



ParkSquareHomes.com



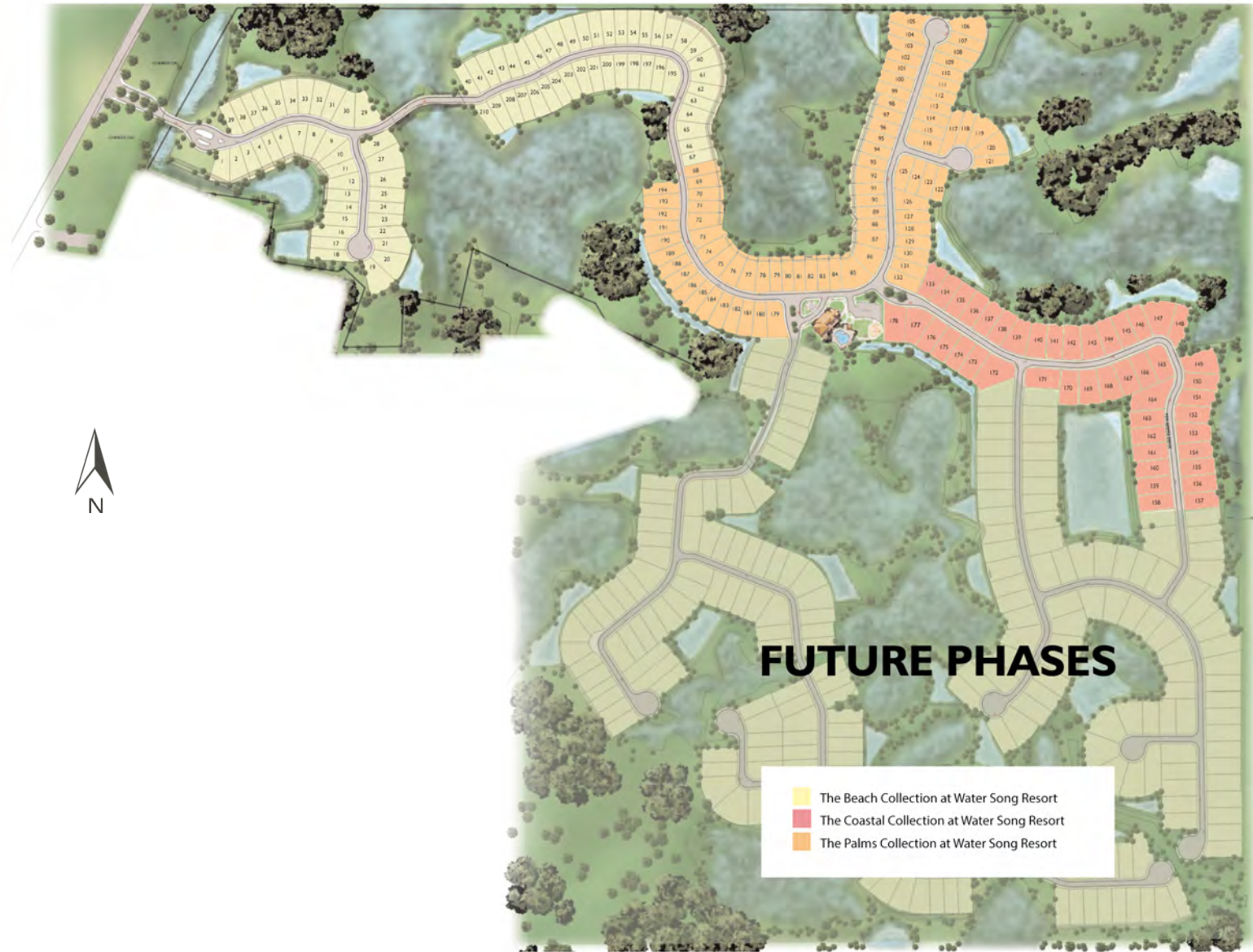
"Home sweet vacation home" is even sweeter at WaterSong Resort. Abundant with natural flora and fauna, WaterSong is a charming and peaceful resort that lets you escape from daily life while maintaining easy access to Orlando's exceptional attractions, golf courses and shopping venues.

