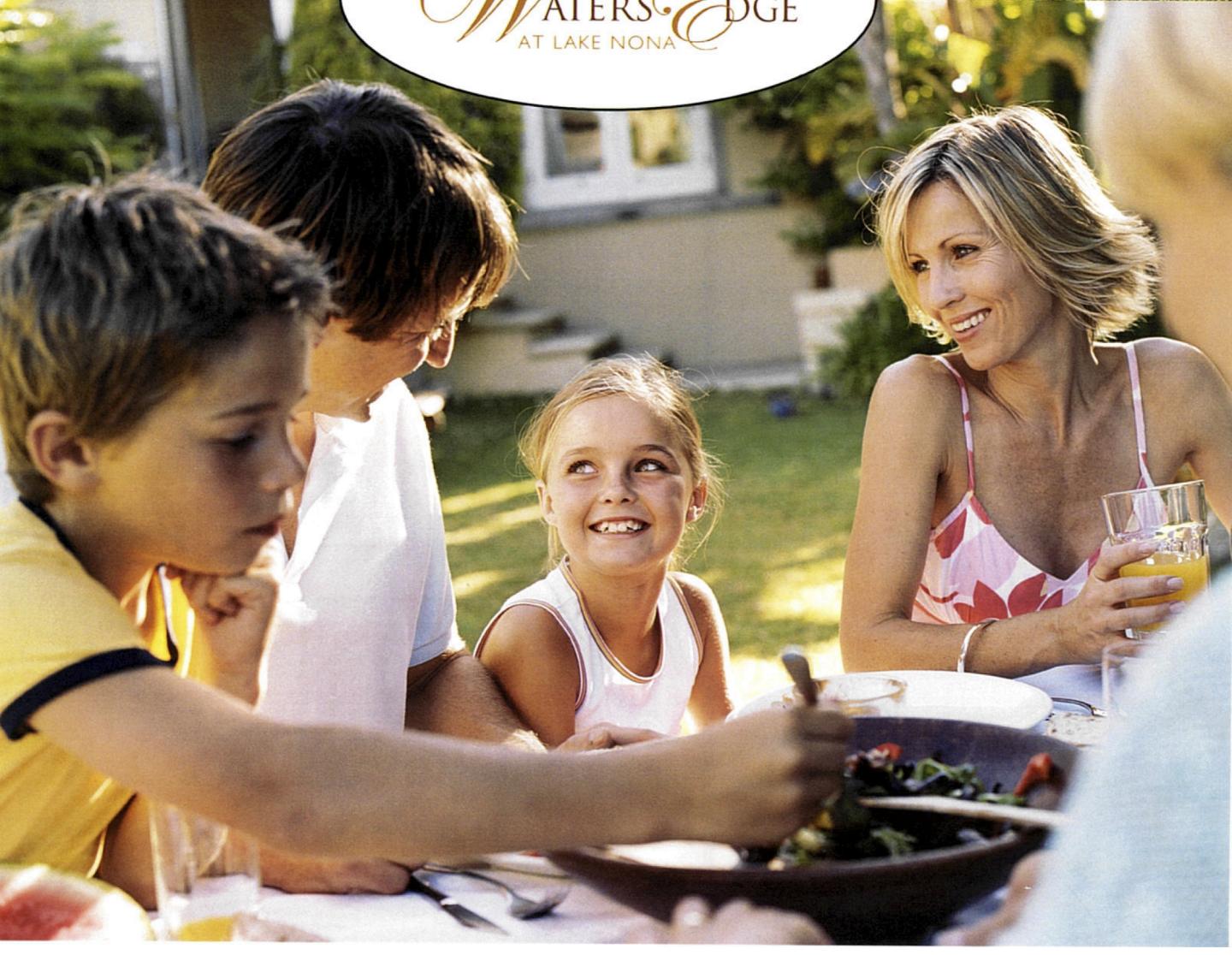


WATERS EDGE
AT LAKE NONA



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

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 Prepatory 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 Deparmment	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

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

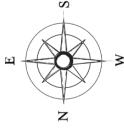
GOURMET KITCHENS

- 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

*Features included may be changed, modified, omitted
As needed based on demand and developer needs.



This site plan illustrates the layout of Lake Nona, featuring numerous residential lots, several parks, and various community amenities. The map includes labels for streets such as Dwyer Road, Madison Banks Street, Edgewood Forest Drive, and Hartfield Marion Road. Key features include:

- Properties:** A large number of individual lots are numbered, spanning from lot 1 to 188.
- Parks and Recreational Areas:** Includes a Community Center, a Basketball Court, a Tennis Court, and a Swimming Pool.
- Boat Storage:** Located near the water's edge.
- Access Roads:** Access Road to New Green Dock Park and Access Road to Old Green Dock Park.
- Other Labels:** NEW GREEN DOCK PARK, WOODS, and WOODS.



For illustrative purposes only. Subject to change.

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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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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