



ParkSquareHomes.com



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Experience the best in resort living with these beautiful homes surrounding a serene lake. Aviana features homes from the very popular Palm Series. These homes are the perfect fit for you and your guests to enjoy your vacation swimming in your private pool, lounging in your spacious home, or hop on over to the clubhouse and enjoy other activities. Located in the heart of Central Florida, minutes from Disney World, Universal Studios, Seaworld, and world class shopping and dining.

AVIANA RESORT | 251 Hart Rd. Davenport, FL 33837 | 407-529-3108

Vacation homes from the high \$200s
4 to 6 bed | 2 to 3 bath | 1567 sq. ft. to 3298 sq. ft. | 145 m² to 306 m²

AVIANA RESORT



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

AVIANA RESORT

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

DISTINCTIVE 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 AND 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

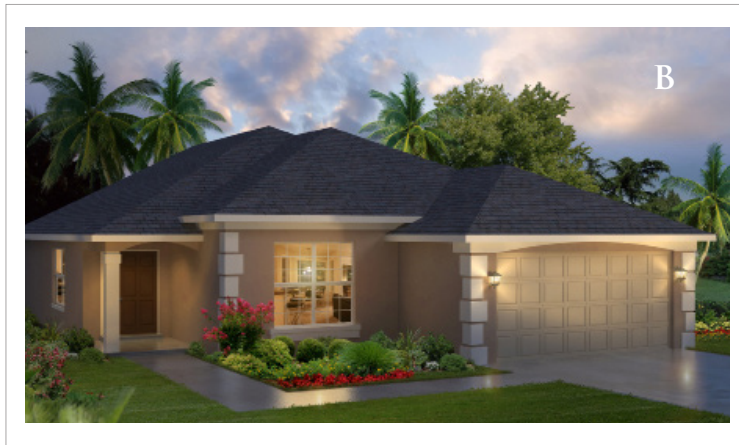
- Dynamic designs, with well thought-out living space
- Ogee casings and baseboards
- 2 panel interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- Kwikset™ Dorian levers on all doors
- Knock-down finish ceilings
- High speed Cat 5 Telephone outlets in kitchen and master bedroom
- 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

WARRANTY

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



AVIANA RESORT | SABAL PALM ELEVATIONS A, B, C



SABAL PALM

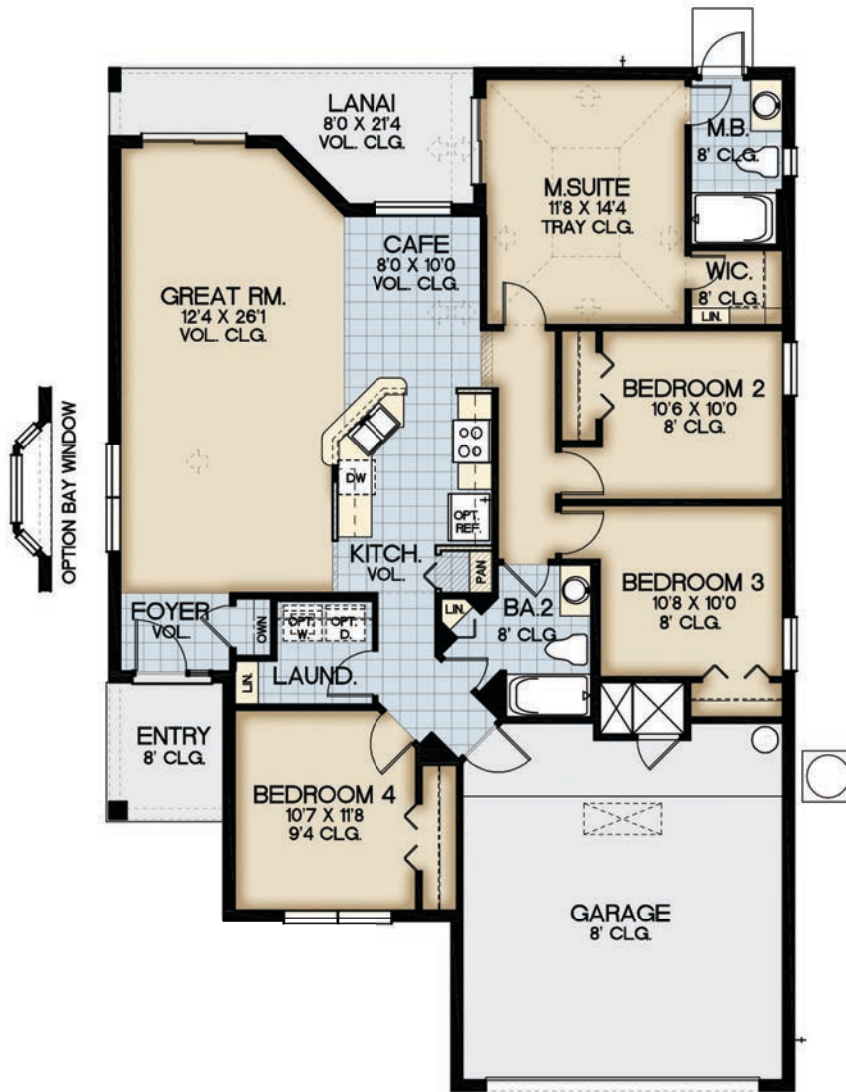
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AVIANA RESORT | SABAL PALM