WATERSONG RESORT | 835 Orange Cosmos Blvd, Davenport, FL 33837 | 407-529-3108

Vacation homes from the high \$200s

4 to 6 bed | 2 to 5.5 bath | 1988 sq. ft. to 3475 sq. ft. | 185 m² to 323 m²

WATERSONG 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

WATERSONG RESORT | BEACH SERIES

ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed mediterranean-style elevations
- Tile roofs
- Raised banding on front elevation
- 4 Color exterior paint schemes
- 12' X 24' swimming pool with screen enclosure and gas heater
- Paneled garage doors
- Pre-wired for garage door opener
- Fiberglass 6-panel, insulated 8' high front door with side light, per plan
- Z-Wave front door deadbolt
- Decorator style front 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
- Floratam 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 prime-trim fascia
- Foil insulation on block walls
- Tankless water heater
- Energy saving 14 seer air conditioner
- Z-Wave Programmable thermostat
- R-11 insulation on second story exterior walls
- Low e windows

DISTINCTIVE KITCHEN FEATURES

- 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

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

- Shaw® tile in all wet areas
- Colonial casings & Baseboard
- 6 Panel interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- 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® polo 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



WATERSONG RESORT | PALM SERIES

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
- Mica 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



WATERSONG RESORT | COASTAL SERIES

ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed contemporary-style elevations
- Raised banding on front elevation
- Architectural shingles
- Swimming pool with heater and screen enclosure
- Paneled garage doors
- Pre-wired for garage door opener
- Fiberglass 6-panel, insulated 6'8" high front door with side light, per plan
- Z-Wave front door deadbolt
- Covered lanai with acrylic coating, per plan
- Covered front entry with acrylic coating, per plan
- Bahia sodded lawn

QUALITY CRAFTSMANSHIP

- Paver driveway and lead walk
- Concrete masonry construction
- Professionally designed landscape package
- Fully automatic, multi-zone irrigation system
- Fully sodded bahia lawn
- 3 Exterior weatherproof outlets, per plan
- 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
- Insulated exterior block walls
- Energy saving 14 seer air conditioner
- R-30 ceiling insulation
- Z-Wave Programmable thermostat
- Double pane low e glass windows
- Tankless water heater

DISTINCTIVE KITCHEN FEATURES

- 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

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
- Ceramic tile flooring in all baths
- Cultured marble vanities in all baths

INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- Baby howe casings & OGEE Baseboard
- 2 Panel interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- Knock-down finish ceilings
- High speed cat 5 telephone outlets in kitchen, master suite & bedroom 2
- 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 with 1year of monitoring
- "Owner's closet" to store personal belongings
- Whirlpool® washer and dryer

WARRANTY

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



WATERSONG RESORT | NAPLES BEACH ELEVATIONS A, B

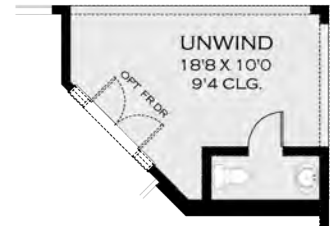


WATERSONG RESORT | BEACH SERIES

4 BED | 4 BATH | 2 CAR GARAGE

1988 sq. ft. | 185 m²

Upper Living	968 sq. ft.
Lower Living	1,032 sq. ft.
Garage	468 sq. ft.
Unwind	141 sq. ft.
Visit	113 sq. ft.
Total Under Roof	2,722 sq. ft.



POOL BATH OPTION
FRCH. DR. OPTION



ELEVATION 'A, B'



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WATERSONG RESORT | BEVERLY BEACH ELEVATIONS A, B



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WATERSONG RESORT | BEACH SERIES
 5 BED | 3.5 BATH | 2 CAR GARAGE
 2635 sq. ft. | 245 m²

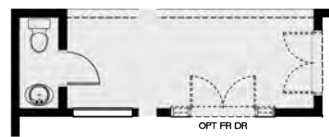
Upper Living	1,575 sq. ft.
Lower Living	1,068 sq. ft.
Garage	426 sq. ft.
Unwind	166 sq. ft.
Visit	65 sq. ft.
Total Under Roof	3,300 sq. ft.



