

ELEVATED
AT Sonoma
RESORT

A Park Square Homes Resort Community



Park Square Homes is one of Central Florida's premier residential and resort home builders. For 40 years, our communities have enriched and improved the quality of life in Central Florida and West coast Florida.

Park Square Homes' founders Braham Aggarwal and Suresh Gupta, along with the best and brightest names in the real estate industry, have established a reputation for a commitment to excellence, honesty and integrity, as well as a passion for homebuilding. Today, Park Square Homes is led by Vishaal Gupta, son of Suresh Gupta, bringing three generations of superb family leadership and values to the company.

Bolstered by sound market knowledge and strategic vision, Park Square Homes has constructed thousands of homes throughout Central Florida and the West coast of Florida, and has consistently been ranked among the top three privately held home builders in the region.



Welcome to Elevated at Sonoma Resort, the ideal luxury destination for families, friends, and large groups to gather, relax and enjoy all that Central Florida has to offer!

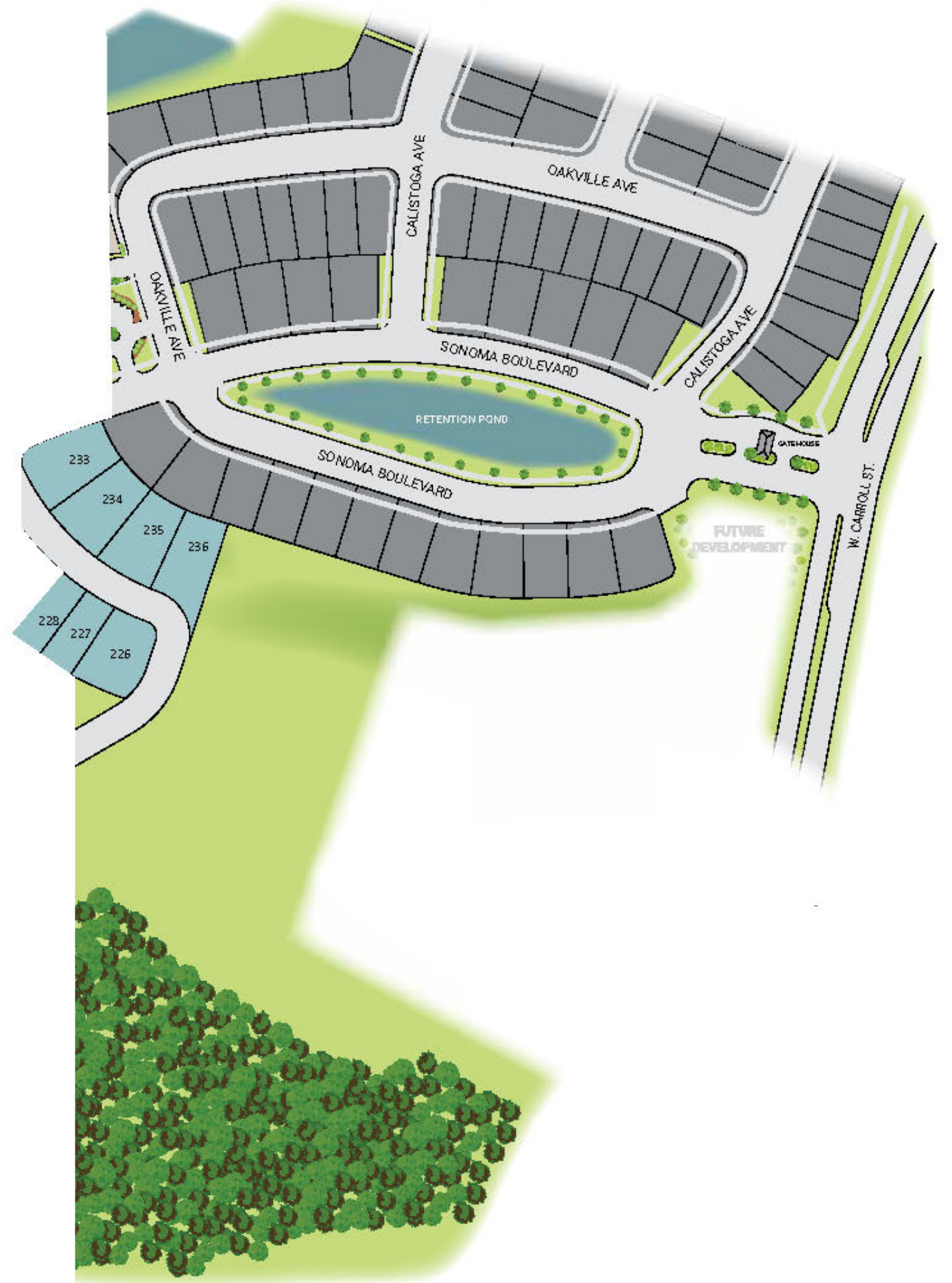
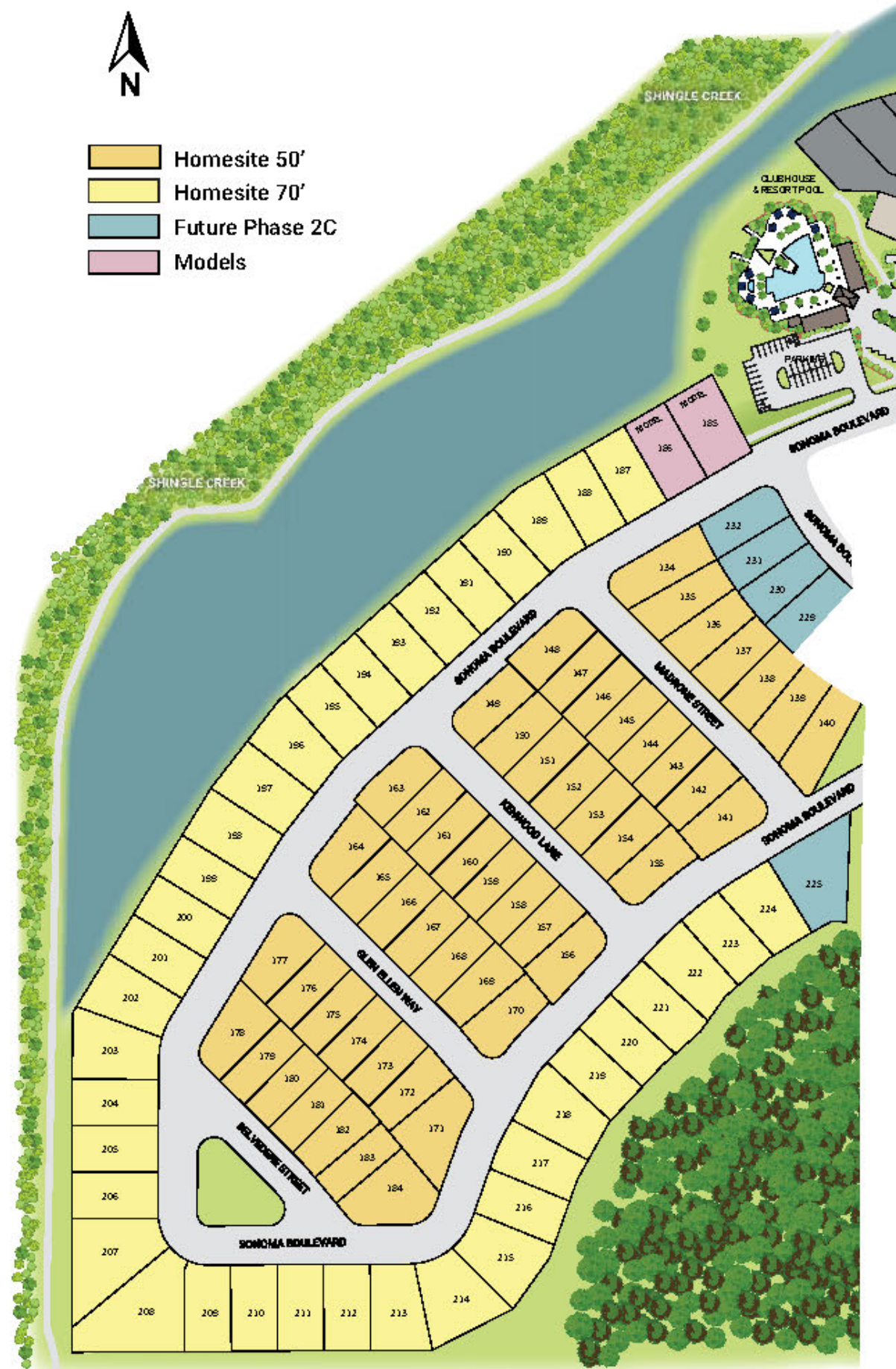
Elevated is a new phase of over 100 homesites within the established vacation community of Sonoma Resort by Park Square Homes. Offering premiere brand-new Signature and Estate homes ranging from 3,336-6,374 square feet and 8-15 bedrooms, Elevated at Sonoma offers an amazing location, community amenities and endless excitement year-round.

Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Home and community information including pricing, included features, terms, availability and amenities are subject to change and prior sale at any time without notice or obligation. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. See How Home Counselor for details. CRC 1330351 CGG 1520474

Elevated at Sonoma Resort is located minutes from some of the most famous theme parks and attractions in the world. Walt Disney World Resort, Disney Springs and Universal Orlando Resort theme parks are less than 10 miles away from the resort.

Some of the best shopping in the state is close by with several premium outlets, Mall at Millenia and nearby International Drive, commonly known as I-Drive, which is an 11-mile strip offering shops, restaurants, attractions, live-music venues, bars, and more.





For illustration purposes only. This Park Square Homes 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 to 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 | 8803 ST | 022 | 520474



DISTINCTIVE FEATURES

- 15' x 30' Rectangle Pool with 6" Raised Spa
- Brick Paved Driveway, Leadwalk and Entry
- 22" 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
- Stackable White Washer and Dryer
- 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
- 1st floor concrete masonry/2nd floor wood construction
- Single car parking off main driveway (hammerhead)
- Professionally designed landscape package
- Rainbird® timer-controlled irrigation system
- Two hose bibs, per plan
- Pre-wired garage door opener
- Kwikset® Wi-Fi 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 pool shower, location per plan (no drain)

ENERGY-SAVING FEATURES

- Programmable thermostat
- 15 SEER 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 Kichler® pendant lights over island

LUXURIOUS MASTER SUITES & 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
- Floor outlets in great room and bonus room, per plan

WARRANTY

- 1 year Workmanship
- 10 year Structural



Built for Family, by Family.

