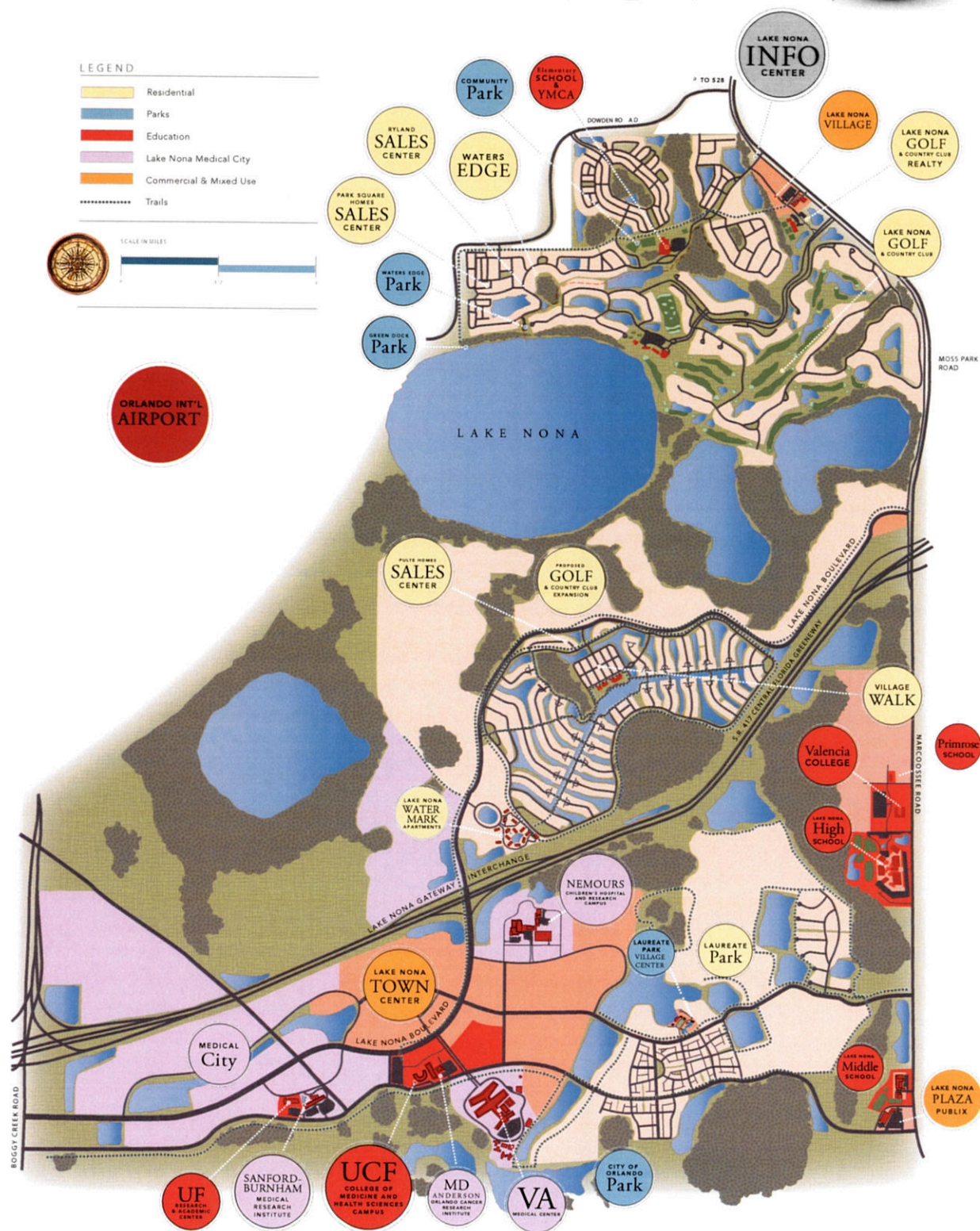


WATERS EDGE  
AT LAKE NONA









# HOMEOWNERS ASSOCIATION INFORMATION



## Community Amenities

- ◆ Community Boat Dock and Ramp at Lake Nona
- ◆ Onsite Boat Storage
- ◆ Green Dock Park
- ◆ Gated Entry with Attendant
- ◆ Clubhouse
- ◆ Pool
- ◆ Tot Lots
- ◆ Dog Park
- ◆ Basketball and Tennis Courts
- ◆ Walking Trails
- ◆ No CDD