ELEVATION 'A, B'



DEN OPTION



POOL BATH OPTION
FRCH. DR. OPTION

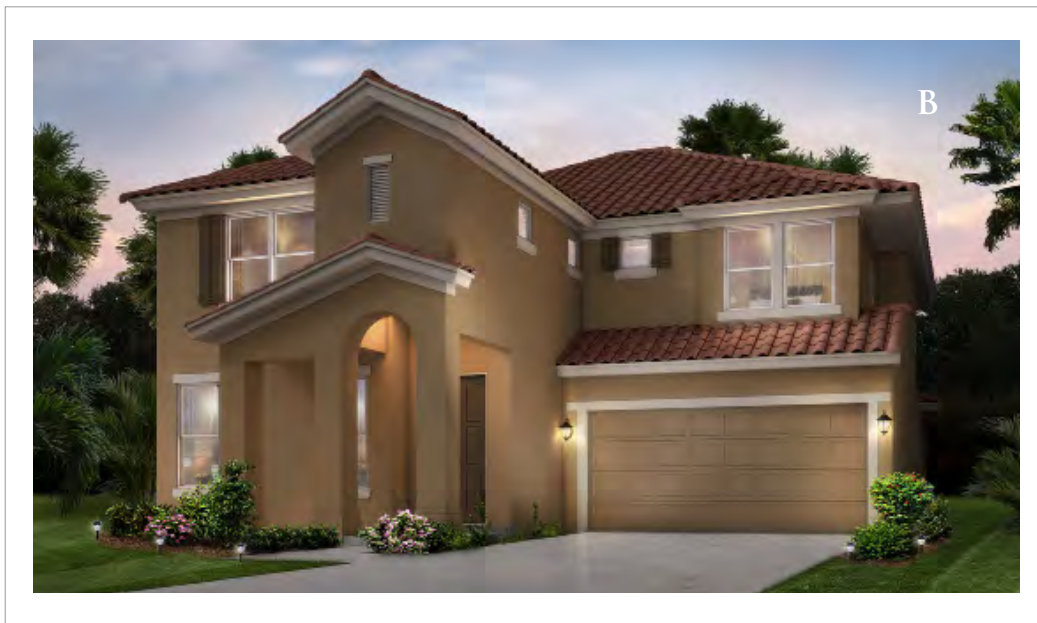


ELEVATION 'A, B'



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WATERSONG RESORT | BELLEAIR BEACH ELEVATIONS A, B



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WATERSONG RESORT | BEACH SERIES

6 BED | 5.5 BATH | 2 CAR GARAGE

3475 sq. ft. | 323 m²

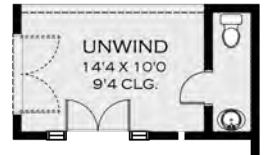
Upper Living	1,897 sq. ft.
Lower Living	1,592 sq. ft.
Garage	435 sq. ft.
Unwind	187 sq. ft.
Visit	87 sq. ft.
Total Under Roof	4,198 sq. ft.



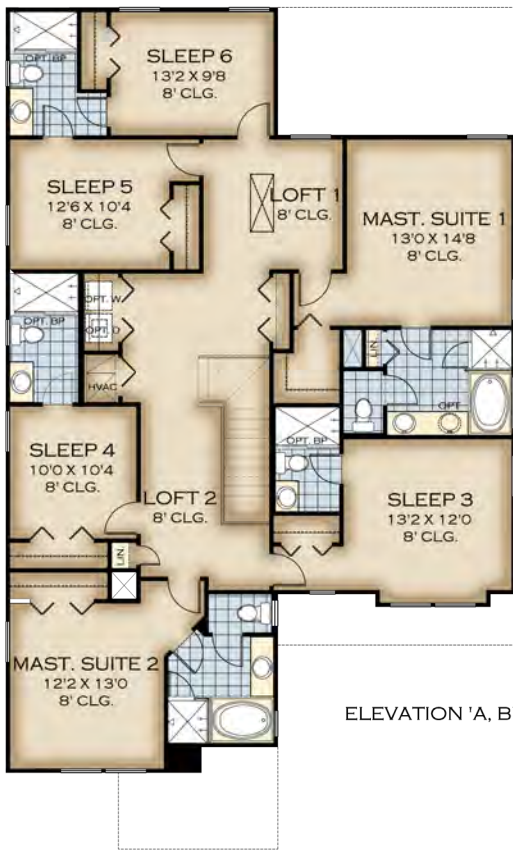
STUDY OPTION



REAR WINDOW OPTION TO APPLY ONLY WHEN FULL POOL DECK IS SELECTED



POOL BATH OPTION FRCH. DR. OPTION



ELEVATION 'A, B'

