



PARADISO GRANDE

R E S O R T

Viva Orlando Realty is delighted to introduce you to this amazing resort community with incredible location; minutes away from the top Orlando theme parks and attractions. Superb floor plans, features and amenities that makes it the ideal place for large groups to vacation.

AMENITIES



VIVA ORLANDO
REALTY, INC.

SITEMAP - PHASES 1 & 2



DISTINCTIVE FEATURES

- 12" x 24" Pool with Acrylic Deck (sizes varying per plan)
- Brick Paved Driveway, Leadwalk and Entry
- 17" 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
- White Washer and Dryer
- Electric car 220V-40A Outlet
- Tankless Gas Water Heater
- Low E aluminium sliding glass door
- Low E aluminium windows

ARCHITECTURAL & EXTERIOR DETAILS

- Bronze dome screen enclosure over pool and deck
- Saxony 900 Slate flat tile roof
- Single car parking off main driveway (hammerhead)
- Professionally designed landscape package
- Rainbird® timer-controlled irrigation system
- Two hose bibs
- 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 shower (no drain)

ENERGY-SAVING FEATURES

- Programmable thermostat
- 16 SEER-rated Trane™ 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 pendant lights over island

LUXURIOUS MASTER SUITES AND 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
- White washer and dryer
- Floor outlets in great room and bonus room, per plan

WARRANTY

- 1 year Workmanship
- 10 year Structural

HOMEOWNERS FEES

	Monthly HOA Dues	Annual CDD Fees	HOA Initiation Fees	Resort Fee**
Signature Home - 50'	\$306	\$3,663	\$500	\$7,500
Estate Home - 70'	\$306	\$5,128	\$500	\$10,000

* Resort Fee is a one time fee paid at closing.



