



OF GROVELAND

Price Sheet

NEW HOMES CONSULTANTS

KIMBERLEY MYERS/ STEVEN MYERS

NEW HOMES CONSULTANT

MODEL PHONE: (352)394-0018

FAX: 352 394-0167 KIM CELL: 407-766-3754 STEVEN CELL:407-873-6969

MODEL	LIVING	DESCRIPTION	ELEVATION	PRICE
MARBELLA4	1884	4/2.	A	\$274,500
(60' FACADE)			B	\$276,500
CHARDONAY	1969	4/3.	A	\$279,500
(50' FACADE)			B	\$281,500
SALERNO	1942	3/2.	A	\$279,500
(60' FACADE)			B	\$281,500
MERLOT	2078	4/3.	A	\$284,500
(50' FACADE)			B	\$286,500
TUSCANY	2360	4/3.	A	\$294,500
(60' FACADE)			B	\$296,500
BORDEAUX	2513	4/3.	A	\$304,500
(50' FACADE)			B	\$306,500
3 CAR GARAGE				
VENETIAN	2840	4/3.	A	\$309,500
(60' FACADE)			B	\$311,500
3 CAR GARAGE				
VERONA	2517	4/2.5	A	\$304,500
(50' FACADE)			B	\$306,500
3 CAR GARAGE				
BELLAGIO	2647	4/2.5	A	\$304,500
(40' FACADE)			B	\$306,500
SHIRAZ	2993	4/3.5	A	\$324,500
(38' FACADE)			B	\$326,500
CHABLIS	3631	5/3.5	A	\$369,500
(53' FACADE)			B	\$374,500
3 CAR GARAGE				





Cherry Lake Oaks

OF GROVELAND

Dreams
are the Beginning

70 Beautiful Homesites Available.





OF GROVELAND

Standard Features

LUXURIOUS INTERIOR FEATURES

Architectural Niches, Decorative Arches and Plant Shelves (Per plan)
18" Ceramic Floor Tile in Foyer
Two-Panel Arch Interior Doors with Colonial Trim
Decorative 4" Baseboards throughout
Brushed Nickel Lever Door Handles and Hinges
Knockdown Ceilings and Texture walls
Wall to Wall Stain Resistant Carpeting
Breathtaking 10 Foot Ceilings 1st Floor or Volume Ceiling (Per plan)
9 Foot Ceilings on 2nd Floor with Separate A/C System (Per plan)
Double and Triple Sliding Doors 8 Foot Tall (Per plan)
Rounded Corner Wall Edges throughout except windows
Pre-Wired TV Outlets per Plans in All Bedroom & Family Room
Pre-Wired Telephone Outlets per Plans in All Bedrooms & Kitchen
Pre-Wired for Ceiling Fan Outlets in All Bedrooms & Family Room
Pre-Wired for Garage Door Opener and Motion sensors
Marble Window Sills
Smoke Detectors with Battery Backup
Switched Ceiling Lights in Walk-In Closets
Vented Vinyl Shelving in All Closets
Dead Bolt Locks on All Exterior Doors
Door Bell with Chime
Rocker Light Switches and Decorative Light Fixtures
Switched Outlet in all Bedrooms
A/C Return Vents Attic Ducted from all Bedrooms

EXTERIOR HIGHLIGHTS

Concrete Block Construction First Floor with Complete Stucco Exterior
Reinforced Concrete Slabs with Vapor Barrier
Engineered Roof Trusses with Hurricane Tie Downs for Wind protection
Professional Designed Landscaping Package
St. Augustine Sod in Front and Bahia Sod on Side & Back of Home Site
Automatic Irrigation System with Timer and Rain Sensor gauge
Exterior Hose Bibs for your Convenience (2)
Weatherproof Duplex Receptacles with covers (Per plan)
Unique Architectural Exteriors with Decor Garage Handles
Fungus Resistant Architectural Shingles
Maintenance Free 16" Aluminum Soffit and Fascia
Covered Entry and Lanai (Per plan)
Termite Bora Care System Renewable Bond
Brick Pavers on Driveway and Lead Walkway to Front Door
Acrylic Decking Top Coat on rear Lanai
Garage interior Walls complete and painted
Designer Selected Exterior (Color schemes)
Individual Decorative Mailbox with Sidewalks on Large Home Sites

