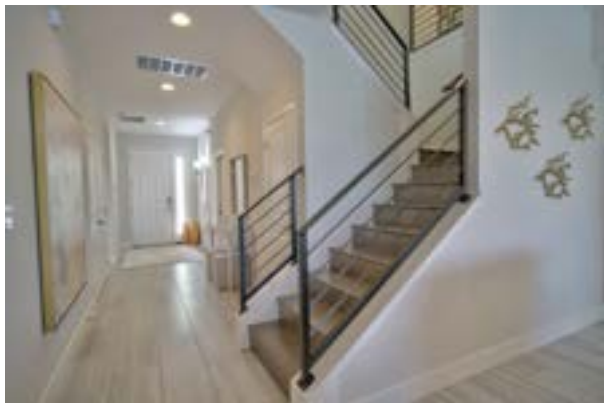


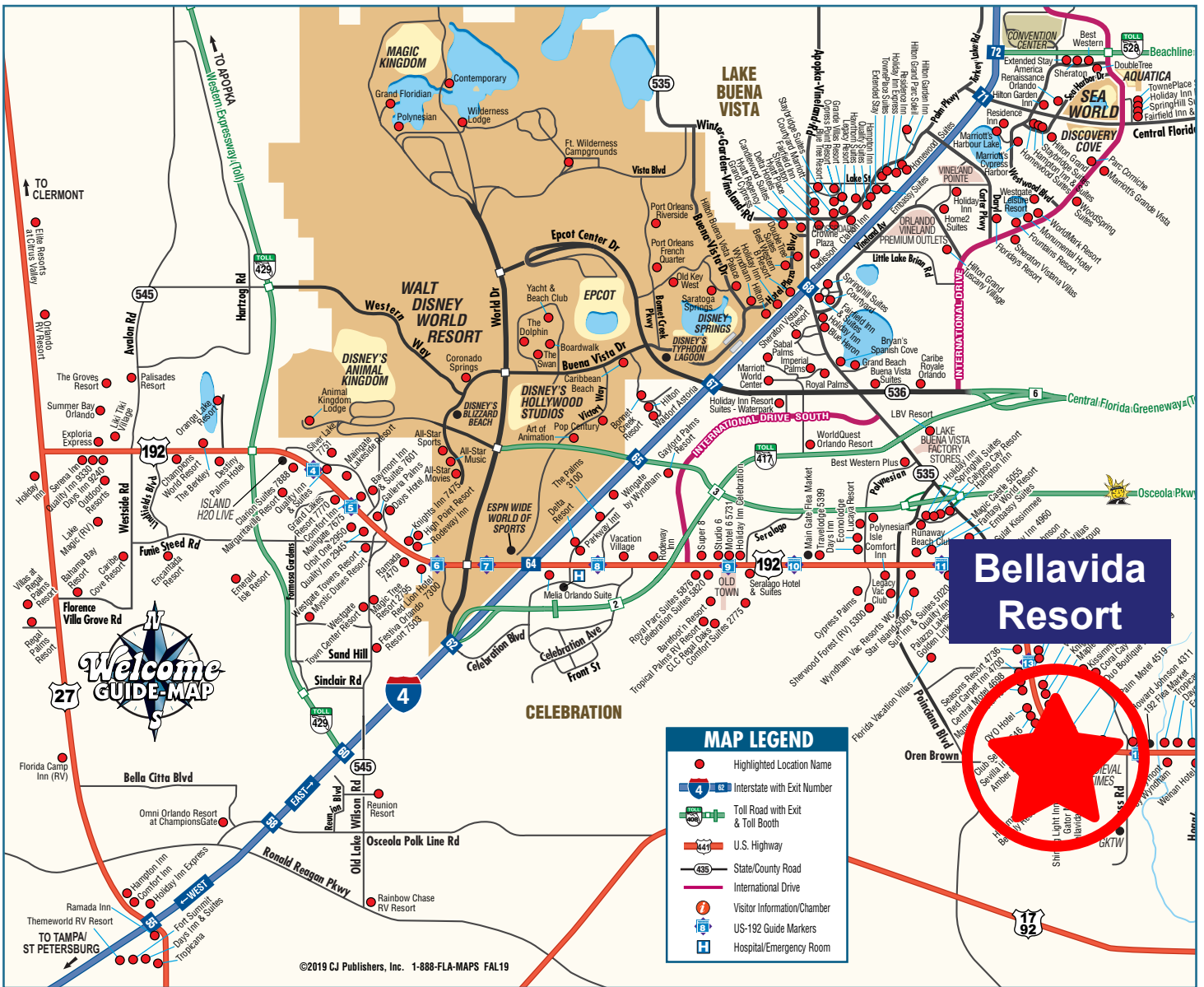


Bella Vida Resort Orlando

A LUXURY VACATION RESORT COMMUNITY







Walt Disney World	7 Miles
Universal Studios.....	12 Miles
Disney Springs	7 Miles
Sea World.....	9 Miles
Universal City Walk	12 Miles
I-Drive Entertainment District.....	9 Miles
Wal-Mart	1 Mile
Town of Celebration.....	5 Miles
Mall of Millenia.....	13 Miles
Orlando International Premium Outlets	12 Miles
Orlando International Airport (MCO).....	13 Miles