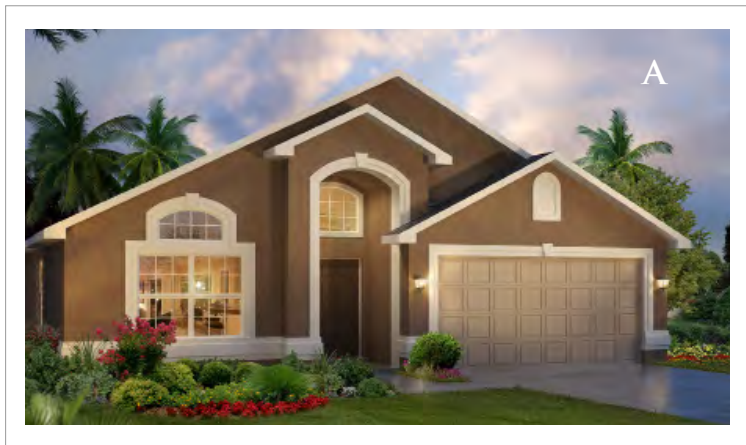


ELEVATION 'A, B'



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WATERSONG RESORT | BEACH PALM ELEVATIONS A, B, C



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BEACH PALM

ParkSquareHomes.com

WATERSONG RESORT | PALM SERIES

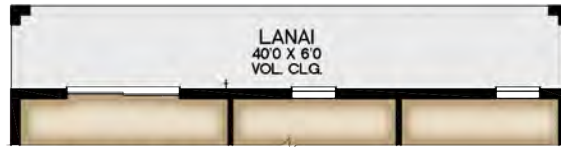
4 BED | 2 BATH | 2 CAR GARAGE

2161 sq. ft. | 201 m²

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



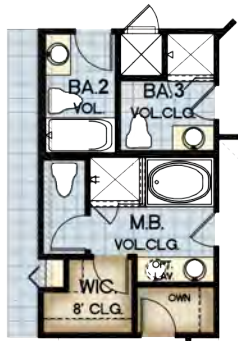
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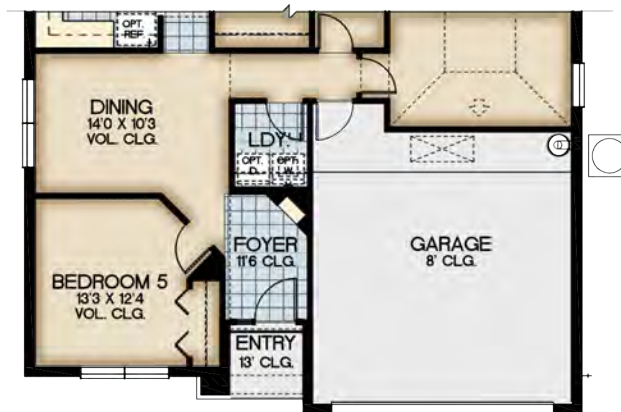
LANAI OPTION #1 (240 S.F.)



LANAI OPTION #2 (320 S.F.)

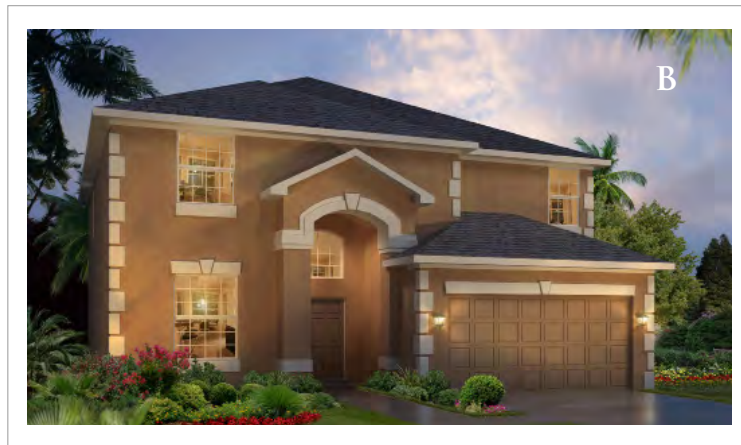


BATH 3 OPTION



BEDROOM 5 OPTION

WATERSONG RESORT | QUEEN PALM ELEVATIONS A, B, C



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QUEEN PALM

WATERSONG RESORT | PALM SERIES

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.