4 BED | 2 BATH | 2 CAR GARAGE

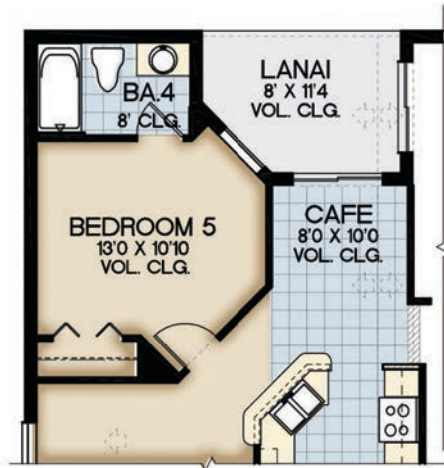
1567 sq. ft. | 146 m²

Living	1,567 sq. ft.
Park	417 sq. ft.
Unwind	123 sq. ft.
Visit	53 sq. ft.
Total Under Roof	2,160 sq. ft.

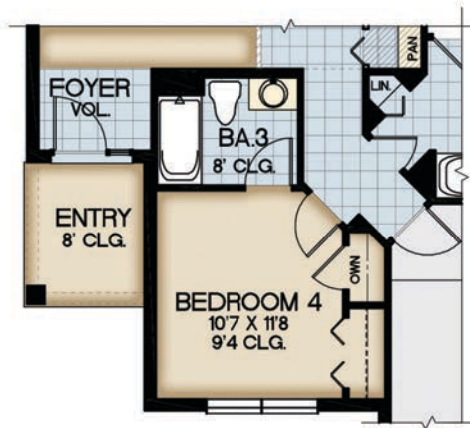


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BEDROOM 5/ BATH 4 OPTION



BEDROOM 4/ BATH 3 OPTION

AVIANA RESORT | BEACH PALM ELEVATIONS A, B, C



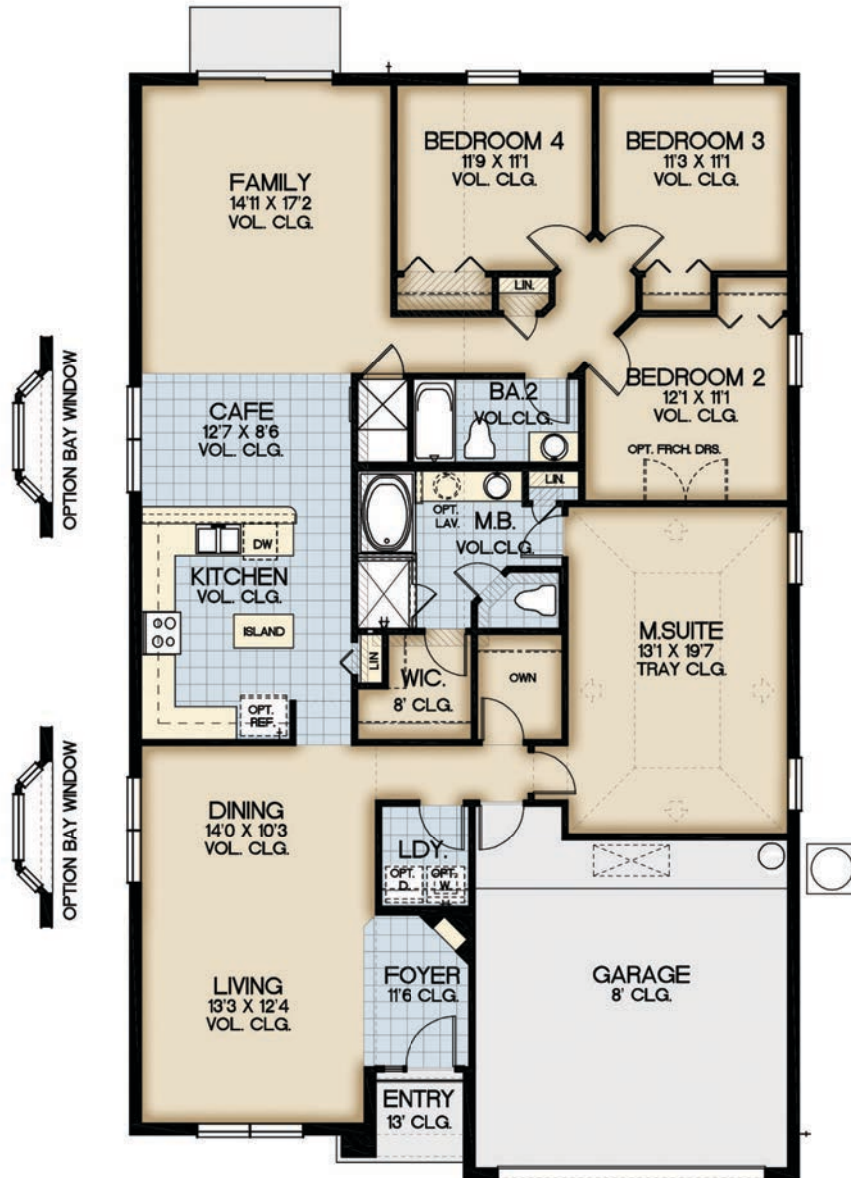
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BEACH PALM