## YMCA at Northlake Park

- ◆ State of the Art Wellness Center
- ◆ Group Exercise Classes
- ◆ Spinning Studio
- ◆ Cardio Theatre
- ◆ Lighted Basketball & Tennis Courts
- ◆ Kiddy Pool with Waterfall
- ◆ Aerobic Studio
- ◆ Heated Outdoor Pool
- ◆ Running Club
- ◆ Water Aerobics Classes (Seasonal)

## Homeowners Association Fees Include

High Speed Internet

Standard Cable Plus HBO 1, 2 Through Brighthouse

Family Membership to YMCA

Lawn Maintenance for Townhomes

### Single Family Fees

**\$268 per month**

### Townhome Fees

**\$358 per month**



\*Amenities & fees are subject to change without notice



# WATERS EDGE

## COMMUNITY INFORMATION

### UTILITIES

#### Electric

Orlando Utilities Commission .....407-423-9018

#### Water

Orlando Utilities Commission .....407-423-9018

#### Telephone

BellSouth .....888-757-6500

#### Cable/Internet

BrightHouse .....407-291-2500

#### Newspaper

Orlando Sentinel (Daily) .....407-420-5353

#### Garbage

City of Orlando Solid Waste Management .....407-246-2314

### PUBLIC SCHOOLS

Northlake Elementary School .....407-852-3500

Lake Nona Middle School .....407-317-3458

Lake Nona High School .....407-956-8300

Valencia Community College .....407-832-2000

University of Central Florida .....407-832-2000

### PRIVATE SCHOOLS

Pine Castle Christian Academy .....407-438-2709

Pathways School Inc. ....407-855-2251

Elite Preparatory Academy .....407-855-5811

### IMPORTANT NUMBERS

Voter Registration .....407-836-2070

Automobile and Boat Tags .....407-249-6275

Driver's License .....407-897-7280

Orange County Sheriff

(Emergency) .....911

(Non-Emergency) .....407-629-8400

Orange County Fire Department .....911

Florida Highway Patrol Information .....407-897-5959

U.S. Postal Service .....407-384-7175

### HOSPITALS

Orlando Regional Medical Center .....407-841-5111

Florida Hospital East .....407-277-8110

Nemours Children's Hospital Cuisine .....407-650-2000

### HOUSES OF WORSHIP

Lake Whippoorwill Baptist Church .....407-381-3517

Iglesia Principe De Paz .....407-856-0025

Jehovah Witnesses Southchase .....407-859-9922

Freedom Outreach Church .....407-251-7511

Spring of Life United Methodist Church .....407-282-2855

### RESTAURANTS

Carriera's Cucina Italiana .....321-235-1931

Durian Durian Asian Thai Cuisine .....407-282-2992

Larry's Giant Subs .....407-412-5931

407 Cafe.....407-658-6733

Nona Sushi .....407-381-7777

Outback Steakhouse .....407-234-6068

Plum Tree Chinese & Japanese .....407-249-1818

Tijuana Flats .....407-249-5253

Nona Tap Room.....407-440-4594

### GROCERY STORES

Publix Super Market .....407-277-1089

Florida Market .....407-857-7988

Winn-Dixie .....407-438-1133

### PUBLIC GOLF COURSES

Northshore Golf Club .....407-277-9277

Boggy Creek Golf Club .....407-816-9332

Eagle Creek Golf Club.....407-273-4653

### DAY CARE CENTERS

Young Achievers Inc. ....407-859-7472

Children's Kingdom Day Care .....407-851-9229

Sitter Solutions Inc. ....407-438-5684

Lady Bird Academy.....407-273-4331

### MOVIE THEATERS

Regal Waterford Lakes .....407-207-4603

TMI Sandlake 7 .....407-855-6220

Touchstar Cinemas .....407-888-2025



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# WATERS EDGE

## TOWNHOMES

<b>MODEL NAME</b>	<b>BED/ BATH</b>	<b>LIVING AREA</b>	<b>PRICE</b>
BELMONT	3 bed · 2.5 bath · 1 car	1398	\$188,900
CAMBRIDGE	4 bed · 3 bath · 1 car	1515	\$203,900
AUGUSTA	3 bed · 2.5 bath · 1 car	1861	\$224,900