BellaVida  *Resort*





Mendocino

5 Bed/ 5 Bath/ 2 Car Garage
 3,046 sq ft/ 282 m2
 Elevations A, B, C

MENDOCINO



SAN JOSE

San Jose

8 Bed/ 5 Bath/ 2 Car Garage
 3,263 sq ft/ 303 m2
 Elevations D, E, F



Santa Barbara

8 Bed/ 6 Bath/ 2 Car Garage
 3,7779 sq ft/ 351 m2
 Elevations D, E, F

SANTA BARBARA



MONTEREY II

Monterey II

9 Bed/ 7 Bath/ 2 Car Garage
 4,004 sq ft/ 372 m2
 Elevations A, B, C



SANTA ROSA

Santa Rosa

10 Bed/ 8 Bath/ 2 Car Garage
 4,219 sq ft/ 392 m2
 Elevations D, E, F



SAN CLEMENTE

San Clemente

12 Bed/ 11 Bath/ 2 Car Garage
 4,831 sq ft/ 449 m2
 Elevations A, B, C



OPT. SLIDING DOOR



OPT. GLASS BLOCKS



OPT. 4 WINDOWS



OPT. WET BAR



ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed elevations
- 12' x 24' swimming pool with gas heater
- 21' x 40' screen enclosed pool deck
- Decorative flush paneled garage doors
- Standard gutters in front of home
- Pre-wired for garage door opener
- Fiberglass 8-panel, insulated 8' high entry front door with side light, per plan
- Reclaimed water irrigation system
- LED Lighted Number address plaque
- St. Augustine sodded lawn
- Concrete driveway and lead walk
- Professionally designed landscape package
- Kwikset™ Arlington series satin nickel door hardware with Z-Wave Home Connect wireless technology deadbolt
- Covered lanai with acrylic coating, per color scheme
- Covered front entry and rear lanai with acrylic coating, color scheme
- Concrete masonry construction
- Exterior weatherproof outlets, per plan
- Two conveniently located exterior hose bibs
- Steel reinforced concrete slabs
- Engineered roof trusses with hurricane tie-downs
- Architectural style shingle roof
- Coach lights

ENERGY SAVINGS FEATURES

- Energy efficient roof vents
- Insulated exterior block walls
- Energy Saving 14 SEER rated heat pump and air conditioning system
- R-30 ceiling insulation
- Z-Wave Programmable thermostat
- Low E glass windows
- Natural gas tankless water heater

DISTINCTIVE KITCHEN FEATURES

- Stunning granite countertops per plan
- Stainless Steel GE® appliance package to include
 - Smooth-top range
 - Microwave conveniently located above range
 - Side-by-side refrigerator
 - Dishwasher with water and energy-saving

*8br+ floorplans include (2) Refrigerators & (2) Dishwashers.

- High speed Cat 5 telephone outlet in kitchen
- Generous pantry for food storage
- Beautiful designed 42" Maple wood cabinets
- Ceramic tile flooring
- Undermount double bowl stainless steel sink
- Recessed lighting in kitchen

LUXURIOUS MASTER SUITES AND BATHS

- Spacious bedroom suites with walk in closets
- Kwikset™ Dorian series satin nickel lever interior door hardware
- Tiled showers with glass enclosures in master bath, per plan
- Ceramic tile flooring in all baths
- Cultured marble vanities in all baths

INTERIOR DETAILS

- *Dynamic designs, with well thought-out living space*
- *Ogee 3¼" baseboards and flat stock casings*
- *Two-panel interior doors*
- *Ventilated room closet and pantry shelving*
- *Solid surface window sills*
- *"Knock-Down" finish ceilings*
- *High resolution RG-6 cable TV outlets in family room, all bedrooms and bonus room*
- *Fan pre-wires - family room, all bedrooms and lanai per plan*
- *Elegant Kichler™ interior lighting package*
- *"Rocker" style light switches*
- *16"x16" Ceramic tile flooring in foyer, utility, kitchen, and living area.*
- *2" Faux wood blinds*
- *1 year monitoring for Z-Wave Security System*
- *"Owner's Closet" to store personal belongings*
- *GE® electric washer and dryer*

WARRANTY

- 1 year workmanship
- 10 year structural warranty



HOMEOWNERS ASSOCIATION

MODEL	HOA DUES (Annually)	HOA DUES (Quarterly)	HOA DUES (Monthly)
SINGLE FAMILY	\$3,304	\$826	\$275

AMENITIES AND LIFESTYLE

- GATED ENTRANCE
- LUXURY CLUBHOUSE
- MAINTENANCE OF COMMON AREAS
- LANDSCAPE MAINTENANCE
- FITNESS CENTER
- RESORT POOL & SPA
- BASKETBALL & VOLLEYBALL COURT
- BASIC CABLE



This information is based on current development plans which are subject to change without notice. CRC 1330351 & CGC 1520474



PLACES OF INTEREST

- US 192 2miles
- Kissimmee Gateway Airport 4miles
- The Loop 4miles
- Disney Springs 9miles
- International Drive 13miles
- 417 Central Florida Greenway 14miles
- Universal Studios 14miles

STANDARD FEATURES

- 12'x24' pool with gas heater
- 21'x40' screen enclosed pool deck
- **Stainless Steel GE Appliances**
- **Architectural Style Shingle Roof**
- Gated entrance
- Luxury clubhouse
- Resort pool and spa
- Common area maintenance
- **Splash Pad**



SINGLE FAMILY HOMES

FLOORPLAN	BED	BATH	GAR	SQ. FT..
SANTA CLARA	6	4	2	2,847
MENDOCINO	5	5	2	3,046
SAN JOSE	8	5	2	3,263
MONTEREY	6	6.5	2	3,378
SANTA BARBARA	8	6	2	3,779
MONTEREY II	9	7	2	4,004
SANTA ROSA	10	8	2	4,219
SAN CLEMENTE	12	11	2	4,831