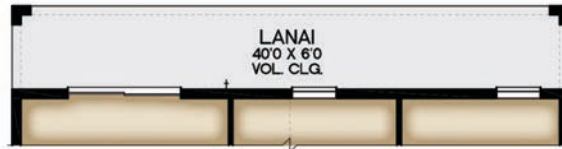
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AVIANA RESORT | BEACH PALM
 4 BED | 2 BATH | 2 CAR GARAGE
 2161 sq. ft. | 201 sq.mt.

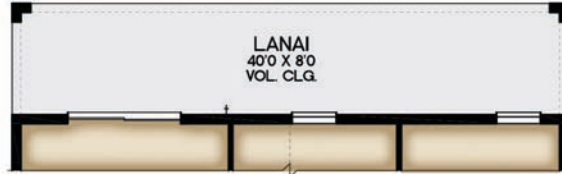
Living	2,161 sq. ft.
Garage	408 sq. ft.
Visit	27 sq. ft.
Total Under Roof	2,596 sq. ft.



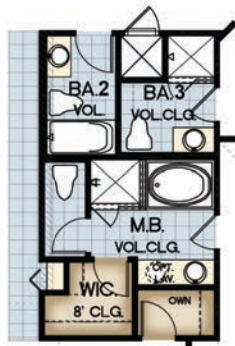
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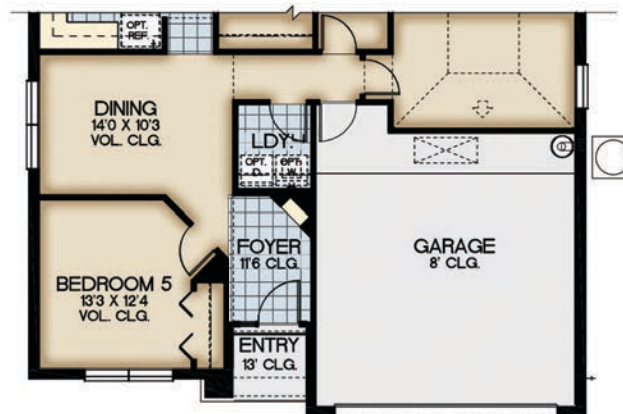
LANAI OPTION #1 (240 SF.)



LANAI OPTION #2 (320 SF.)



BATH 3 OPTION



BEDROOM 5 OPTION



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AVIANA RESORT | QUEEN PALM ELEVATIONS A, B, C



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QUEEN PALM

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AVIANA RESORT | QUEEN PALM | FIRST FLOOR

6 BED | 4.5 BATH | 2 CAR GARAGE

2826 sq. ft. | 263 m²

Upper Living	1,401 sq. ft.
Lower Living	1,426 sq. ft.
Park	410 sq. ft.
Visit	61 sq. ft.
Total Under Roof	3,298 sq. ft.