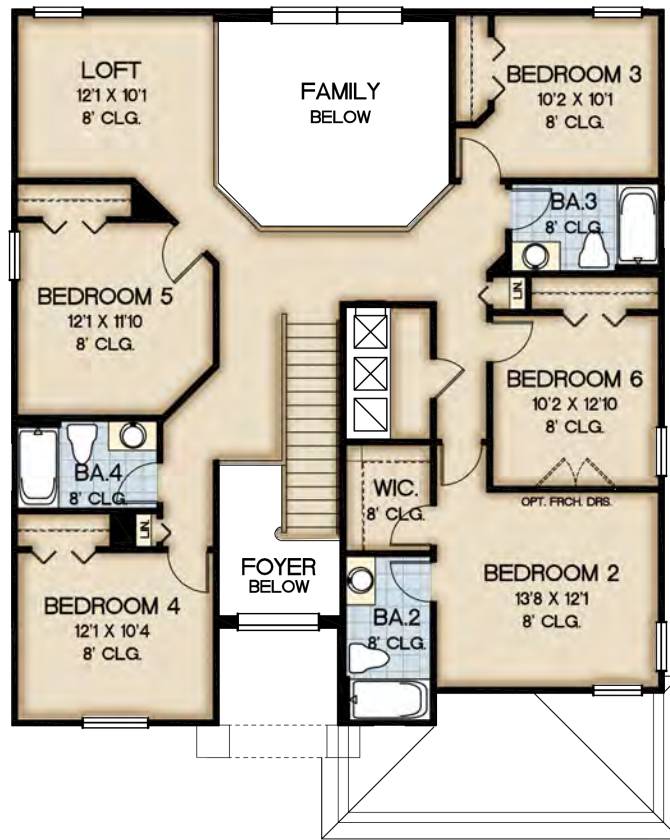
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WATERSONG RESORT | QUEEN PALM | SECOND FLOOR
 6 BED | 4.5 BATH | 2 CAR GARAGE
 2826 sq. ft. | 263 m²