FOR YOUR PEACE OF MIND

10 Year Structural Limited Warranty
1 Year Workmanship
2 Year Systems

KITCHEN FEATURES

Whirlpool Appliances: Ceran Glass Top, Microwave, and
Dishwasher Refrigerator Side by Side with Ice & Water in the door.
18" Ceramic Tile Flooring in Kitchen / Nook & Laundry
Recessed Can Lighting (Per Plans)
Delta Single Lever Brushed Nickel Faucet with Integrated Sprayer
Stainless Steel Sink with 1/3HP Food Disposal unit
Pantry with Vented Vinyl Shelving (Per Plan)
Designer Raised Panel 42" Upper Cabinets with Crown Molding

BATH APPOINTMENTS

Full Durarock Protection behind Shower and Baths Wall Tiles
Ceramic Tile Shower Walls, Tub Surround and Skirt
Oval or Garden Tub (Per plan)
Walk-In Shower in Master Bath
Elongated Toilets in all Baths
Decorative Delta Bath Faucets in all Bathrooms
Decorative Lighting above Vanities with Full Vanity Mirrors
Vanities include Pull out Drawers (Per plan)
Medicine Cabinets in all Full Bathrooms
18" Ceramic Floor tile in all Baths
Linen Closet and Bath Exhaust Fans (Per plans)

ENERGY SAVING FEATURES

Energy Efficient Tilt in Low-E Dual Pane Windows
R-30 Ceiling Insulation
R-4.2 Foil Insulation on Exterior Walls
Foam Insulation around Doors and Windows
Central Air Conditioning Heating and Cooling
Programmable Digital Thermostat
14 SEER Energy Efficient Heat Pump
Raised Panel Insulated Steel Entry Door
Off Ridge Roof Vents for Attic Ventilation
Tankless Water Heater

OPTIONAL FEATURES

Swimming Pool and Spa	Screened in Lanai
3 cars Garage	Stack Stone exterior
Bonus Rooms	Fireplace with Ceramic Tile Front
Glass Front Doors	Full Security system
Gutters	Chair rails /Crown Molding
Kitchen Exhaust fan	Surround Sound
French Doors	Granite Counter tops
Jetted Tub	Laundry tub
Pocket Doors	Outside Shower
Attic stairs	Spray Foam Insulation
Gas community	





OF GROVELAND

Community Information

EMERGENCY

- Police, fire and medical emergency only:.....911
- Fire Department:.....(352) 429-1209
- Sheriff's Department:.....(352) 343-2101
- Police Department:.....(352) 429-4166
- Florida Highway Patrol Phone:(800) 701-4347

SCHOOL DISTRICT

- District Lake County

ELEMENTARY SCHOOL

- Groveland Elementary :.....(352) 429-2472

MIDDLE SCHOOL

- Clermont Middle:.....(352) 243-2460

HIGH SCHOOL

- Southlake High :.....(352) 394-2100

HIGHER EDUCATION / TRADE

- Lake Sumter Community College:.....(352) 243-5722
- Rollins College:.....(407) 646-2000
- University Of Central Florida:.....(407) 823-2000
- Stetson University:.....(386) 822-7100

GOVERNMENT

- Driver's License Office:.....(352) 243-0679
- Auto Tags:.....(352) 343-9602
- Property Appraiser's Office:.....(352) 253-2150
- Clermont Post Office:.....(352) 429-2801
- Library:.....(352) 429-5840
- Voter Registration:.....(352) 343-9734
- Chamber of Commerce:.....(352) 394-4191
- Community Center:.....(352) 429-2141
- City Hall:.....(352) 429-2141