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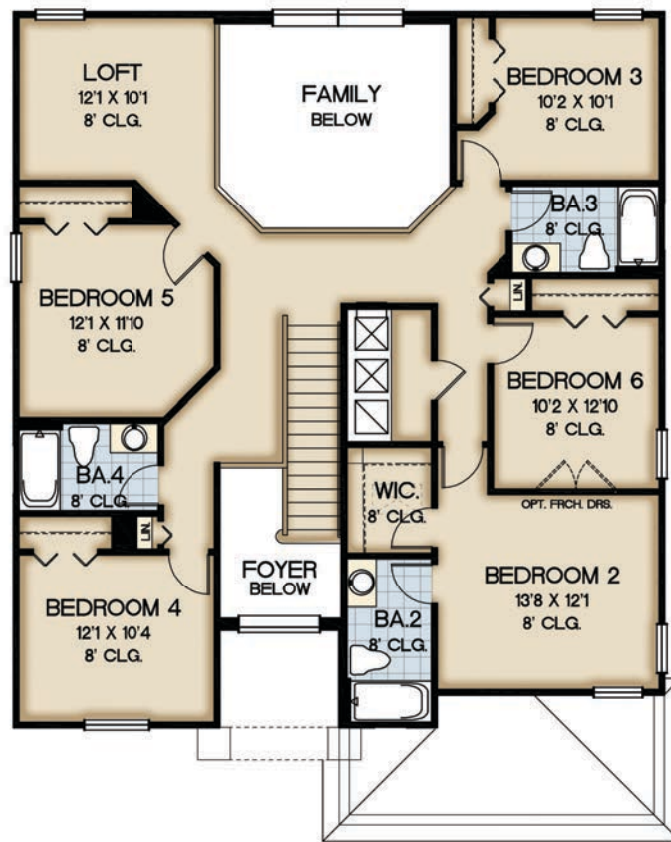


AVIANA RESORT | QUEEN PALM | SECOND FLOOR

6 BED | 4.5 BATH | 2 CAR GARAGE

2826 sq. ft. | 263 sq.mt.

Upper Living	1,401 sq. ft.
Lower Living	1,426 sq. ft.
Park	410 sq. ft.
Visit	61 sq. ft.
Total Under Roof	3,298 sq. ft.

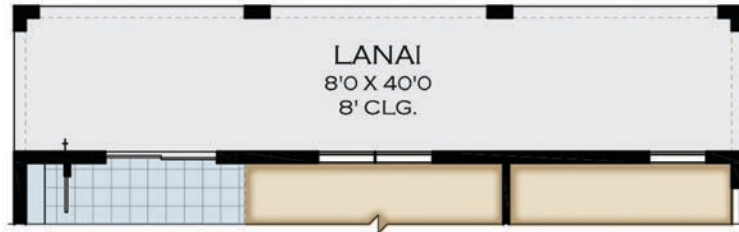


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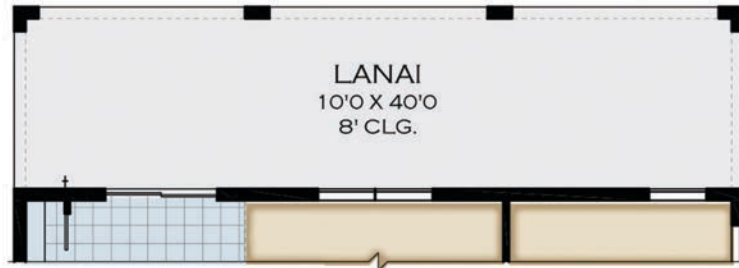


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AVIANA RESORT | QUEEN PALM | LANAI OPTIONS

