



ParkSquareHomes.com



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## PATRIOTS LANDING AT REUNION RESORT

Reunion is truly a unique lifestyle resort! A great place to live, vacation and play. Reunion Resort offers something for the whole family, go wherever your imagination will take you! Experience resort-style amenities and the best golf Orlando has to offer in this private retreat.

REUNION RESORT | 7784 Linkside Loop, Kissimmee, FL 34747 | 407-529-3475

Vacation homes from the mid \$400s

5 to 6 bed | 5.5 to 6 bath | 3045 sq. ft. to 3377 sq. ft. | 283 m<sup>2</sup> to 314 m<sup>2</sup>

# PATRIOTS LANDING AT REUNION RESORT AND CLUB



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

# PATRIOTS LANDING AT REUNION RESORT AND CLUB

QUALITY INCLUDED FEATURES

ParkSquareHomes.com

## ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully Designed Transitional-Style Elevations
- Metal Roof
- Raised Banding on Front Elevation
- 6 Color Exterior Paint Schemes
- Swimming Pool with Electric Heater
- Paneled Garage Doors
- Pre-wired for Garage Door Opener
- Fiberglass 6-panel, insulated 8' High Front Door, per Plan
- Decorator Style Windows
- Covered Lanai on all plans
- Covered Front Entry
- Acrylic Decking on Rear Lanai and Front Entry
- Concrete Masonry Construction
- Wood Frame Walls above First Floor – 2 Story Plans
- Irrigation System
- Zoysia Sodded Lawn
- Upgraded Landscape Package
- 3 Exterior Weatherproof Outlets
- 2 Exterior Hose Bibs
- Underground Utilities
- Steel Reinforced Concrete Slabs
- Engineered Roof Trusses with Hurricane Tie-Downs
- Coach Lights

## ENERGY SAVINGS FEATURES

- Energy Efficient Roof Vents
- Maintenance Free Aluminum Fascia
- Fi-foil Insulation on Block Walls
- 80 Gallon Water Heater
- Energy Saving 14 Seer Air Conditioner
- Programmable Z-Wave Thermostat
- R-11 Insulation on Second Story Exterior Walls
- Low E Windows

## DISTINCTIVE KITCHEN FEATURES

- 50/50 Undermount stainless steel sink
- Whirlpool® Cook Top
- Whirlpool® Microwave/Oven Combo
- Whirlpool® Dishwasher
- Whirlpool® 21.8 ft Side-By-Side Refrigerator
- Island Kitchen – All Plans
- Designer 42" Maple Wood Cabinets
- Granite Countertops

## LUXURIOUS MASTER SUITES AND BATHS

- Spacious Master Bedroom Suites with Walk in Closets
- Tiled Showers with Glass Enclosures in Master Bath, per plan
- Elongated Commodes
- Cultured Marble Vanity Tops in All Baths

## INTERIOR DETAILS

- Baby Howe Casings and Ogee Baseboards
- Shaw® Tile in all Wet Areas
- 2 Panel Interior Doors
- Ventilated Closet and Pantry Shelving
- Corian Window Sills
- Orange peel walls and "Knock-Down" Finish Ceilings
- High speed Cat 5 Telephone Outlets in Kitchen and all Bedrooms
- High Resolution RG-6 Cable TV Outlets in Family Room and all Bedrooms
- Fan Pre-Wires in Family/Great Room and all Bedrooms
- "Rocker" Style Light Switches
- Kwikset® Dorian Lever Door Knobs in all Rooms
- Whirlpool® Washer and Dryer
- Broadview™ Security System
- 2" Faux Wood Blinds

## WARRANTY

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



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## PATRIOTS LANDING AT REUNION RESORT AND CLUB | FLORIDIAN ELEVATIONS A, B, C