ParkSquareHomes.com





FIRST FLOOR

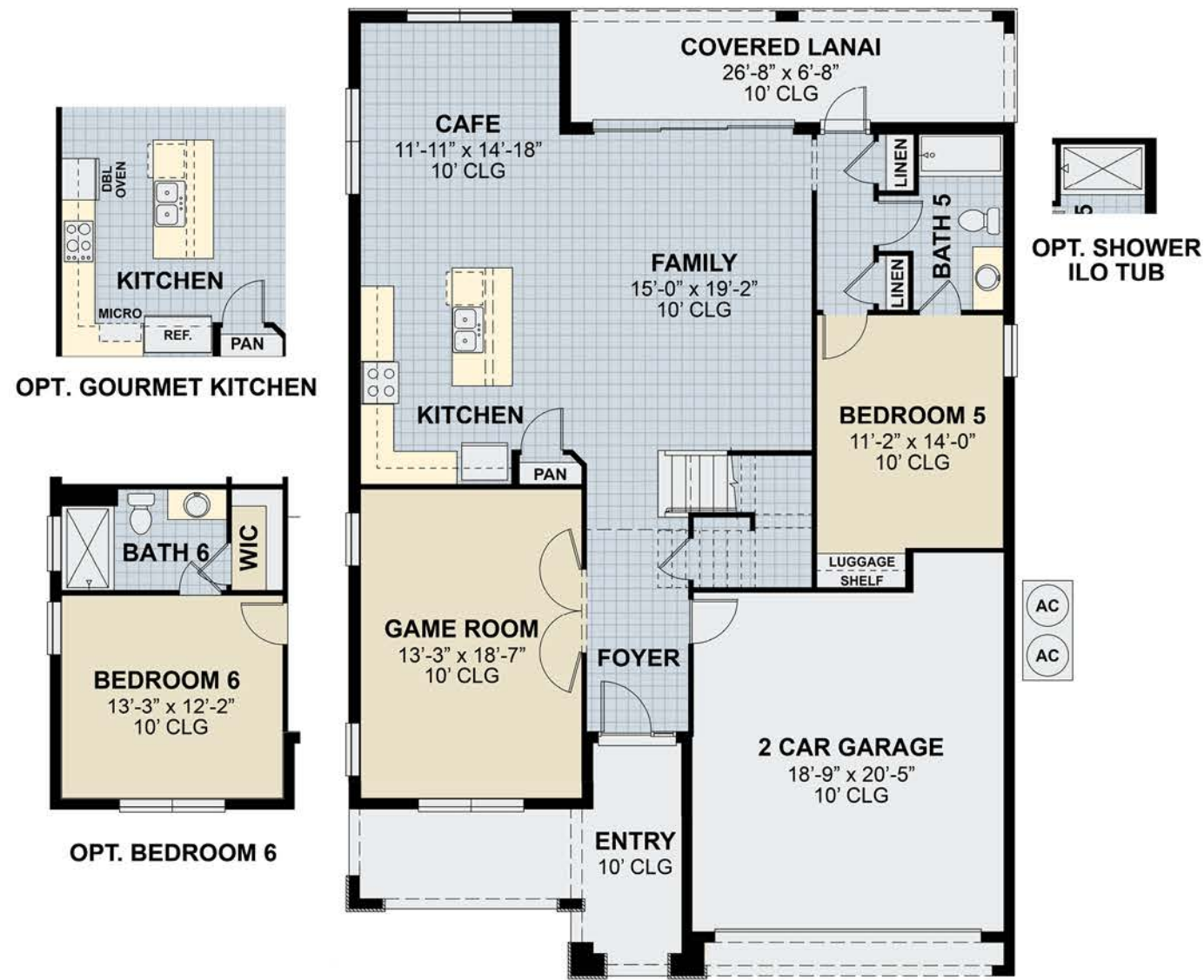


SECOND FLOOR





FIRST FLOOR



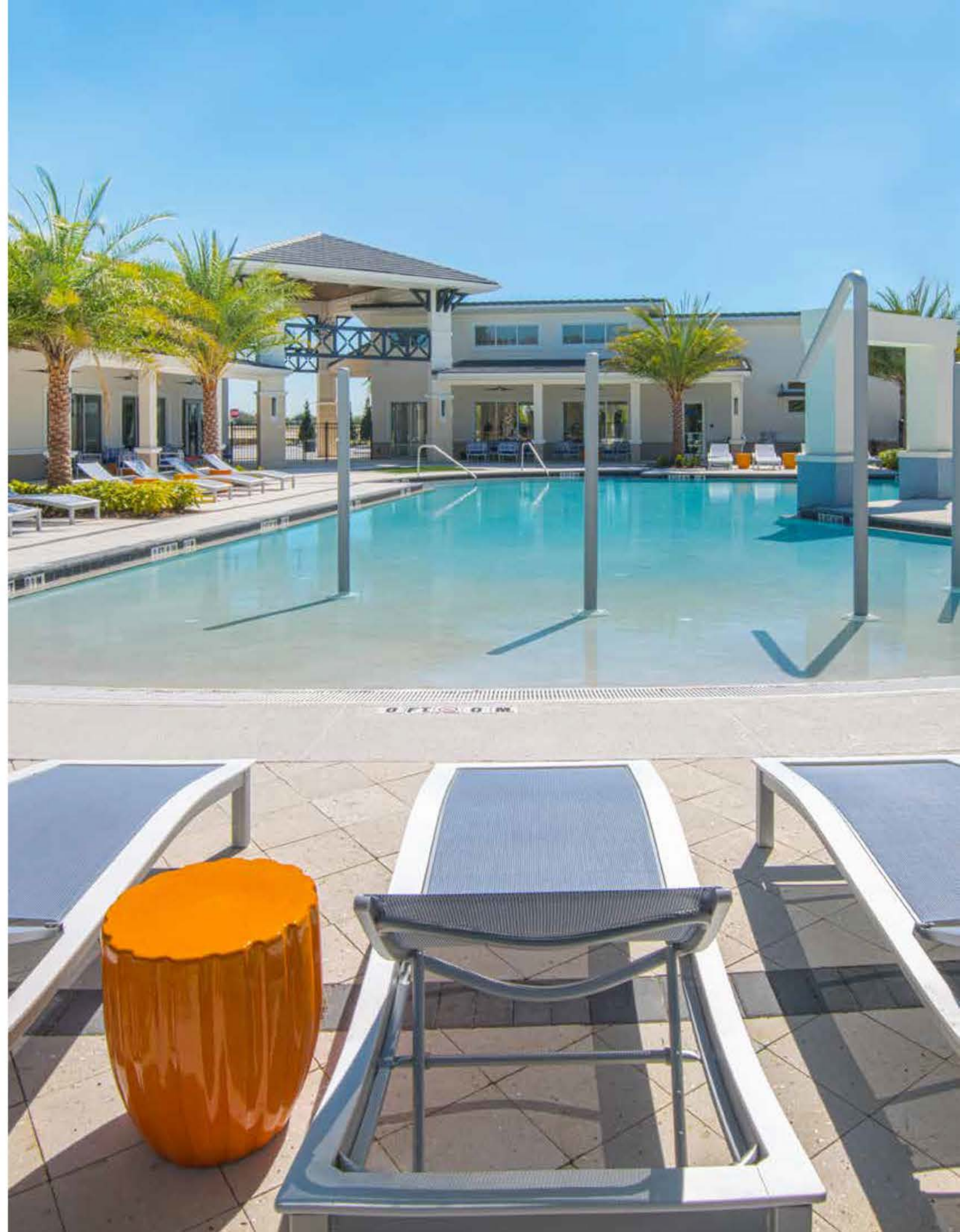
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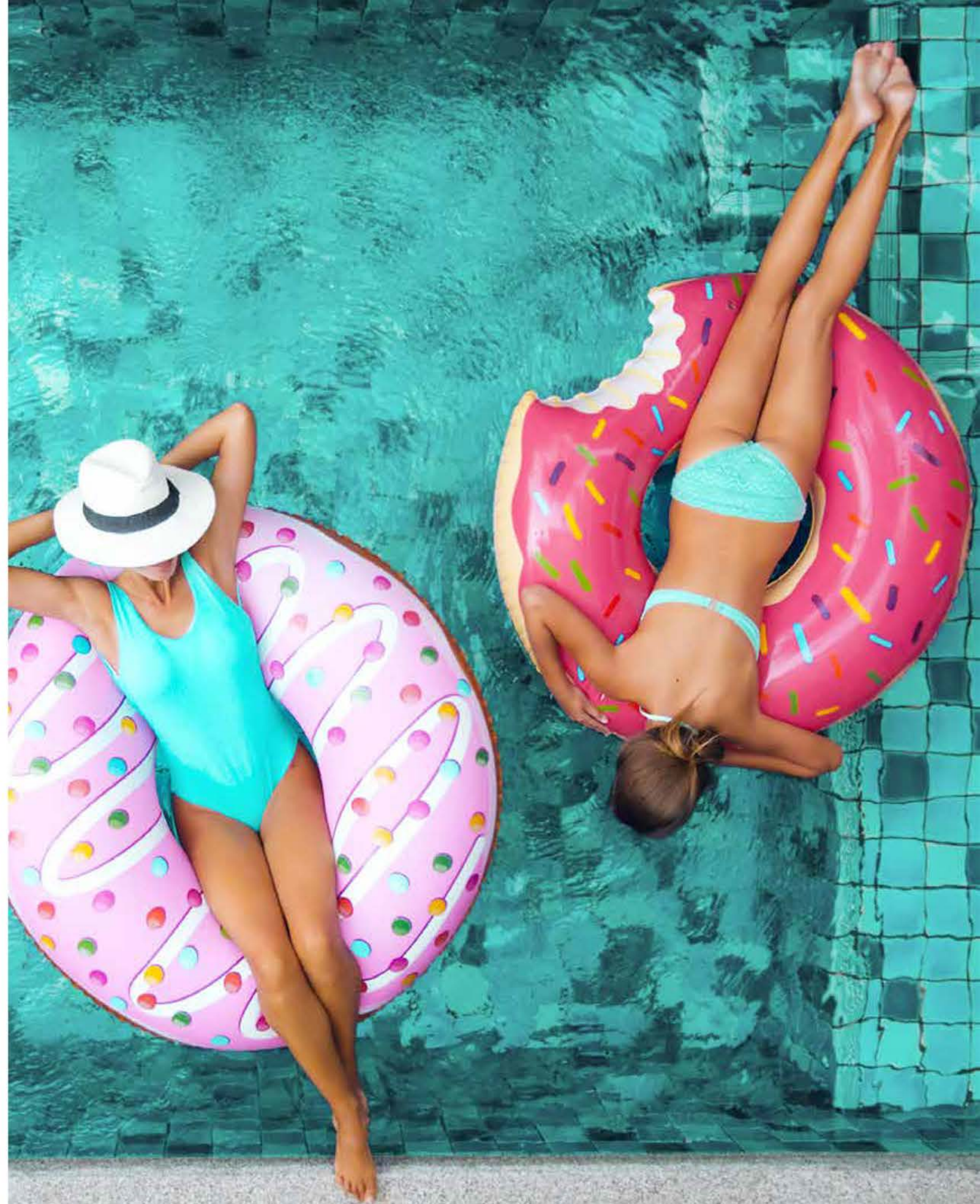
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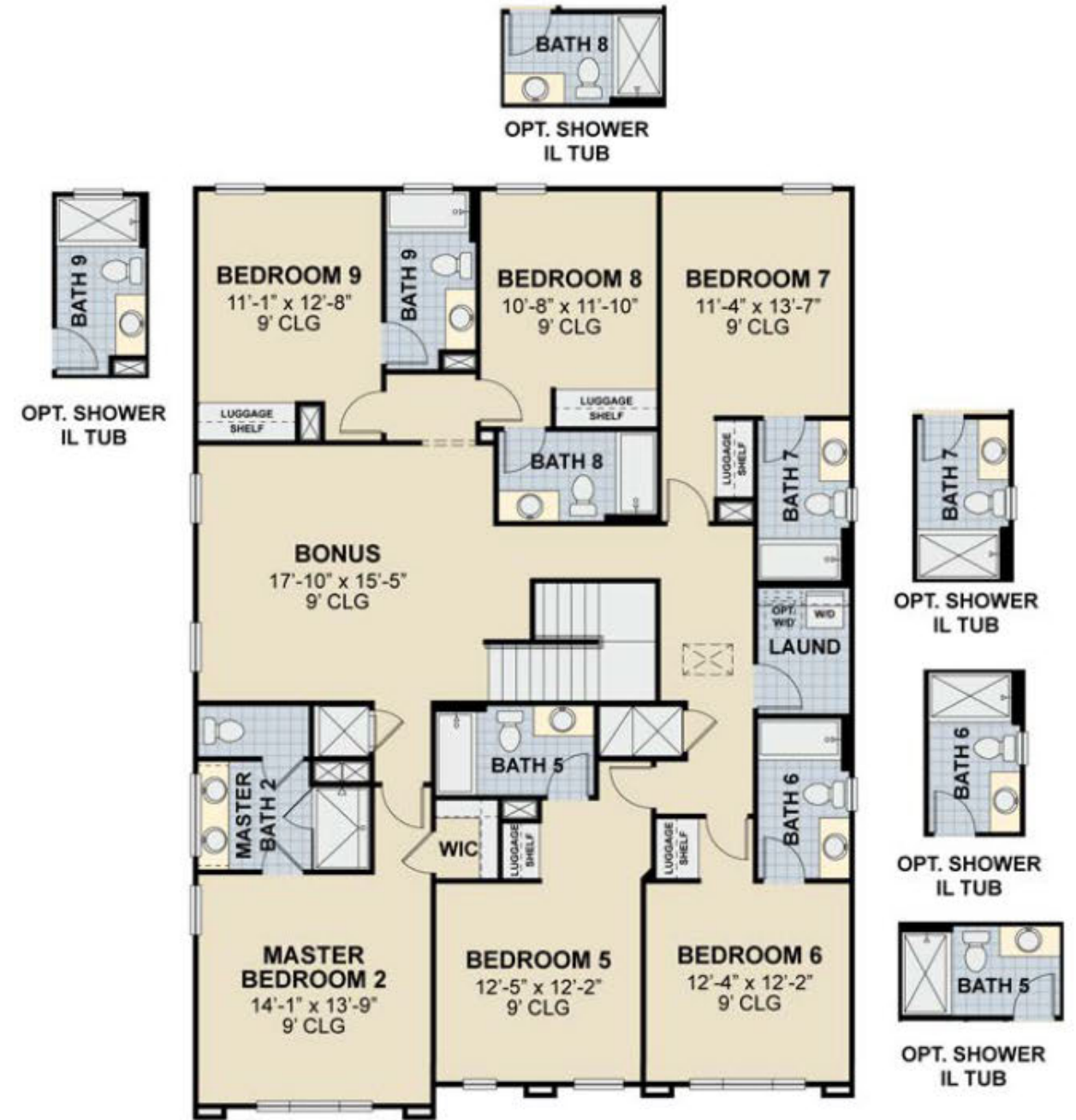
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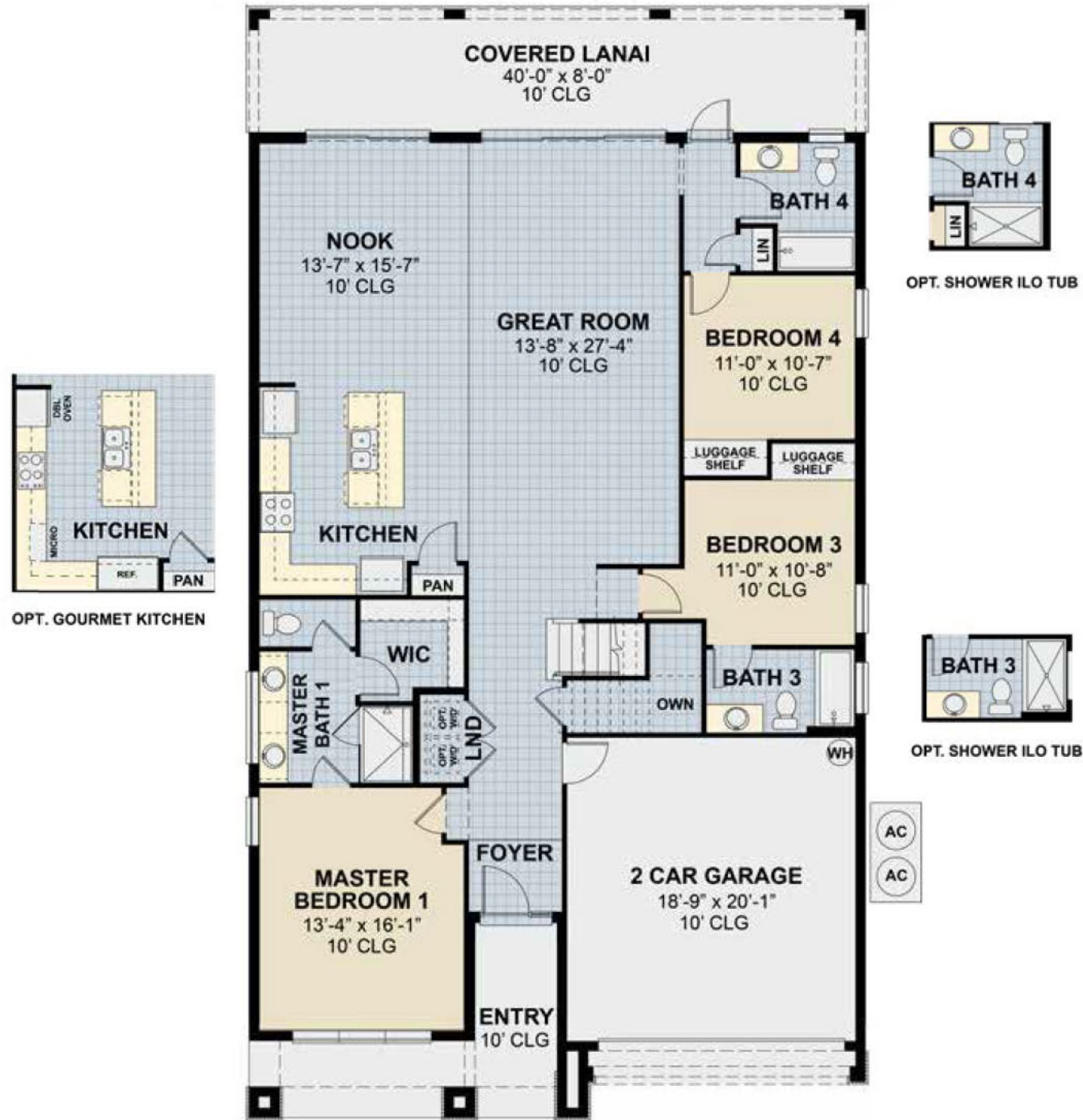