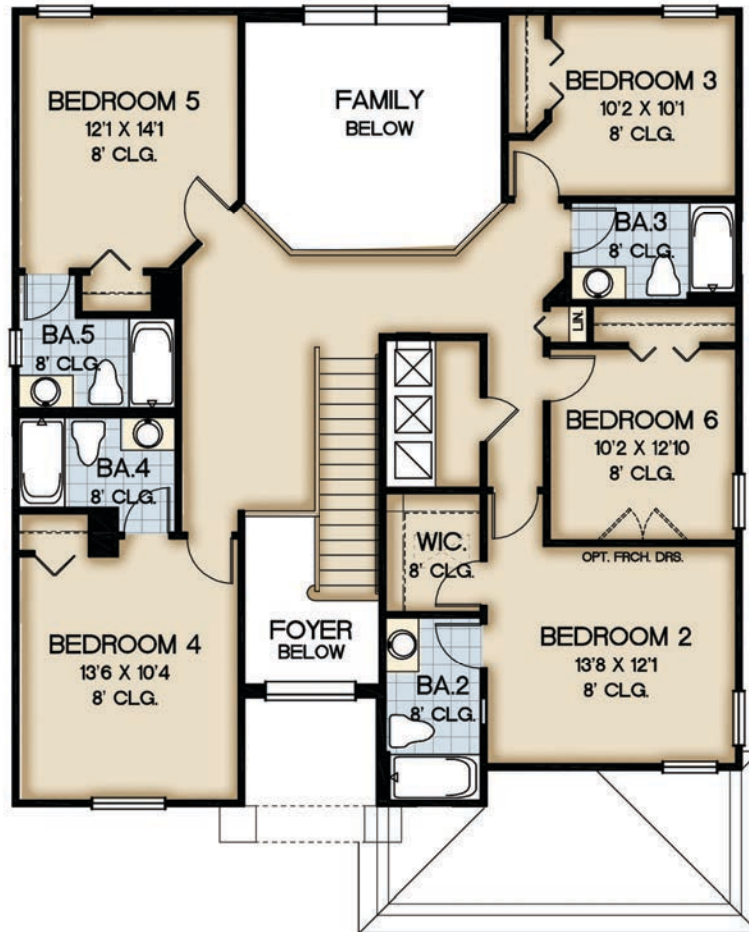


LANAI OPTION #1 (320 S.F.)



LANAI OPTION #2 (400 S.F.)

AVIANA RESORT | QUEEN PALM | OPTION A

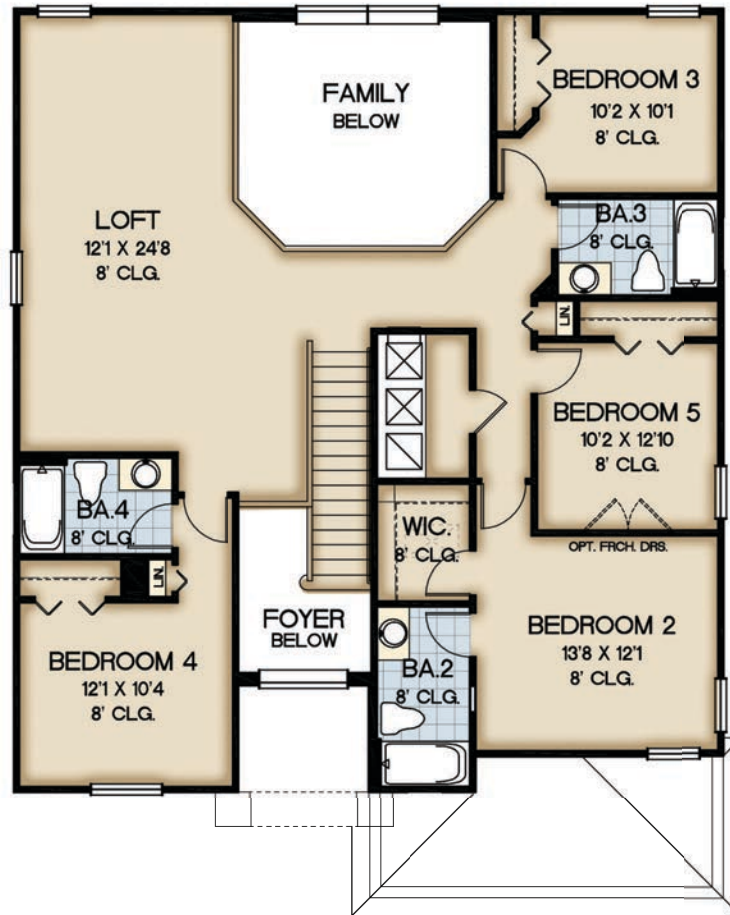


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AVIANA RESORT | QUEEN PALM | OPTION B