MEDICAL CENTER

- Arnold Palmer for Woman & children:.....(407) 649-9111
- South Lake Hospital:.....(352) 394-4071
- Florida Hospital Waterman:.....(352) 253-3333

UTILITIES

- Seco Energy:.....(352) 429-2195
- Century Links:.....(866) 706-4722
- Water & Sewer City of Groveland:.....(352) 429-2141 x 222
- Garbage City of Groveland:.....(352) 323-0824
- Bright House Cable:.....(352) 394-5541
- Apopka Natural Gas:.....(352) 394-3480

COMMUNITY FEATURES

- Standard and Premium Lots

SHOPPING & DINING

- Clermont Center · Winter Garden Village
- West Oaks Mall · Lake Ridge Winery
- Citrus Tower · Lake Square Mall

RECREATION

- West Orange Trail (Rail-Trail Bike Trail – 19 miles long and will eventually be part of the Central Florida Loop, a 200 mile future bike trail)
- Waterfront Park – Offers a beach swimming area, picnic area and fishing pier, as well as rails to trails walking / biking trail
- John's Lake Public Boat Ramp
- National Training Center

Hibiscus Homes continually strives toward design improvements. Therefore, dimensions and specifications are subject to change without notice or obligation.





OF GROVELAND

Marbella

4 Bedroom • 2 Bath • 2 Car Garage • 1884 sq ft



Elevation A



Elevation C



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OF GROVELAND

Chardonmay

4 Bedroom • 3 Bath • 2 Car Garage • 1969 SqFt.



Elevation A



Elevation C



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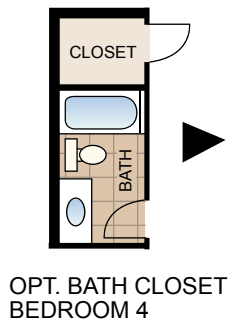




OF GROVELAND

Chardonnay

4 Bedroom • 3 Bath • 2 Car Garage • 1969 SqFt.



MAIN FLOOR PLAN

Hibiscus Homes continually strives toward design improvements. Therefore, dimensions and specifications are subject to change without notice or obligation.





OF GROVELAND

Salerno

3 Bedroom • 2 Bath • 2 Car Garage • 1942 sq ft



Elevation A



Elevation C

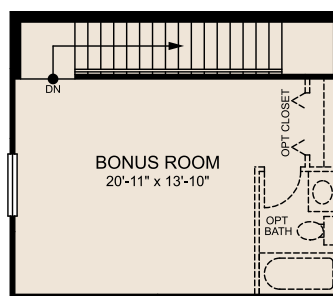
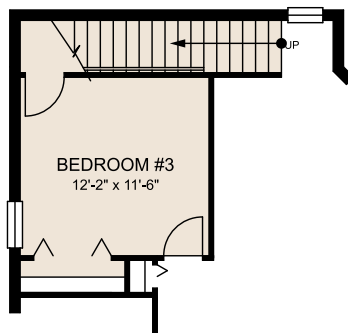