Effective 05/01/2013



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# WATERS EDGE

## TOWNHOMES

### DISTINCTIVE DETAILS

#### ARCHITECTURAL & EXTERIOR DETAILS

- Colonial style windows
- Vinyl Windows
- "Period style" building elevation
- Front porches, per elevation
- Fiberglass, six-panel front door
- Architectural roof shingles
- St. Augustine sodded lawn
- Full irrigation system

#### QUALITY CRAFTSMANSHIP

- Steel reinforced concrete slabs
- Acrylic finish on front porch
- Kwikset™ front door hardware
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Two waterproof exterior electric outlets
- Garage door opener
- Two hose bibs

#### SAFETY AND ENERGY DETAILS

- Security system
- Energy efficient roof vents and continuously ventilated soffits
- Energy saving 14 Seer HVAC unit
- R-30 Ceiling insulation
- Nest Programmable and Learning thermostat
- 40 gallon electric water heater
- Coach lights, per plan
- Low E Windows
- PEX Plumbing

#### 10 YEAR WARRANTY

- 10 year structural warranty by Bonded Builders Home Warranty

#### LUXURIOUS MASTER SUITES & BATHS

- Garden tub in master bath, per plan
- Tile shower with glass enclosure per plan
- Moen™ Chateau bath fixtures in all baths
- Elongated toilets
- Cultured marble vanity tops in all baths
- Mohawk™ 20"x20" tile flooring

#### GOURMET KITCHENS

- Moen™ Chateau plumbing fixture
- Merillat™ 42" upper Birch cabinets with crown molding
- Whirlpool® 30" glass top range
- Whirlpool® microwave oven
- Whirlpool® dishwasher
- 1/3 HP. Garbage disposal unit
- Stainless Steel 50/50 under mount sink
- Granite countertops
- Mohawk™ 20"x20" tile flooring
- Recess lighting

#### INTERIOR DETAILS

- Mohawk™ 20"x20" Ceramic tile in foyer and all wet areas
- 9'4" ceilings on first floor, per plan
- Colonial casings and baseboards painted with semi-gloss paint
- Masonite™ Six panel interior doors
- Kwikset™ Polo knob interior door handles
- Ventilated closet and pantry shelving
- "Knock-Down" finish ceilings
- "Rocker" style light switches
- High speed Cat 5 telephone pre-wiring in kitchen, master suite and bedroom 2
- High resolution RG-6 cable TV pre-wiring in family room, master suite and bedroom 2
- Fan pre-wires in family room and all bedrooms
- 2" Faux Wood Blinds

Effective 08/01/2012



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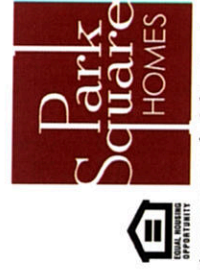
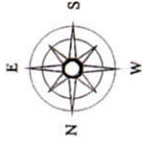
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# WATERS EDGE AT LAKE NONA TOWNHOMES



For illustrative purposes only. Subject to change.



# BELMONT

3 BED, 2.5 BATH, 1 CAR GARAGE  
1398 SQ. FT.



PLAN # 1398

## TABULATION

UPPER LIVING	673
LOWER LIVING	725
PARK	235
UNWIND	42

TOTAL UNDER ROOF 1675

M.P.R. 4/1/09 MAIN MASTER PLAN

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# CAMBRIDGE

4 BED, 3 BATH, 1 CAR GARAGE  
1515 SQ. FT.



PLAN # 1515

## TABULATION

UPPER LIVING	735
LOWER LIVING	780
PARK	235
UNWIND	149
TOTAL UNDER ROOF	1899
M.P.R. 4/8/09 MAIN MASTER PLAN	
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# AUGUSTA

3 BED, 2.5 BATH, 1 CAR GARAGE  
1861 SQ. FT.



PLAN # 1861

TABULATION	
UPPER LIVING	962
LOWER LIVING	899
TOTAL LIVING	1,861
GARAGE	234
ENTRY	146
LANAI	15
TOTAL UNDER ROOF	2,256

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