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AVIANA RESORT | COCONUT PALM ELEVATIONS A, B, C



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COCONUT PALM

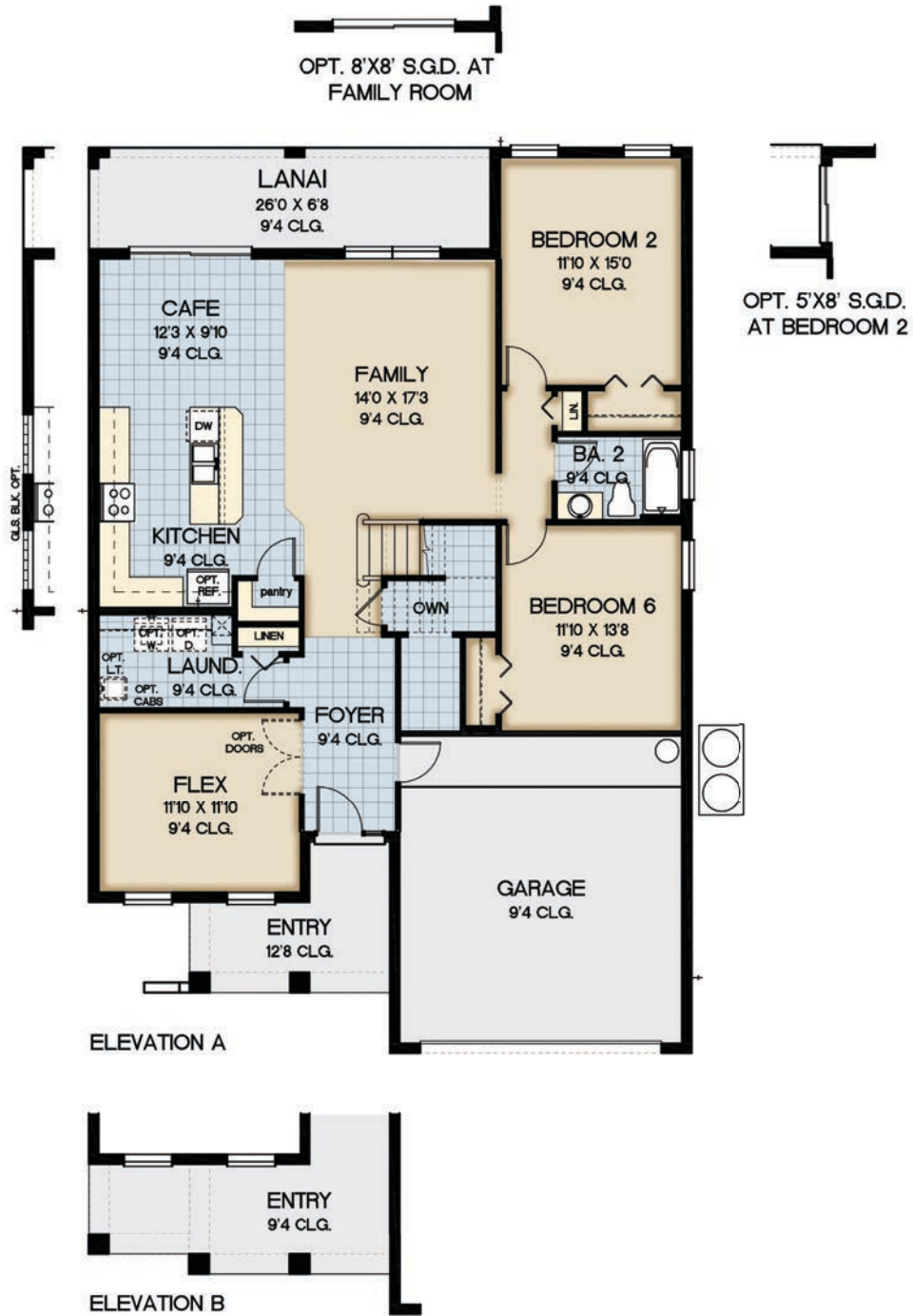
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AVIANA RESORT | COCONUT PALM | FIRST FLOOR

6 BED | 3 BATH | 2 CAR GARAGE

3298 sq. ft. | 306 m²

Upper Living	1,714 sq. ft.
Lower Living	1,584 sq. ft.
Park	416 sq. ft.
Unwind	178 sq. ft.
Visit	102 sq. ft.
Total Under Roof	3,994 sq. ft.