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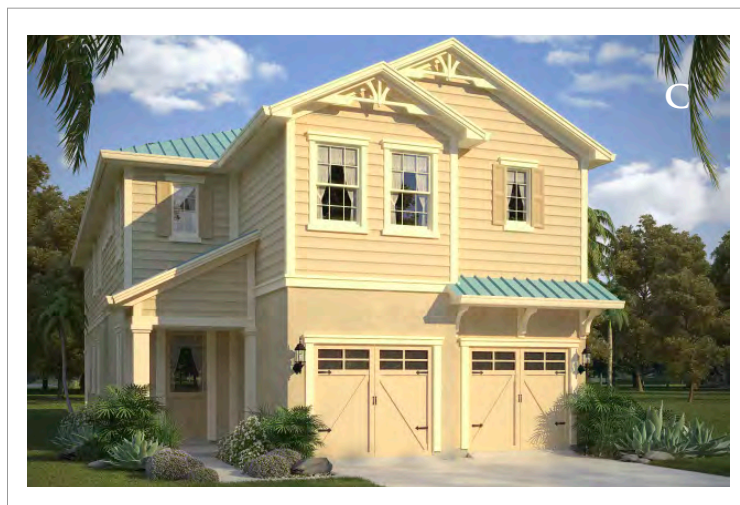
PATRIOTS LANDING AT REUNION RESORT AND CLUB  
**FLORIDIAN**  
 5 BED | 5.5 BATH | 2 CAR GARAGE  
 3045 sq. ft. | 283 sq.mt.

Upper Living	1,788 sq. ft.
Lower Living	1257 sq. ft.
Garage	406 sq. ft.
Entry	58 sq. ft.
Lanai	169 sq. ft.
Total Under Roof	3,678 sq. ft.



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## PATRIOTS LANDING AT REUNION RESORT AND CLUB | ST. AUGUSTINE ELEVATIONS A, B, C