A



B



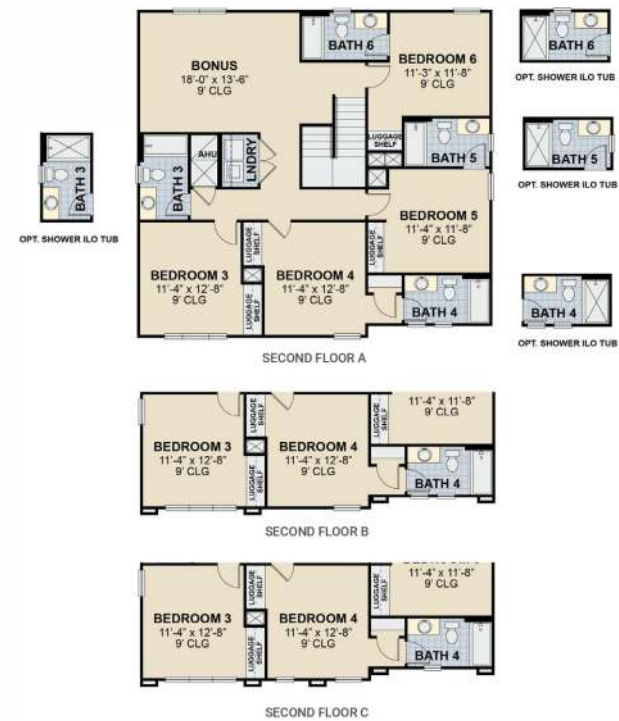
C



FIRST FLOOR



SECOND FLOOR



A

B

C



FIRST FLOOR



SECOND FLOOR





SECOND FLOOR



FIRST FLOOR B

FIRST FLOOR C



SECOND FLOOR B & C

3,260 Living Sq. Ft. | 302 m²



A

B

C



FIRST FLOOR



SECOND FLOOR



A

B

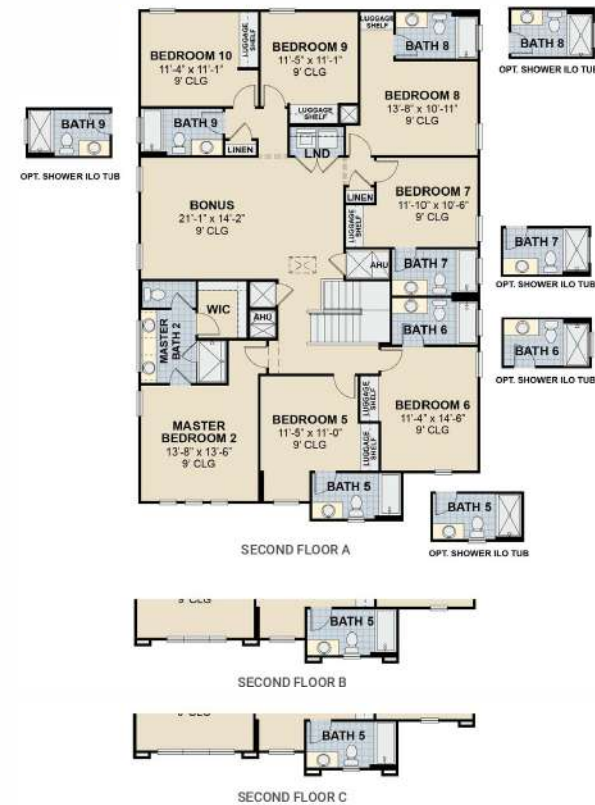
C



FIRST FLOOR



SECOND FLOOR



A

B

C



FIRST FLOOR



FIRST FLOOR A

FIRST FLOOR B

FIRST FLOOR C

SECOND FLOOR



SECOND FLOOR A

SECOND FLOOR B

SECOND FLOOR C

12 Beds | 11.5 Baths | Bonus Room | Pool | 2 Car Garage

4,842 Living Sq. Ft. | 449 m²





A



B

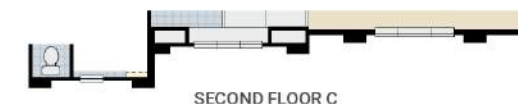
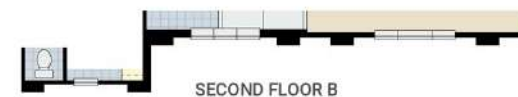


C

FIRST FLOOR



SECOND FLOOR



9 Beds | 8 Baths | Bonus Room | Pool | 2 Car Garage

4,465 Living Sq. Ft. | 414 m²



A

B

C



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR B & C

11 Beds | 11.5 Baths | Bonus Room | Pool | 2 Car Garage

4,991 Living Sq. Ft. | 463 m²

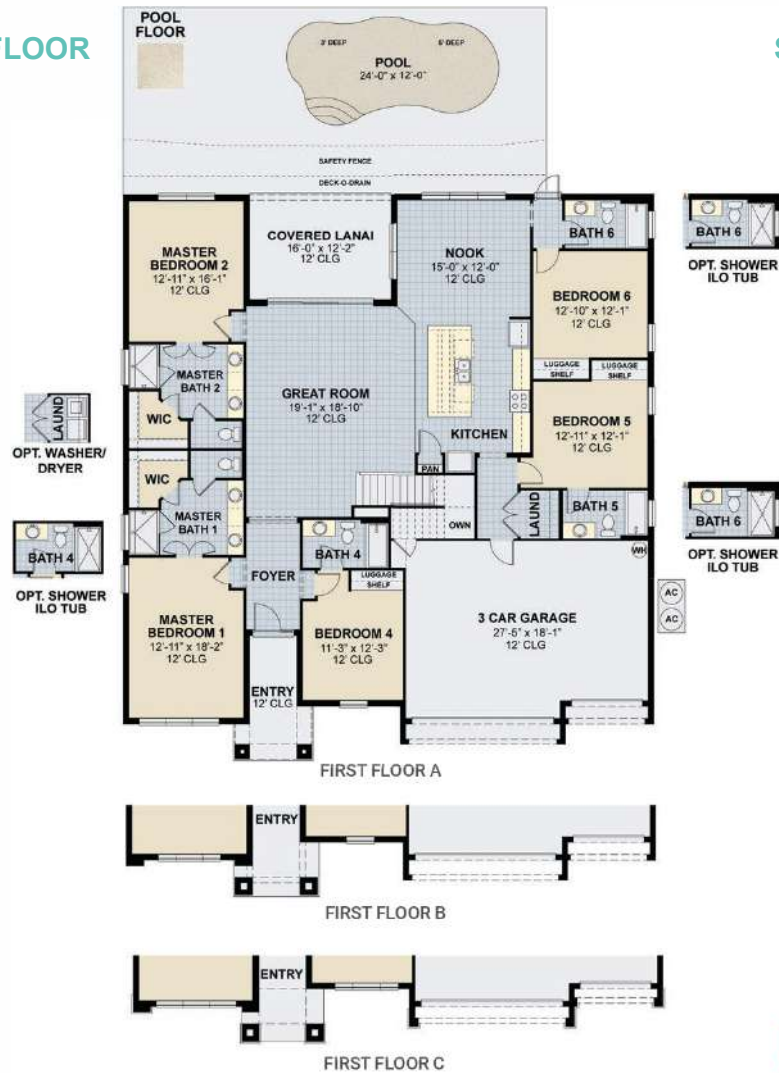


A

B

C

FIRST FLOOR



SECOND FLOOR



13 Beds | 13 Baths | Bonus Room | Pool | 3 Car Garage

5,590 Living Sq. Ft. | 519 m²



Helping you make successful real estate
investments in Central Florida



VIVA ORLANDO
REALTY, INC.

 myhome@vivaorlando.com
 407.861.0000
 720 Celebration Avenue, Ste 170 - Celebration, FL 34747

“Hablamos Español”

Real Estate

Bienes Raíces

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vivaorlando.com | vivaorlando.casa | vivaorlandorentals.com