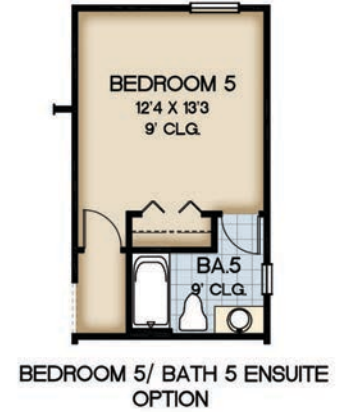
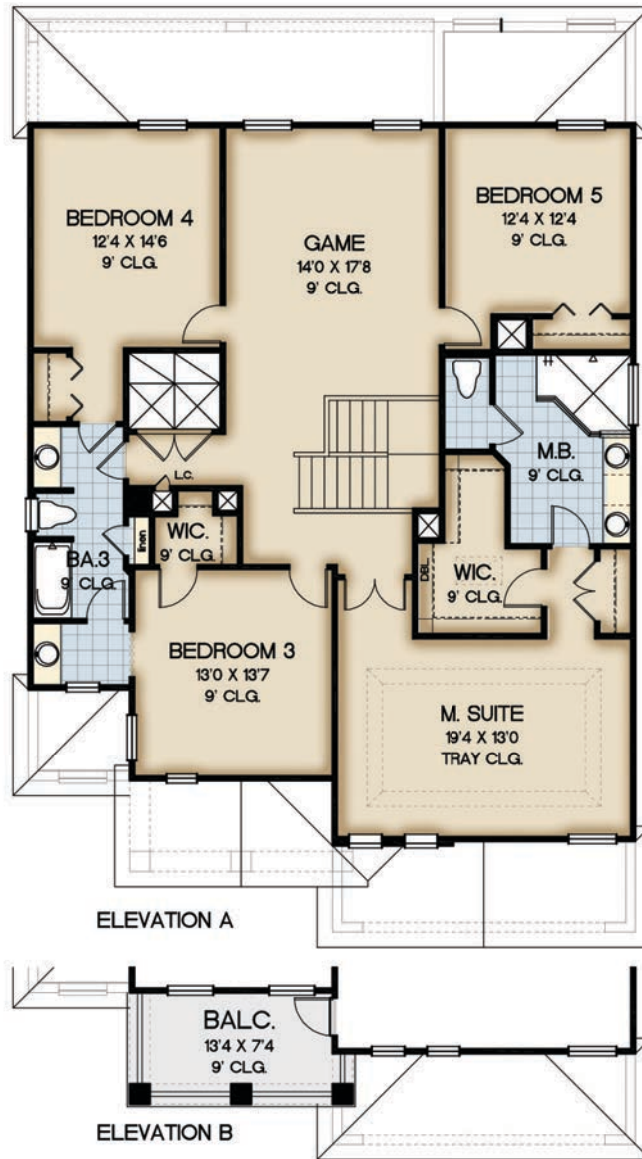
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AVIANA RESORT | COCONUT PALM | SECOND FLOOR

6 BED | 3 BATH | 2 CAR GARAGE

3298 sq. ft. | 306 m²

Upper Living	1,714 sq. ft.
Lower Living	1,584 sq. ft.
Park	416 sq. ft.
Unwind	178 sq. ft.
Visit	102 sq. ft.
Total Under Roof	3,994 sq. ft.

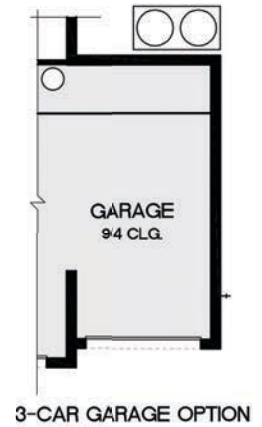
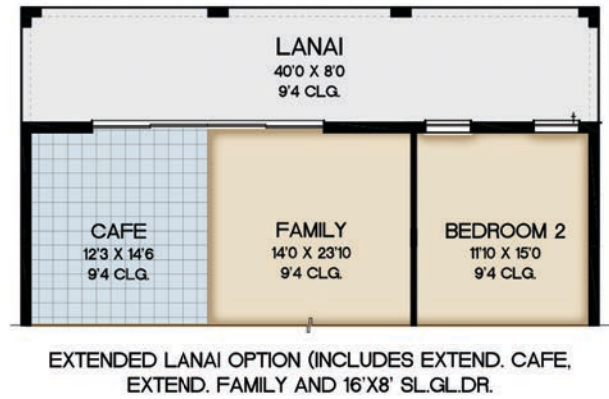
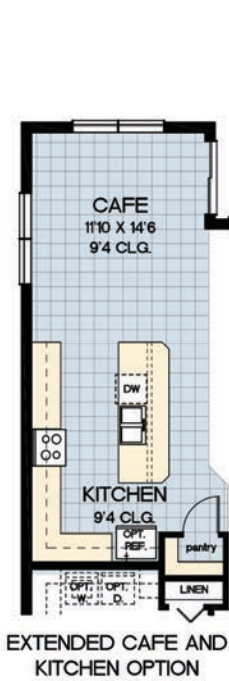