OF GROVELAND

Salerno

3 Bedroom • 2 Bath • 2 Car Garage • 1942 sq ft



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OF GROVELAND

Merlot

4 Bedroom • 3 Bath • 2 Car Garage • 2078 SqFt.
Opt. Study • 2461 SqFt.



Elevation A



Elevation C

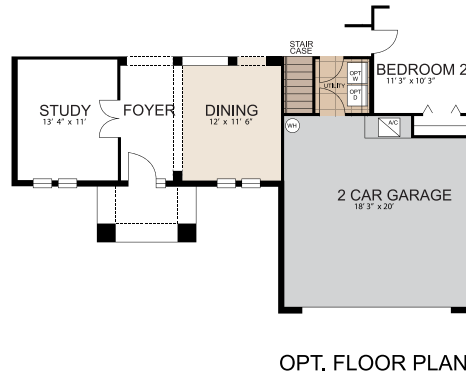




OF GROVELAND

Merlot

4 Bedroom • 3 Bath • 2 Car Garage • 2078 SqFt.
Opt. Study • 2461 SqFt.



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OF GROVELAND

Tuscany

4 Bedroom • 3 Bath • 2 Car Garage • 2360 sq ft



Elevation A



Elevation C



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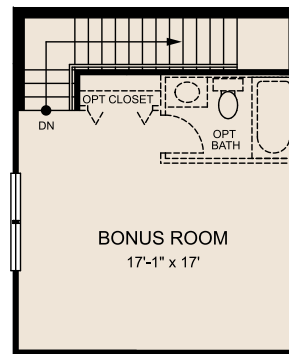




OF GROVELAND

Tuscany

4 Bedroom • 3 Bath • 2 Car Garage • 2360 sq ft



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OF GROVELAND

Bordeaux

4 Bedroom • 3 Bath • 3 Car Garage • 2513 SqFt.
Opt. Bonus Room • 3060 SqFt.



Elevation A



Elevation C

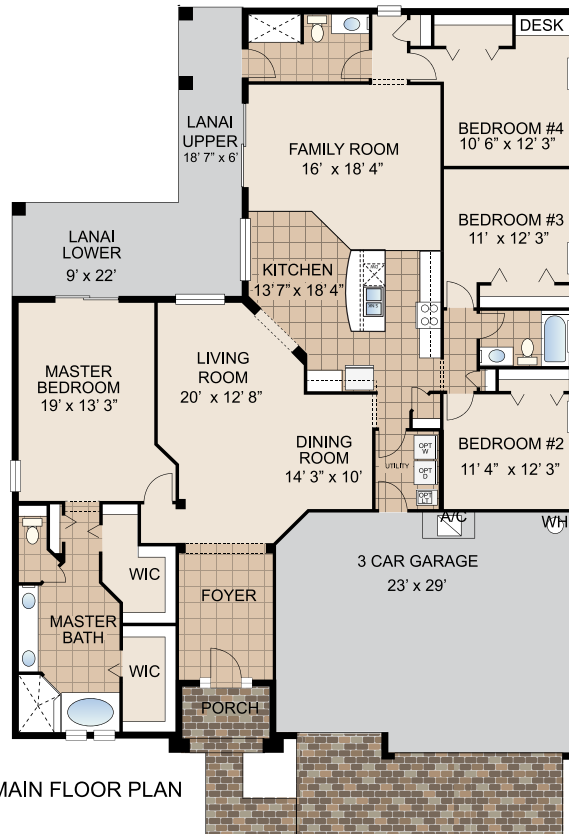




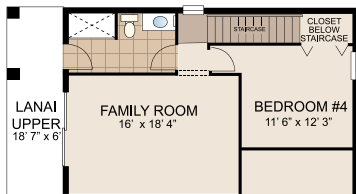
OF GROVELAND

Bordeaux

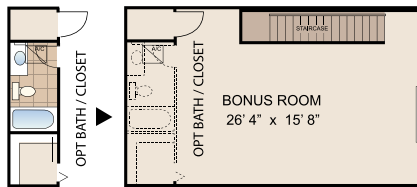
4 Bedroom • 3 Bath • 3 Car Garage • 2513 SqFt.
Opt. Bonus Room • 3060 SqFt.