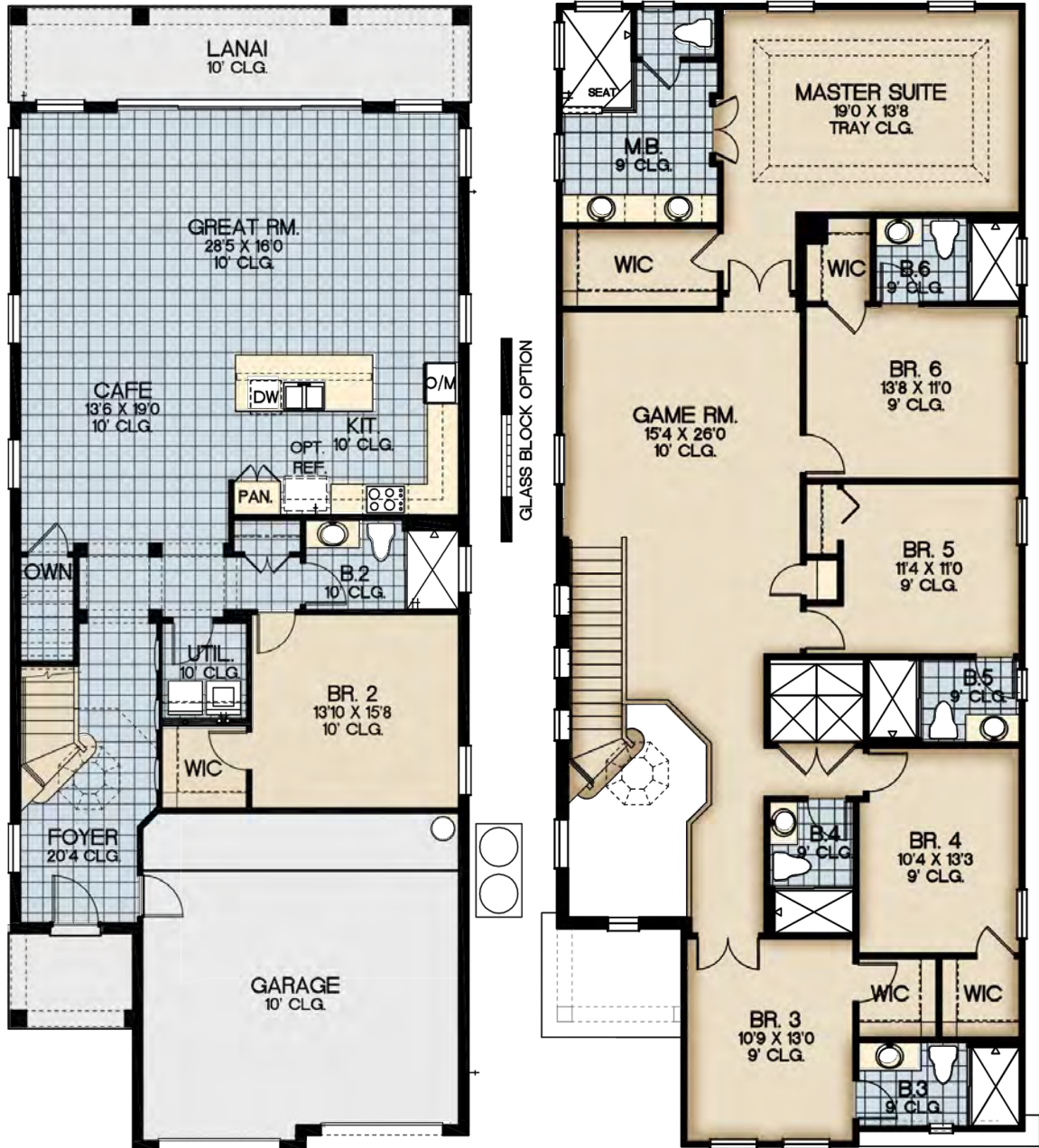


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## PATRIOTS LANDING AT REUNION RESORT AND CLUB ST. AUGUSTINE

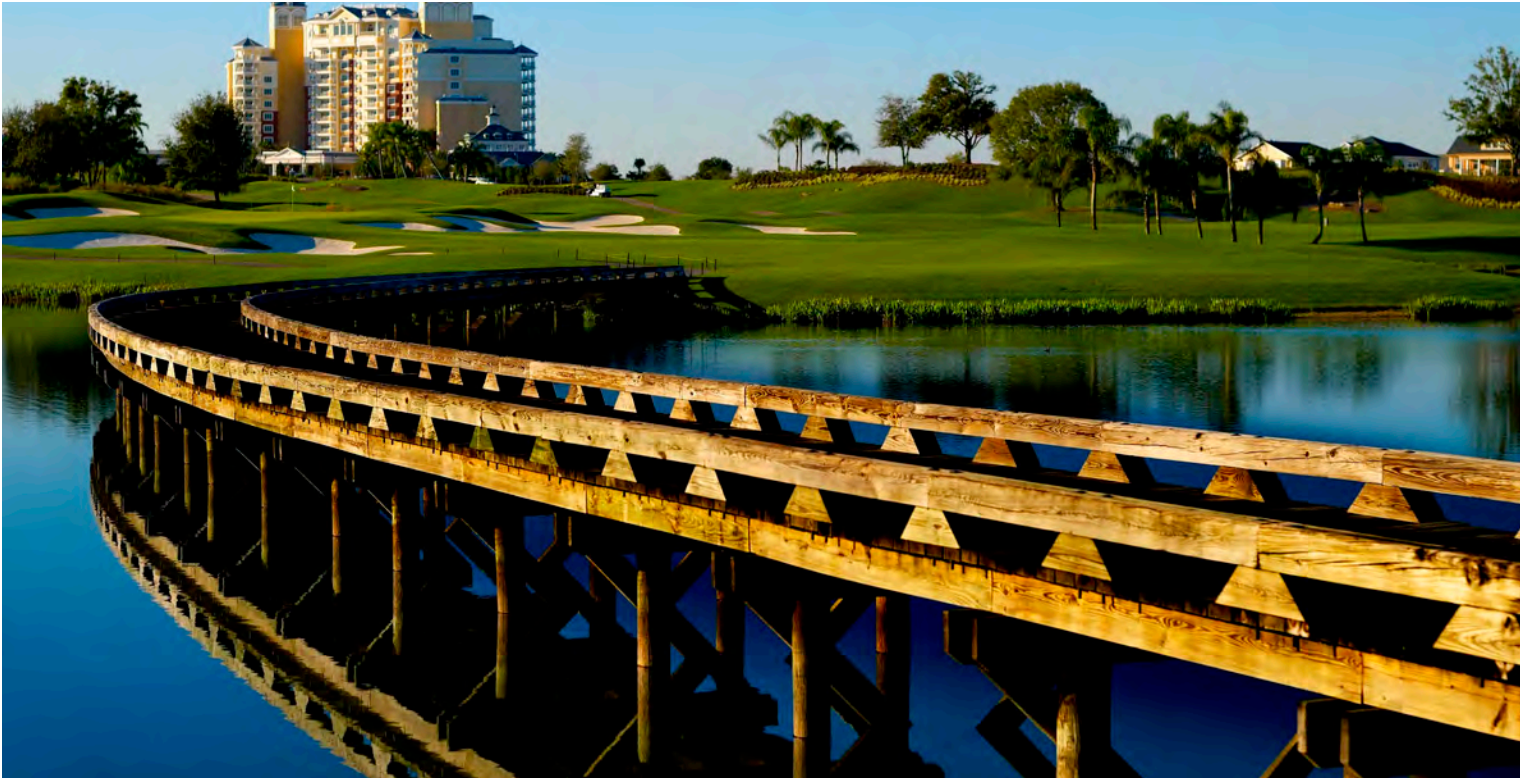
6 BED | 6 BATH | 2 CAR GARAGE  
3377 sq. ft. | 314 sq.mt.