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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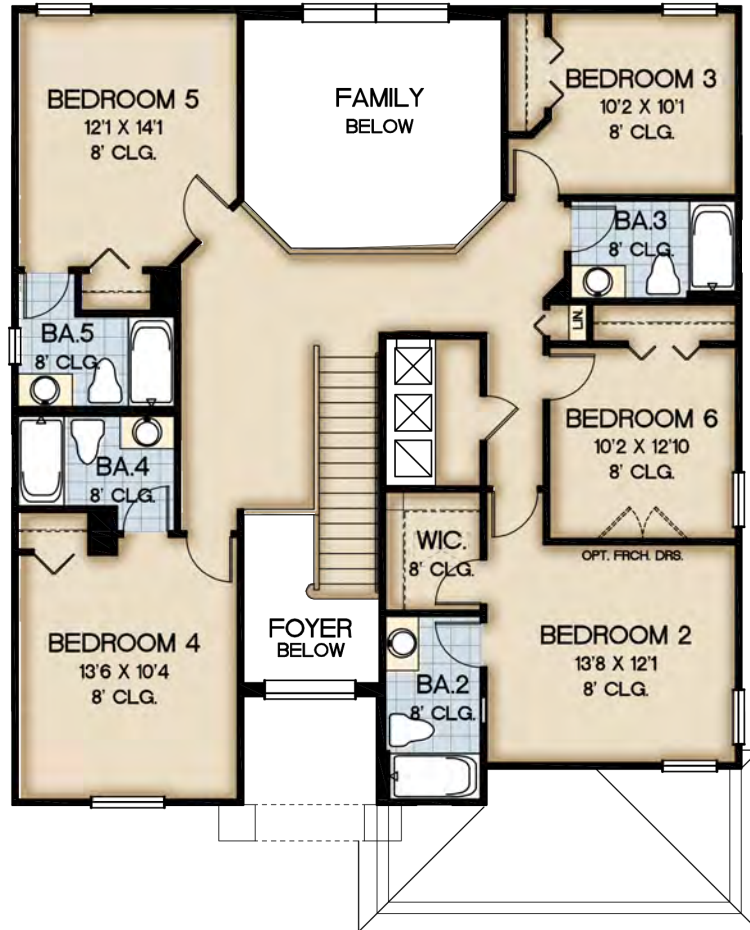
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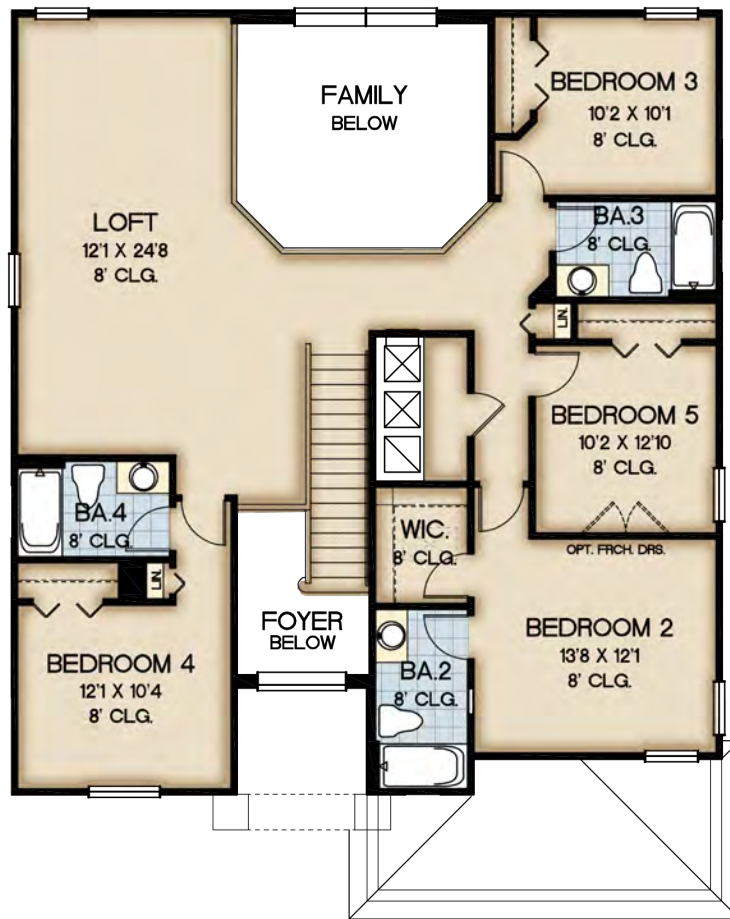


LANAI OPTION #1 (320 S.F.)

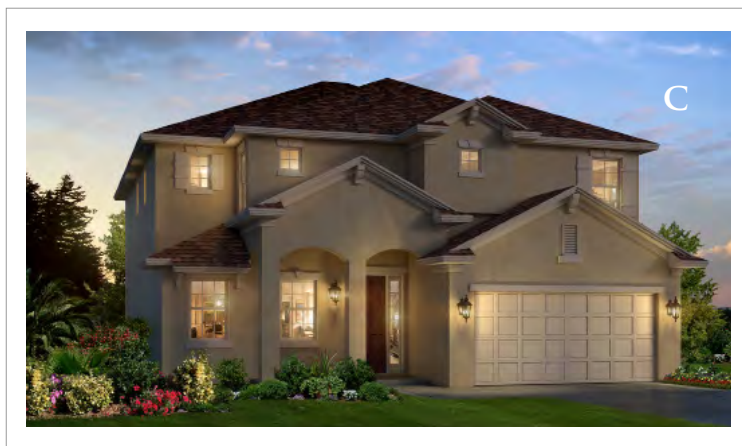
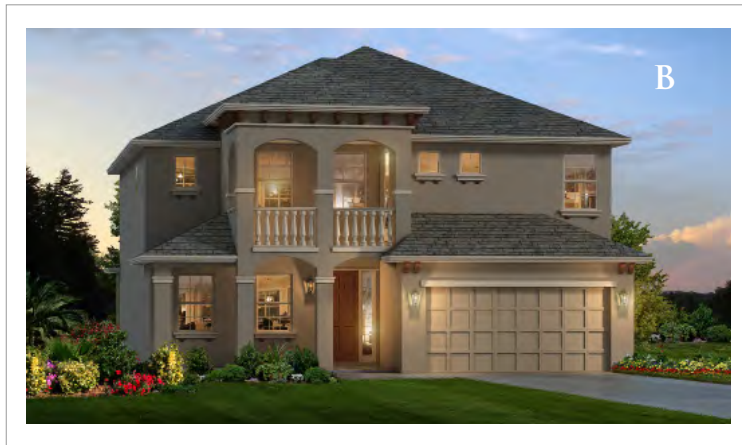


LANAI OPTION #2 (400 S.F.)