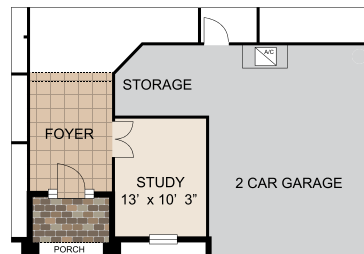
MAIN FLOOR PLAN



OPT. 1ST FLOOR MODIFICATION



OPT. 2ND FLOOR BONUS ROOM



OPT. 1ST FLOOR STUDY ROOM

OPT. BATH / CLOSET

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OF GROVELAND

Venetian

4 Bedroom • 3 Bath • 3 Car Garage • 2840 sq ft



Elevation A



Elevation C

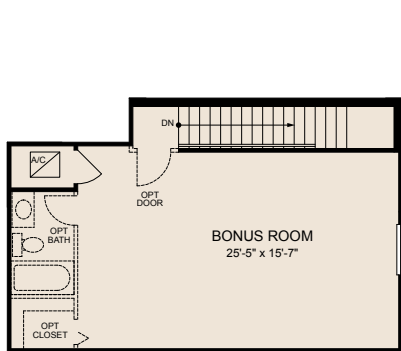




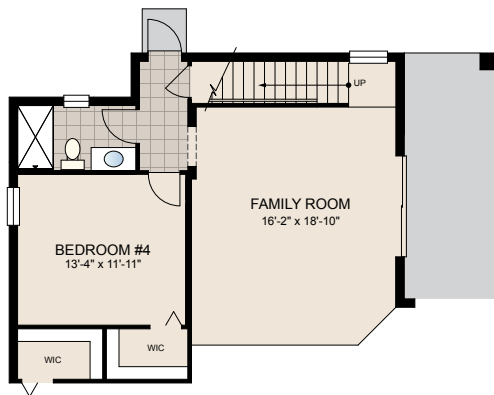
OF GROVELAND

Venetian

4 Bedroom • 3 Bath • 3 Car Garage • 2840 sq ft



UPPER FLOOR PLAN



OPT. STAIRS TO BONUS ROOM



MAIN FLOOR PLAN

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OF GROVELAND

Verona

4 Bedroom • 2.5 Bath • 3 Car Garage • 2517 sq ft



Elevation A



Elevation C

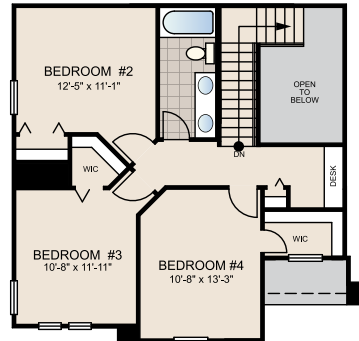
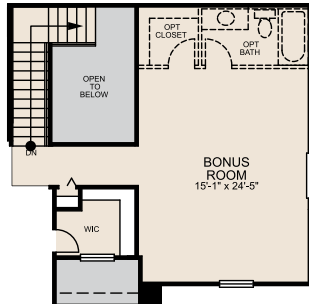




OF GROVELAND

Verona

4 Bedroom • 2.5 Bath • 3 Car Garage • 2517 sq ft



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OF GROVELAND

Bellagio

4 Bedroom • 2.5 Bath • 2 Car Garage • 2647 sq ft



Elevation A



Elevation C

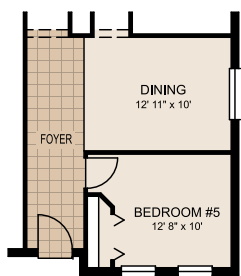




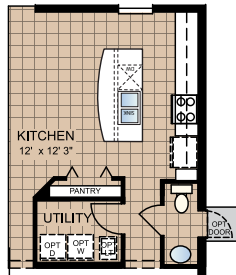
OF GROVELAND

Bellagio

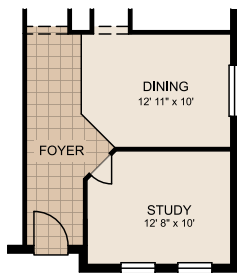
4 Bedroom • 2.5 Bath • 2 Car Garage • 2647 sq ft