Upper Living	1,941 sq. ft.
Lower Living	1,436 sq. ft.
Garage	462 sq. ft.
Entry	48 sq. ft.
Lanai	180 sq. ft.
Total Under Roof	4,067 sq. ft.



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# PATRIOTS LANDING AT REUNION RESORT AND CLUB



## HOMEOWNERS ASSOCIATION

	ESTIMATED CDD (Annually)	HOA DUES (Annually)
NO POOL	\$2,728	\$ 4,252
POOL	\$2,728	\$ 5,536

## AMENITIES AND LIFESTYLE

- ALL ACCESS CONTROL AND SITE SECURITY
- ALL KEY MANAGEMENT SYSTEMS
- IRRIGATION WATER
- GROUNDS MAINTENANCE
- CABLE TELEVISION
- PEST CONTROL
- EXTERIOR PRESSURE WASHING
- POOL CLEANING





# PATRIOTS LANDING AT REUNION RESORT AND CLUB

PRICING



MODEL NAME	BED   BATH   GARAGE	LIVING AREA	PRICE
FLORIDIAN	5 bed   5.5 bath   2 car	3045 sq. ft.   283 sq. mt.	\$449,990
ST. AUGUSTINE	6 bed   6 bath   2 car	3377 sq. ft.   314 sq. mt.	\$484,990



# PATRIOTS LANDING AT REUNION RESORT AND CLUB



WATER   SEWER	KUA .....	407-933-7777
ELECTRICAL	Duke Energy .....	727-443-2641
GAS	Thompson Gas .....	800-768-6612
PHONE   CABLE	Century Link .....	800-850-9048
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 .....	407-348-2222
	Fire Department .....	866-622-5133
	Voters Registration .....	407-742-6000
	Automobile/Boat Tags .....	407-847-1535
	Public Library .....	407-742-8888
	Orlando International Airport .....	407-825-2001
	Do-Not-Call List	www.donotcall.gov
HOSPITALS	Osceola Regional Medical Center .....	407-846-2266
	Florida Hospital Celebration .....	407-303-4000
DAY CARE CENTER	Celebration KinderCare .....	407-566-2445
	Learn and Play Daycare Center .....	407-507-4647
RESTAURANTS	Columbia Restaurant .....	407-566-1505
	Celebration Town Tavern .....	407-566-2526
	Millers Ale House .....	407-238-4499
	Starbucks .....	407-932-4743
	McDonalds .....	407-390-0385
	Subway .....	407-397-7119
SHOPPING ENTERTAINMENT	Publix Supermarket .....	321-939-3100
	Winn Dixie Supermarket .....	407-397-2210
	Walgreens/Pharmacy .....	407-390-1701
	Empire Liquor .....	407-787-4299
	Shilla Spa .....	407-507-3967
	Hair Cuttery .....	407-238-1734
BANKS	Suntrust .....	407-566-2265
	Mercantile Bank .....	407-397-2771
	Bank of America .....	321-939-7677
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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