WATERSONG RESORT | COCONUT PALM ELEVATIONS A, B, C



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COCONUT PALM

ParkSquareHomes.com

WATERSONG RESORT | PALM SERIES

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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COCONUT PALM

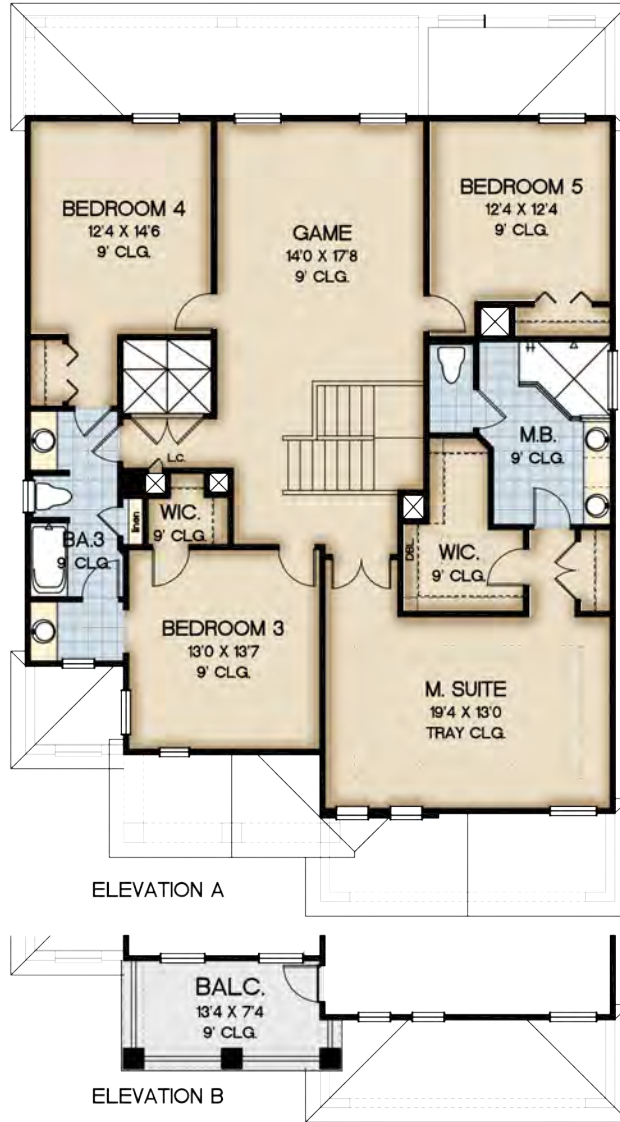
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WATERSONG RESORT | COCONUT PALM | SECOND FLOOR

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.