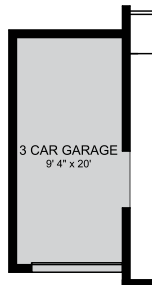
OPT. BEDROOM 5



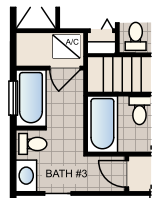
OPT. UTILITY



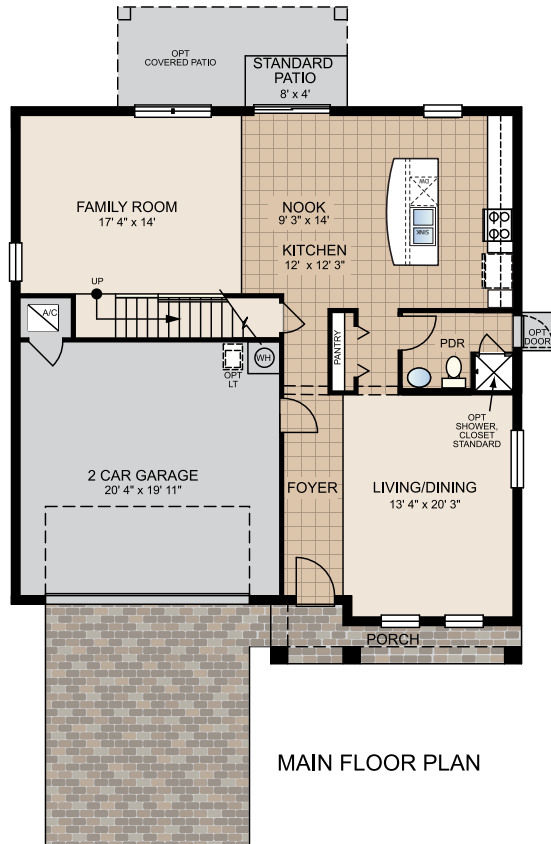
OPT. STUDY



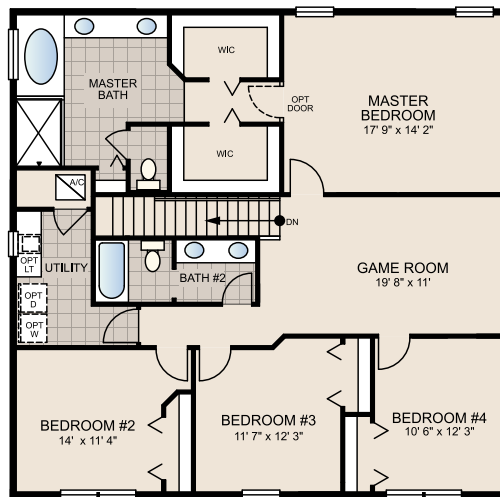
OPT. 3 CAR GARAGE



OPT. BATH 3



MAIN FLOOR PLAN



UPPER FLOOR PLAN

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OF GROVELAND

Shiraz

4 Bedroom 3.5 Bath 2 Car Garage 2993 sq ft



Elevation A



Elevation C

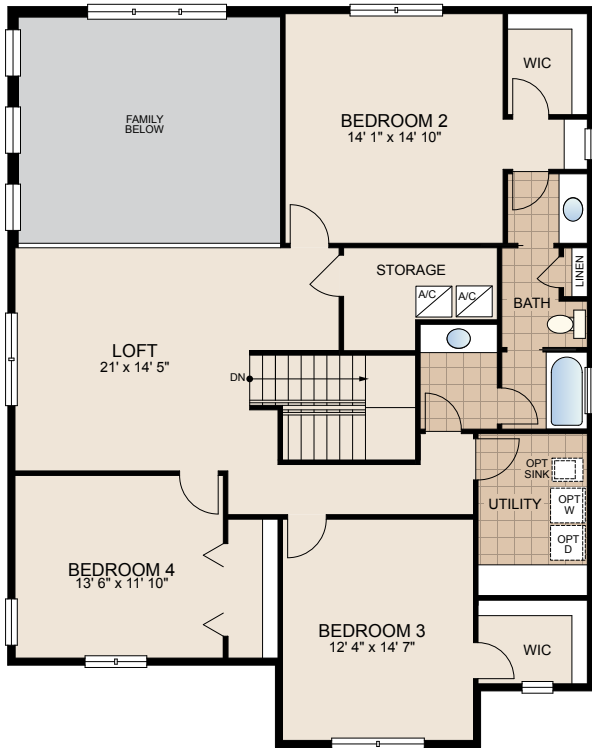