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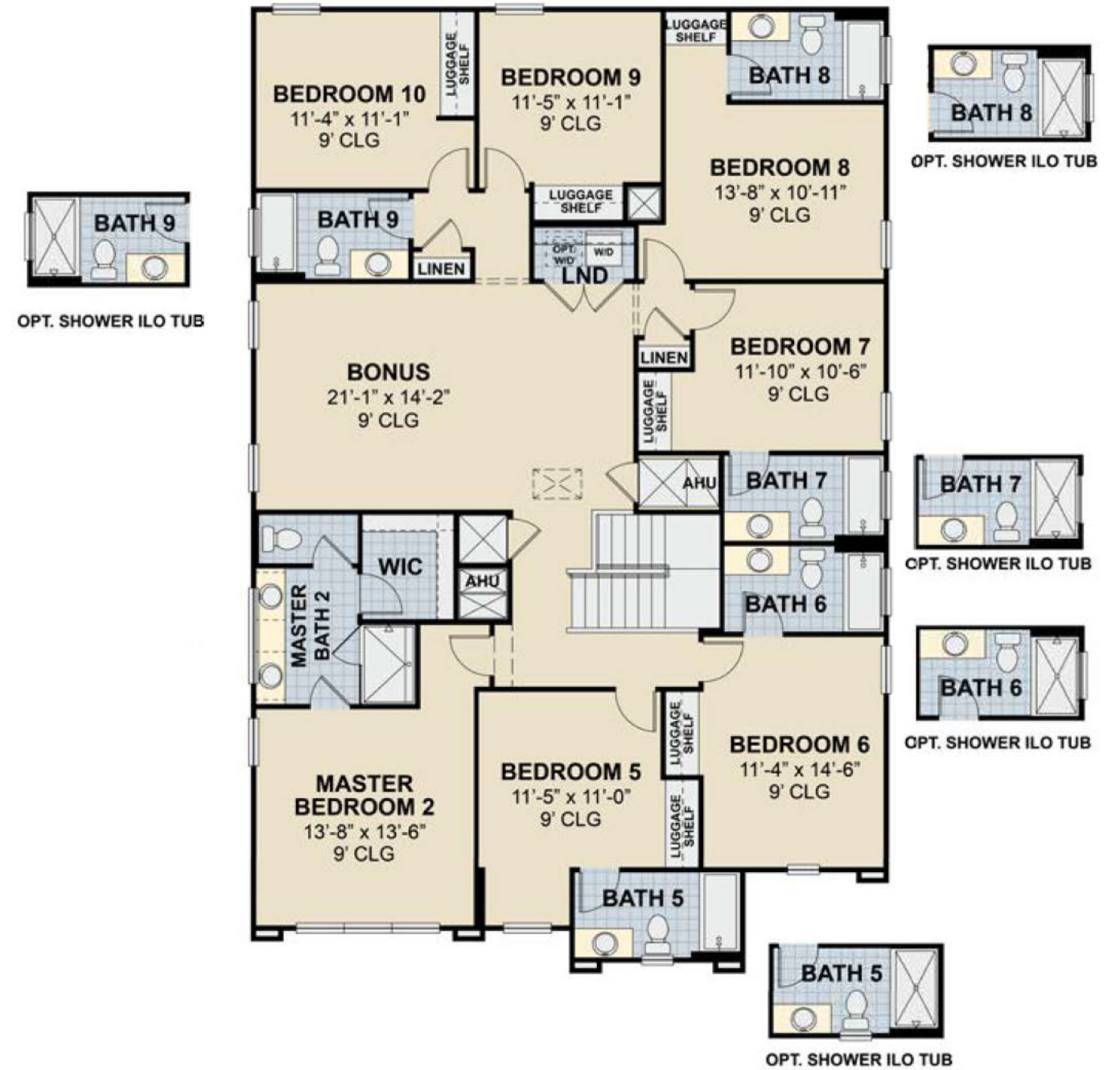