BEDROOM 5/ BATH 5 ENSUITE OPTION



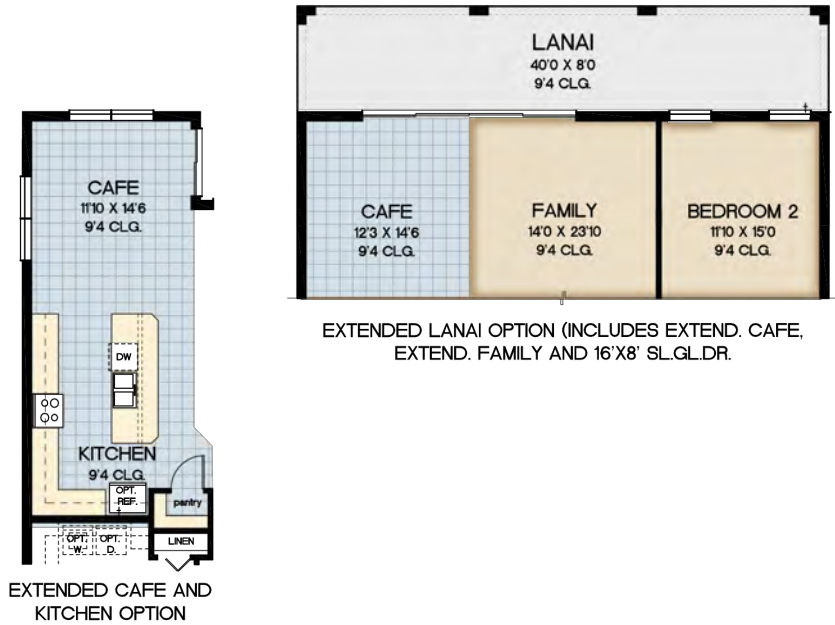
M.BATH OPTION DRESS OPTION



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WATERSONG PALMS RESORT | COCONUT PALM FIRST FLOOR | OPTIONS



WATERSONG RESORT | CAPE CORAL ELEVATIONS A, B, C



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WATERSONG RESORT | COASTAL SERIES

4 BED | 3 BATH | 2 CAR GARAGE

2156 sq. ft. | 200 m²

Living	2,156 sq. ft.
Garage	401 sq. ft.
Unwind	165 sq. ft.
Visit	35 sq. ft.
Total Under Roof	2,757 sq. ft.



SLEEP 5 OPTION

WATERSONG RESORT | CRESTVIEW ELEVATIONS A, B, C



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WATERSONG RESORT | COASTAL SERIES

5 BED | 4 BATH | 2 CAR GARAGE

2810 sq. ft. | 261 m²

Living	2,810 sq. ft.
Garage	404 sq. ft.
Unwind	203 sq. ft.
Visit	31 sq. ft.
Total Under Roof	3,448 sq. ft.



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WATERSONG RESORT | SOLANA ELEVATIONS A, B, C



WATERSONG RESORT | COASTAL SERIES

5 BED | 4.5 BATH | 2 CAR GARAGE

3297 sq. ft. | 306 m²

Upper Living	1,693 sq. ft.
Lower Living	1,604 sq. ft.
Garage	417 sq. ft.
Unwind	395 sq. ft.
Visit	60 sq. ft.
Total Under Roof	4,169 sq. ft.



WATERSONG RESORT



HOMEOWNERS ASSOCIATION

MODEL	HOA DUES (Annually)	HOA DUES (Quarterly)	HOA DUES (Monthly)
SINGLE FAMILY	\$3,300	\$825	\$275

(\$1200 initiation fee and \$800 payable to homeowners Association at closing)

AMENITIES AND LIFESTYLE

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



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WATERSONG RESORT

PRICING



PALM SERIES | 50' LOTS

MODEL NAME	BED BATH GARAGE	LIVING AREA	PRICE
BEACH PALM	4 bed 2 bath 2 car	2161 sq. ft. 201 m ²	\$279,990
QUEEN PALM	6 bed 4.5 bath 2 car	2826 sq. ft. 263 m ²	\$314,990
COCONUT PALM	6 bed 3 bath 2 car	3298 sq. ft. 306 m ²	\$359,990

COASTAL SERIES | 70' LOTS

MODEL NAME	BED BATH GARAGE	LIVING AREA	PRICE
CAPE CORAL	4 bed 3 bath 2 car	2156 sq. ft. 200 m ²	\$317,990
CRESTVIEW	5 bed 4 bath 2 car	2810 sq. ft. 261 m ²	\$346,990
SOLANA	5 bed 5 bath 2 car	3297 sq. ft. 306 m ²	\$367,990
COCONUT PALM	6 bed 3 bath 3 car	3298 sq. ft. 306 m ²	\$391,990

BEACH SERIES | 50' LOTS

MODEL NAME	BED BATH GARAGE	LIVING AREA	PRICE
NAPLES BEACH	4 bed 4 bath 2 car	1988 sq. ft. 201 m ²	\$298,990
BEVERLY BEACH	5 bed 3.5 bath 2 car	2635 sq. ft. 263 m ²	\$319,990
BELLEAIR BEACH	6 bed 5.5 bath 2 car	3475 sq. ft. 306 m ²	\$374,990



WATERSONG RESORT



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
DAY CARE CENTERS	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
SHOPPING & ENTERTAINMENT	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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