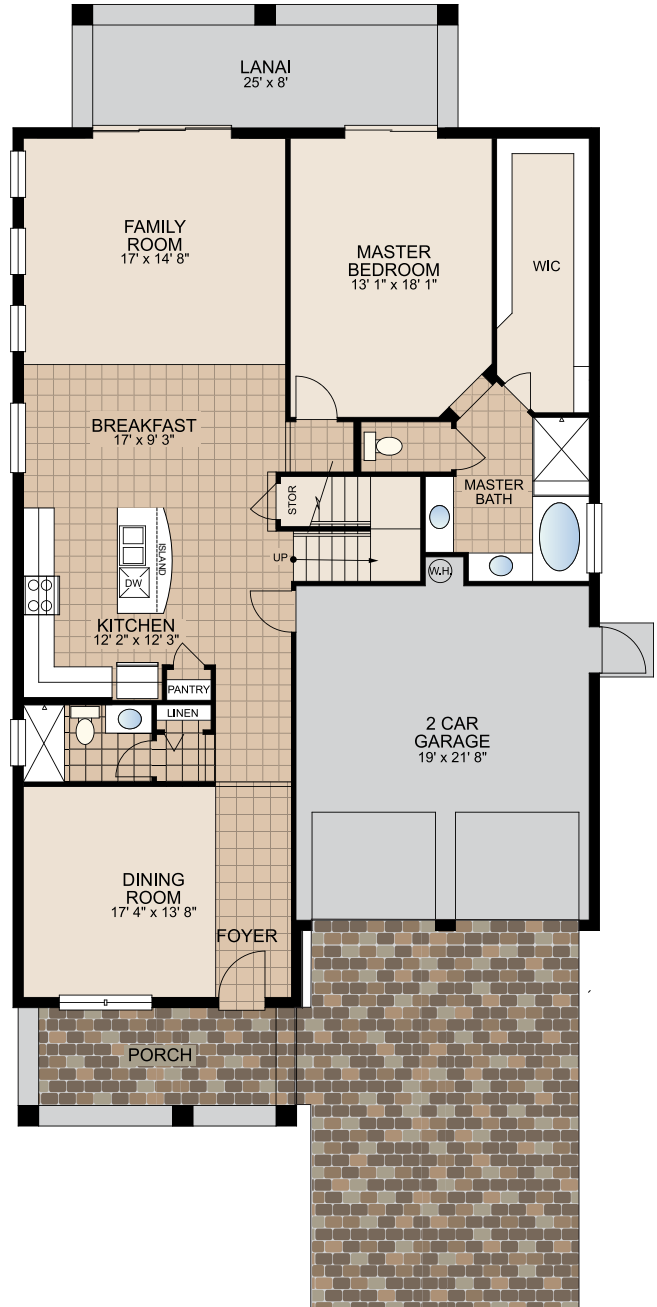
OF GROVELAND

Shiraz

4 Bedroom 3.5 Bath 2 Car Garage 2993 sq ft



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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OF GROVELAND

Chablis

5 Bedroom 3.5 Bath 3 Car Garage 3631 sq ft



Elevation A



Elevation D





OF GROVELAND

Chablis

5 Bedroom 3.5 Bath 3 Car Garage 3631 sq ft



MAIN FLOOR PLAN

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