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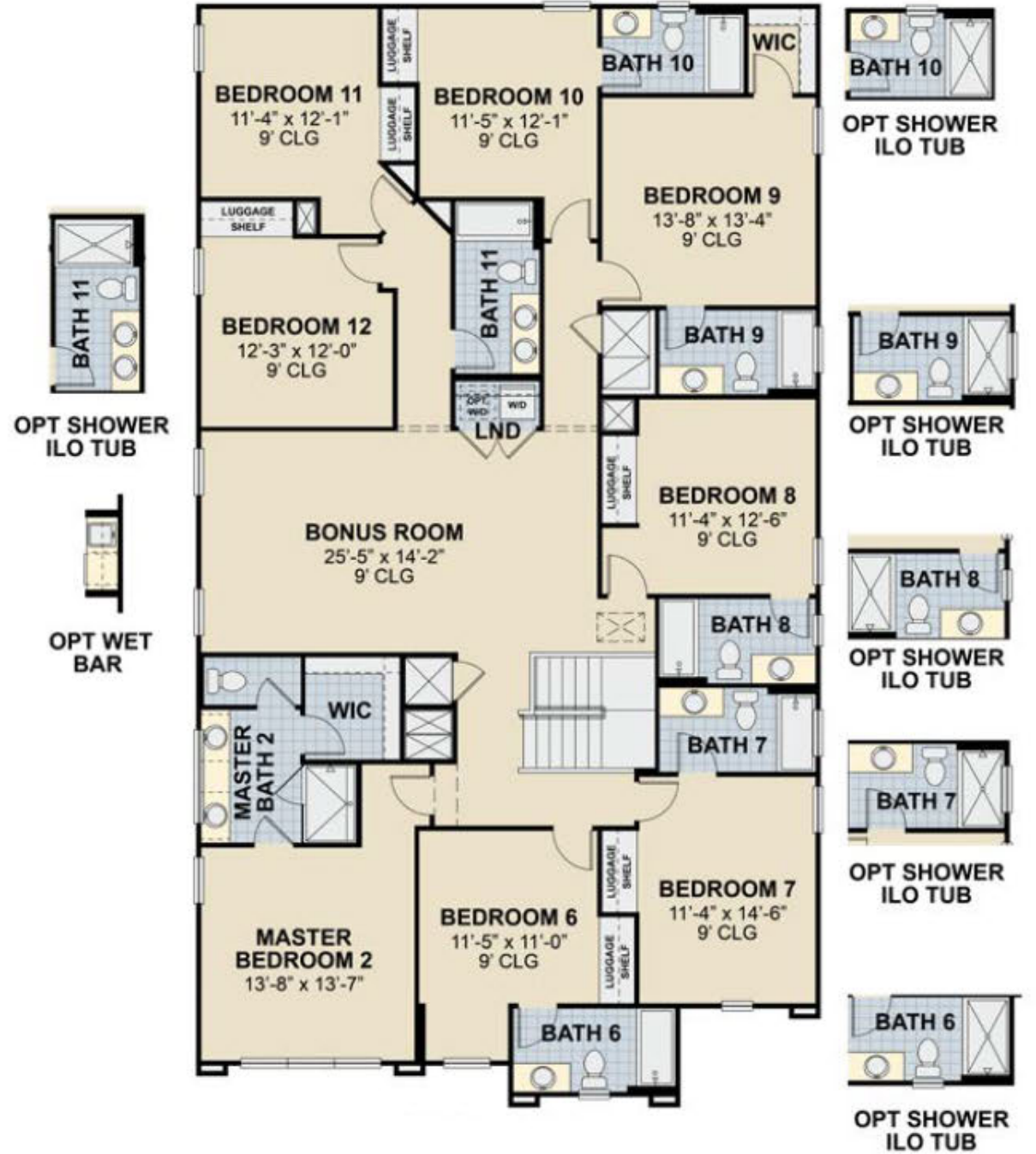




