Cinemark Orlando 407-352-1042
 Universal Cinemark at CityWalk 407-354-3374
 AMC Dine in Disney Springs 24..... 407-827-1308

ATTRACTIONS

Universal Orlando Resort..... 407-363-8000
 Walt Disney World Resort 407-939-5277
 SeaWorld 407-351-3600
 Discovery Cove..... 407-513-4600
 ICON Park on I-Drive 407-601-7907
 Legoland Florida 877-350-5346
 Kennedy Space Center
 Vistor Complex..... 855-433-4210
 Busch Gardens 813.884-4386

PUBLIC GOLF COURSES

Ritz Carlton Golf 407-393-4900
 Disney's Lake Buena Vista
 Golf Course..... 407-939-5277
 Falcon's Fire Golf Course..... 407-239-5445

ACTIVITIES

Top Golf 407-218-7714
 Andretti Indoor Karting & Games 407-610-5020
 Sea Life Orlando Aquarium 855-450-0680
 Orange County Convention Center..... 407-685-9800
 Premium Outlets 407-352-9600
 Pointe Orlando 407-248-2838
 Kings Dining and Entertainment 407-363-0200
 Dave and Buster's 407-541-3300

OTHER NUMBERS

Orange County Fire Station 54 407-836-9005
 Orange County Sheriff's Office 407-254-6900

EMERGENCY

Emergency 911



Signature & Estate Homes

	HOMEOWNERS FEES*			
	Monthly HOA Dues	Annual CDD Fees	HOA Initiation Fee	Resort Fee‡
Signature Home - 50'	\$306	\$3,663	\$500	\$7,500
Estate Home - 70'	\$306	\$5,128	\$500	\$10,000

AMENITIES

- Gated Entrance
- State-of-the-Art Clubhouse
- Cafe
- Resort-style Pool and Lazy River
- Fitness Center
- Game Room

*Please see New Home Counselor for community-specific fees.

‡Resort Fee is a one time fee paid at closing.



PARADISO GRANDE
RESORT