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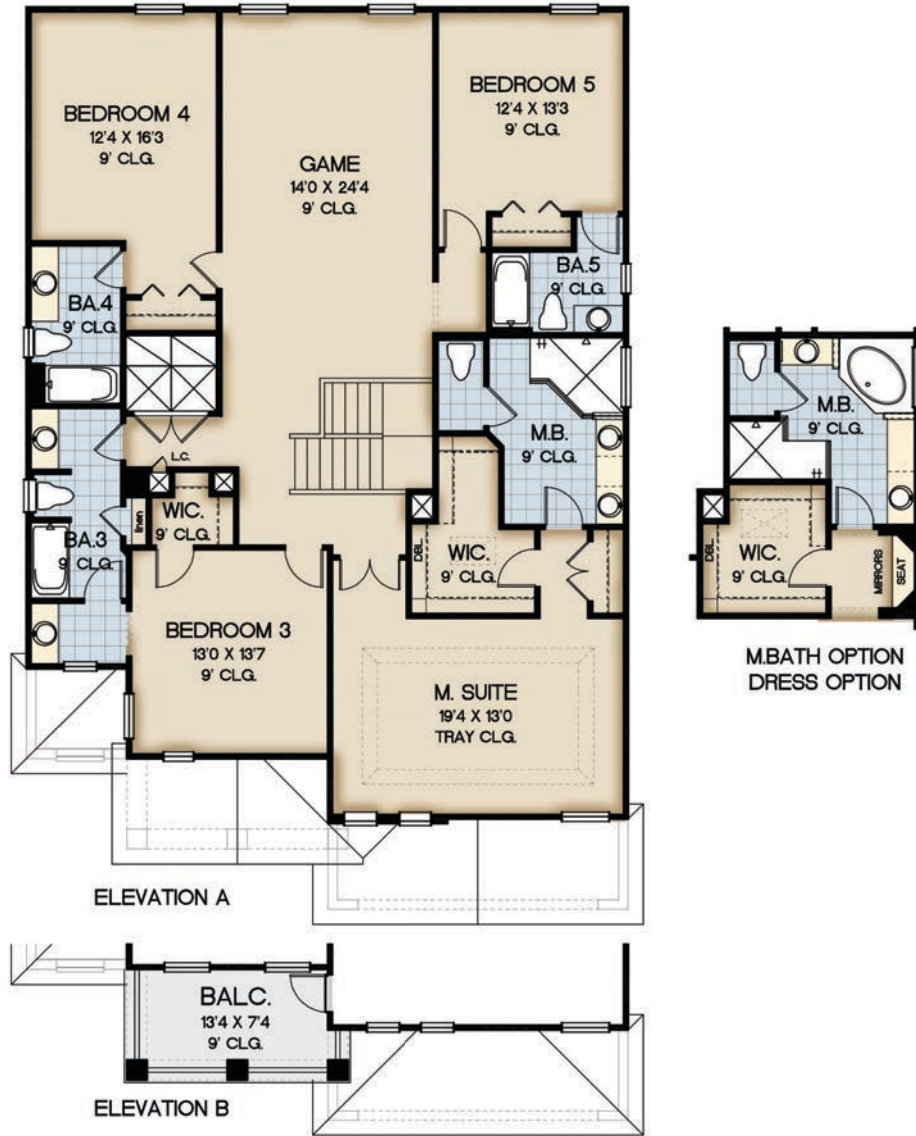
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AVIANA RESORT | COCONUT PALM FIRST FLOOR | OPTIONS



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AVIANA RESORT | COCONUT PALM EXTENDED UPSTAIRS OPTIONS



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AVIANA RESORT



HOMEOWNERS ASSOCIATION

MODEL	HOA DUES (Annually)	HOA DUES (Quarterly)	HOA DUES (Monthly)
SINGLE FAMILY	\$2,800	\$700	\$233

AMENITIES AND LIFESTYLE

- GATED ENTRANCE
- LUXURY CLUBHOUSE
- CABLE TV AND INTERNET
- RESORT POOL & SPA
- LAWN MAINTENANCE
- FITNESS CENTER AND BEACH VOLLEYBALL COURT
- RECREATIONAL, GREEN AND COMMON AREAS
- CHILDREN'S PLAYGROUND AND PICNIC AREA



AVIANA RESORT

WATER SEWER	Polk County Utility Department	863-298-4100
ELECTRICAL	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



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