FIRST FLOOR



SECOND FLOOR









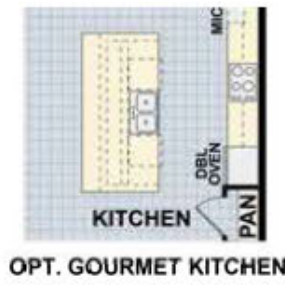
FIRST FLOOR



FIRST FLOOR A



FIRST FLOOR C



OPT. GOURMET KITCHEN

SECOND FLOOR



SECOND FLOOR A

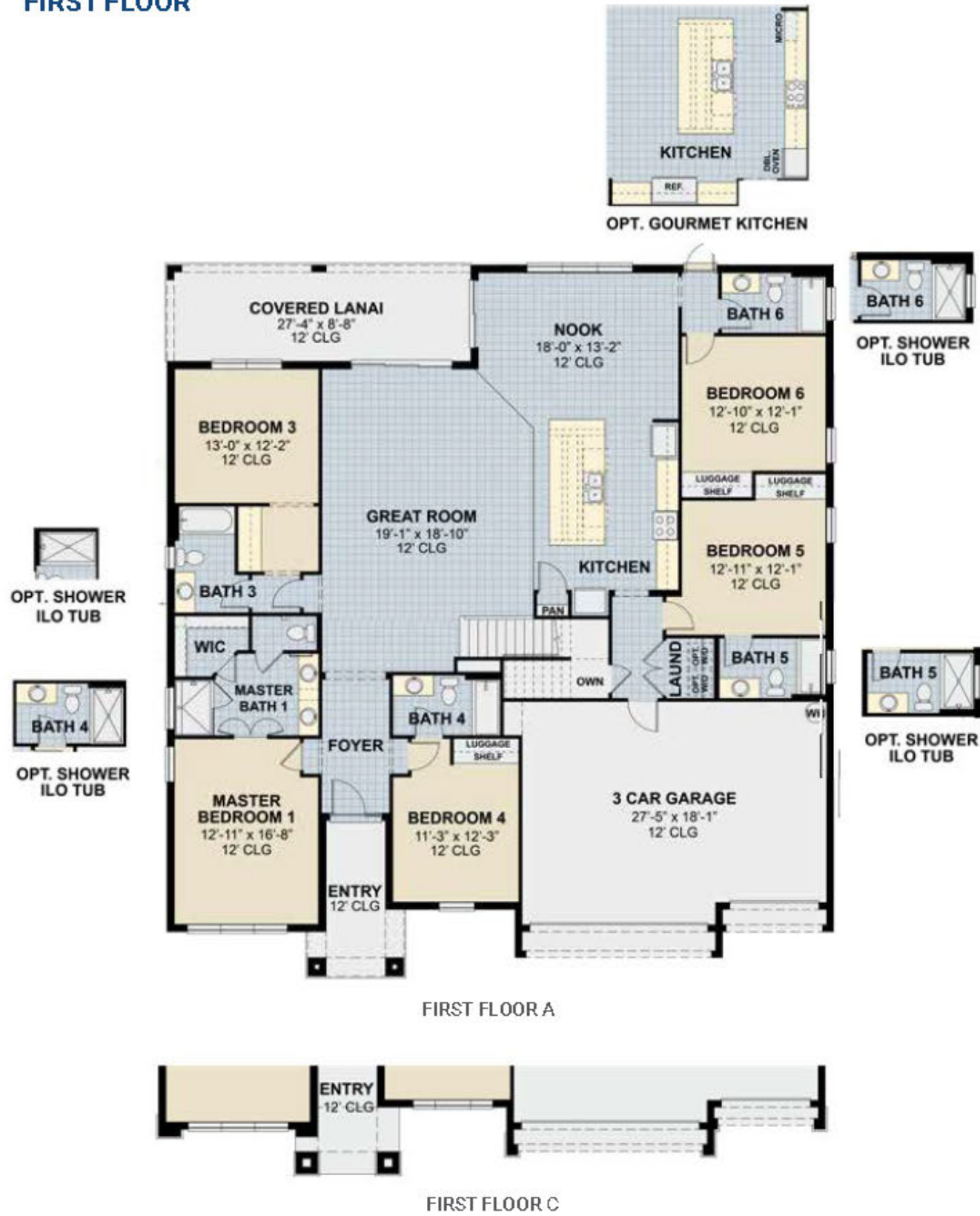


SECOND FLOOR C

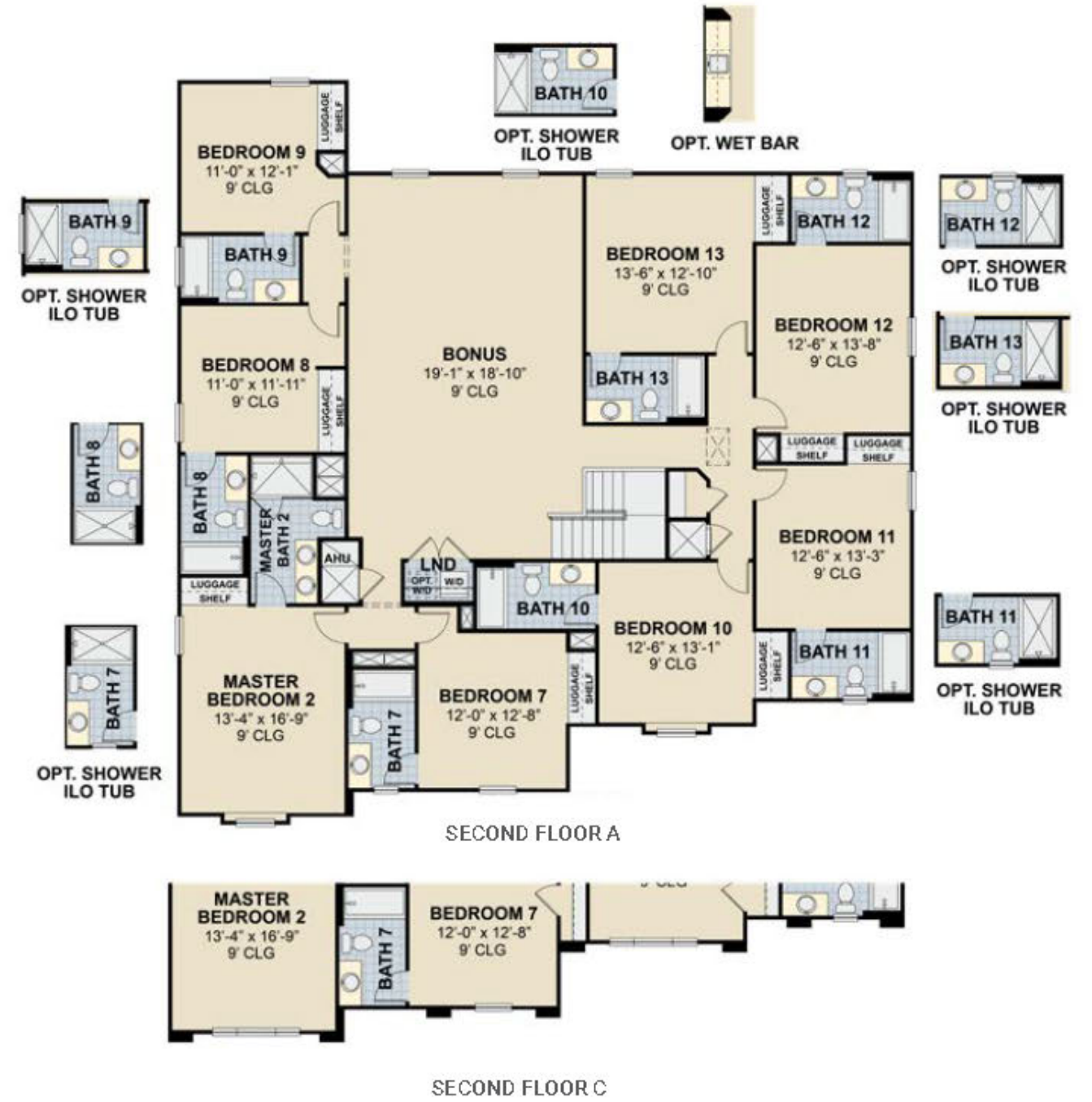




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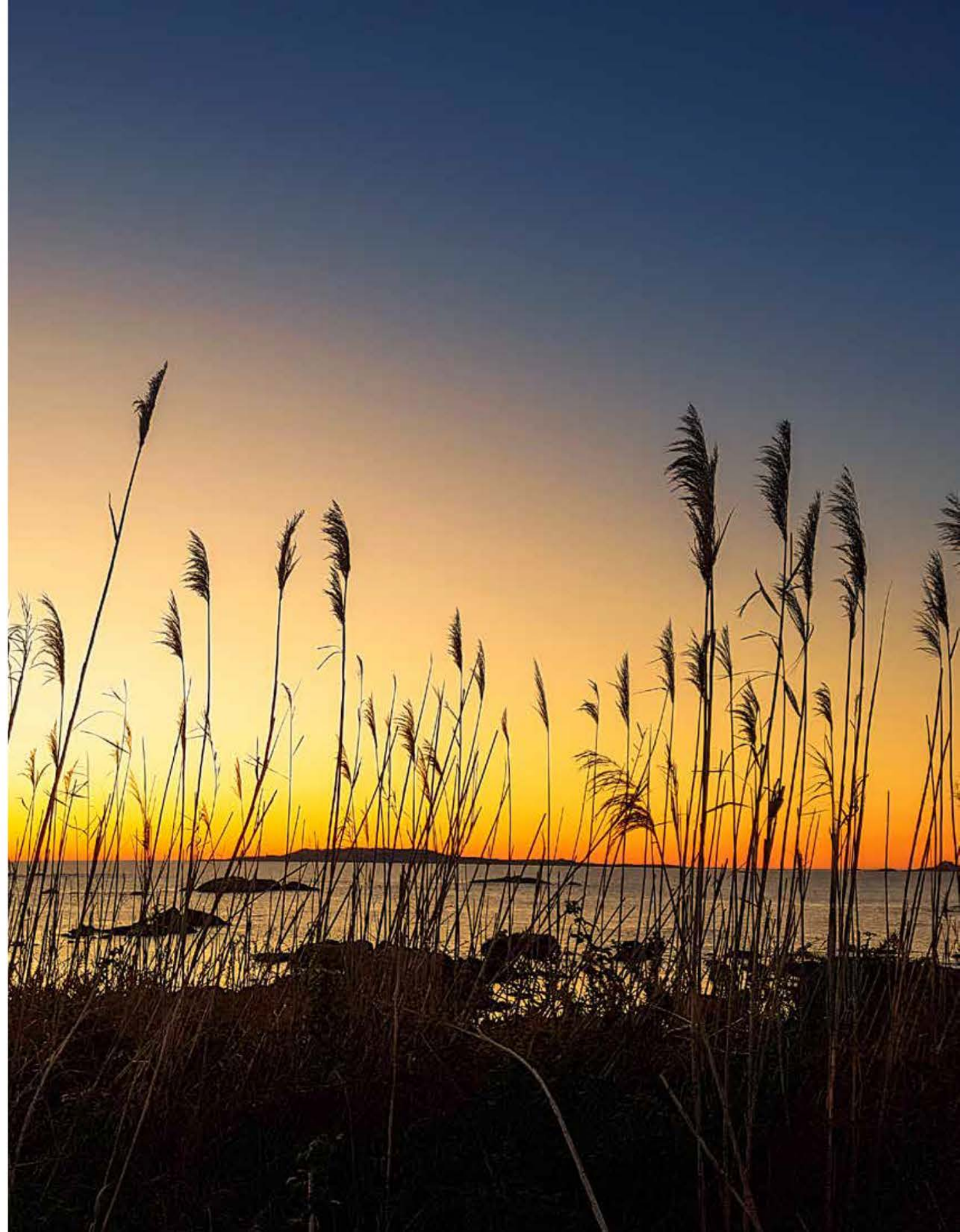
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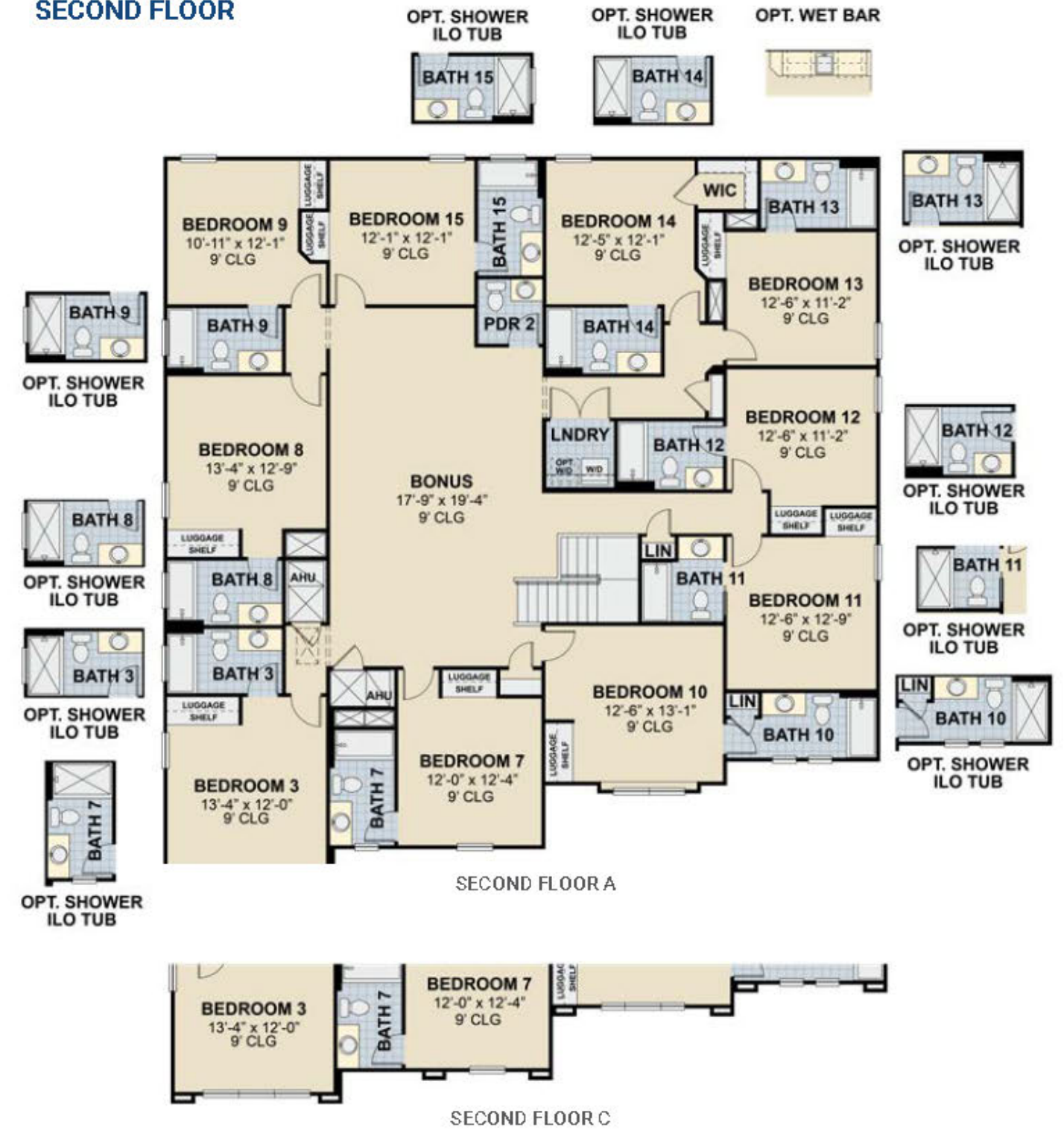
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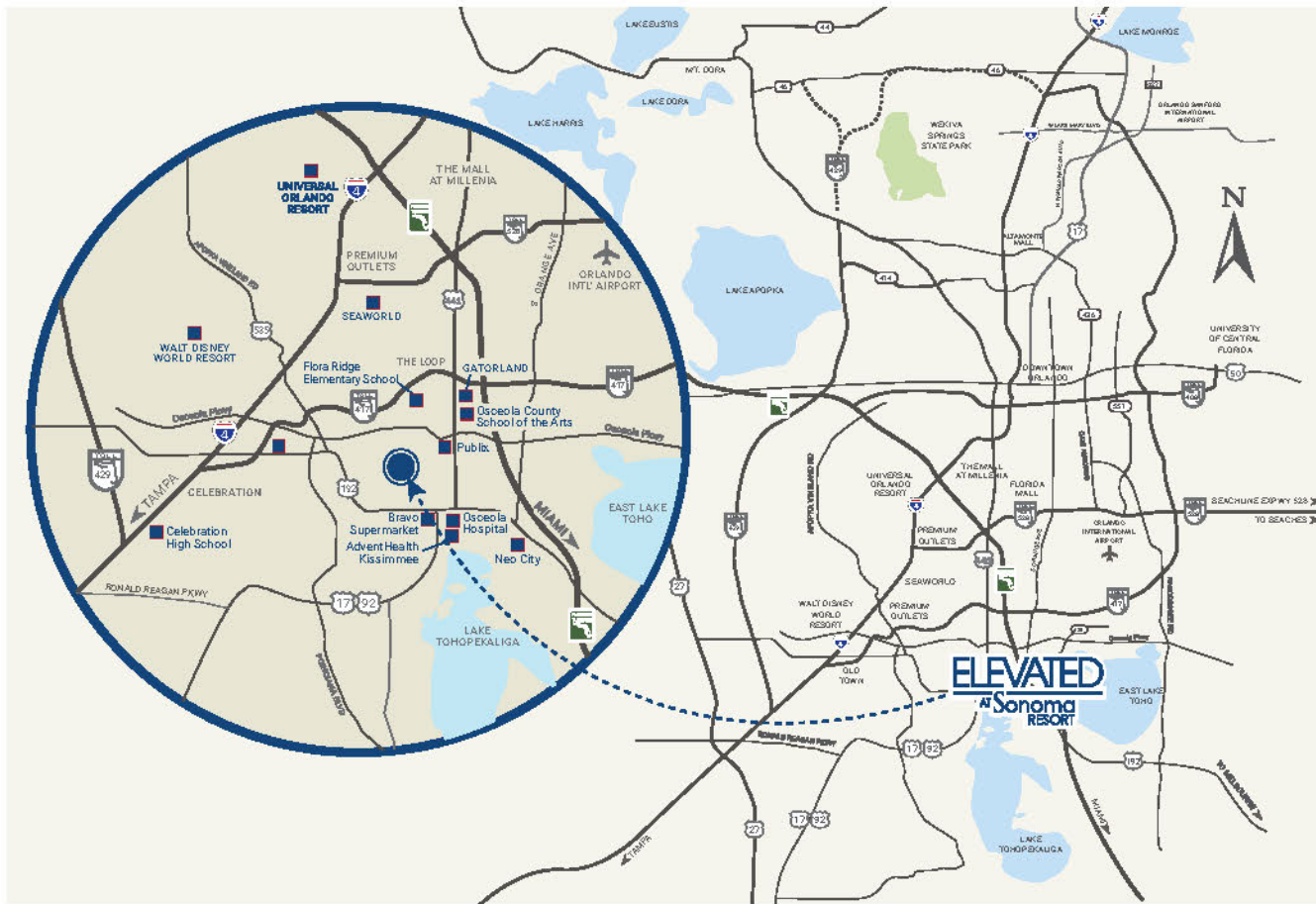
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Places of Interest IN MILES	1.2	2	2.5	4	7	9	10	12	17
Flora Ridge Elementary School	Publix at Osceola Village	The LOOP	Osceola Regional Medical Center and Advent-Health Kissimmee	Neo City	Walt Disney World Resort	Shingle Creek	Celebration High School	Orlando Intl. Airport	

Electric
Kissimmee Utility Authority
877.582.7700

Gas
TECO Peoples Gas
877.832.6747

Water | Sewer
Toho Kissimmee
407.944.5000

Phone | Cable | Internet
Summit Broadband
877.678.6648

Garbage
City of Kissimmee
407.518.2507

Public Schools
Flora Ridge Elementary School
Celebration High School
Osceola County School of the Arts
Neo City

Private Schools
Mater Palms Academy
Renaissance Charter School at Hunters Creek
Osceola Science Charter School

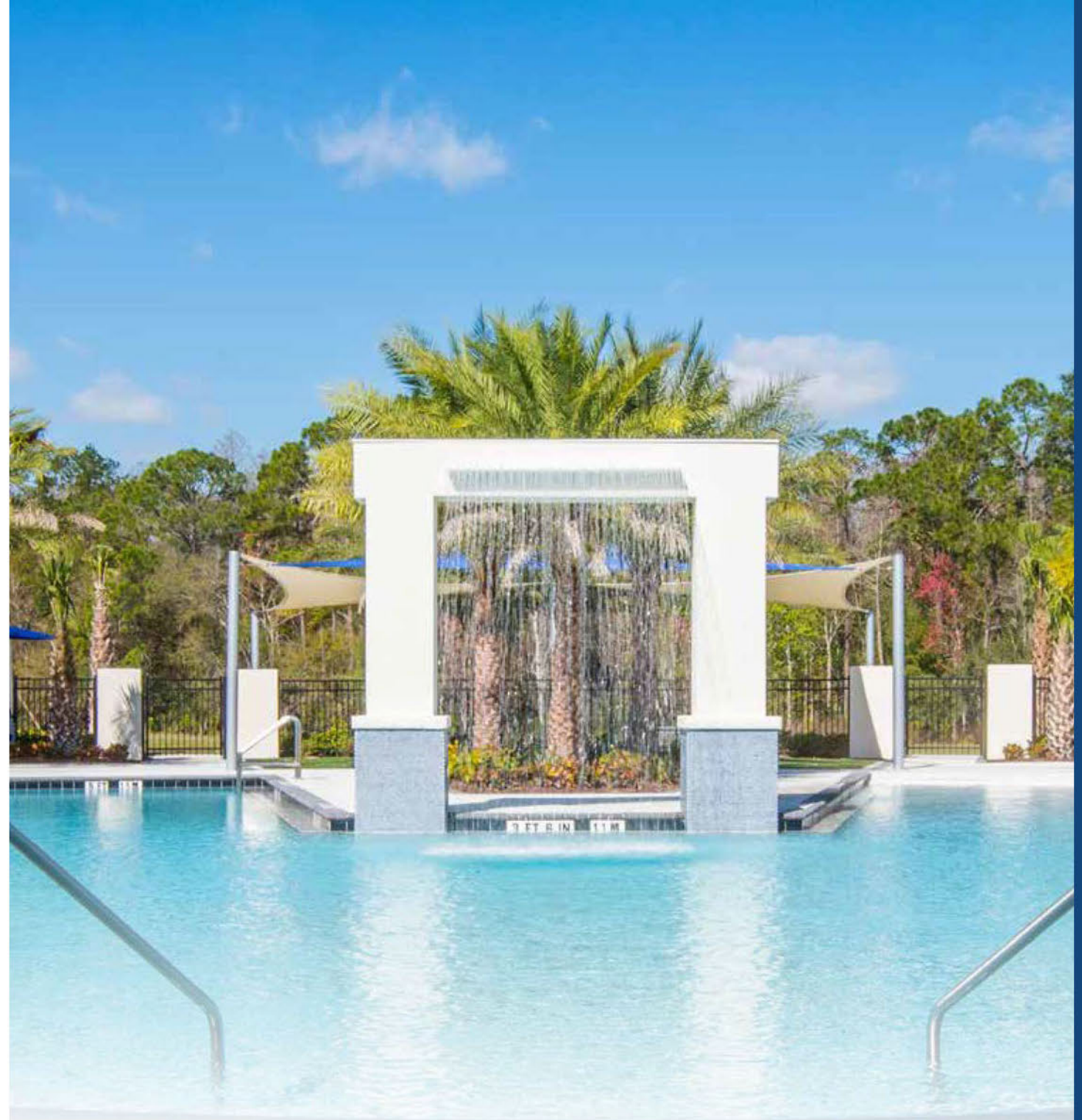
Hospital
Osceola Regional Medical Center
AdventHealth Kissimmee
Orlando Health ER and Medical Pavillion

Grocery Stores
The Fresh Market
Walmart Neighborhood Market
Publix at Osceola Village
Bravo Supermarket

Shopping
The LOOP
Orlando Vineland Premium Outlets
Orlando International Outlets

Dining
Bonefish Grill
BJ's Restaurant & Brewhouse
4 Rivers Smokehouse
Cheddar's Scratch Kitchen
Bahama Breeze
Olive Garden Italian Restaurant

Attractions
Gatorland
Old Town Amusement
Universal Resort Orlando
Walt Disney World Resort
SeaWorld
Legoland
Kissimmee Go-Karts
Shingle Creek



HOMEOWNERS ASSOCIATION

\$1,200 Initial Assessment*

\$1,500 CIAC*

\$1,551 Quarterly HOA Dues

\$3,000 Resort Fee[†]

AMENITIES

- Gated Entrance
- Resort Pool
- Clubhouse and Pool Side Umbrellas
- Fitness Center and Jogging Trails
- Lawn Care Included
- High Speed Internet and Cable Included
- Daily Valet Trash Pick Up

*Initial Assessment and CIAC Fee are one time fees paid at closing. Please refer to HOA documents for full details. Please see New Home Counselor for community-specific fees.

[†]Resort Fee is a one time fee paid at closing.



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Kissimmee, FL 34741

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