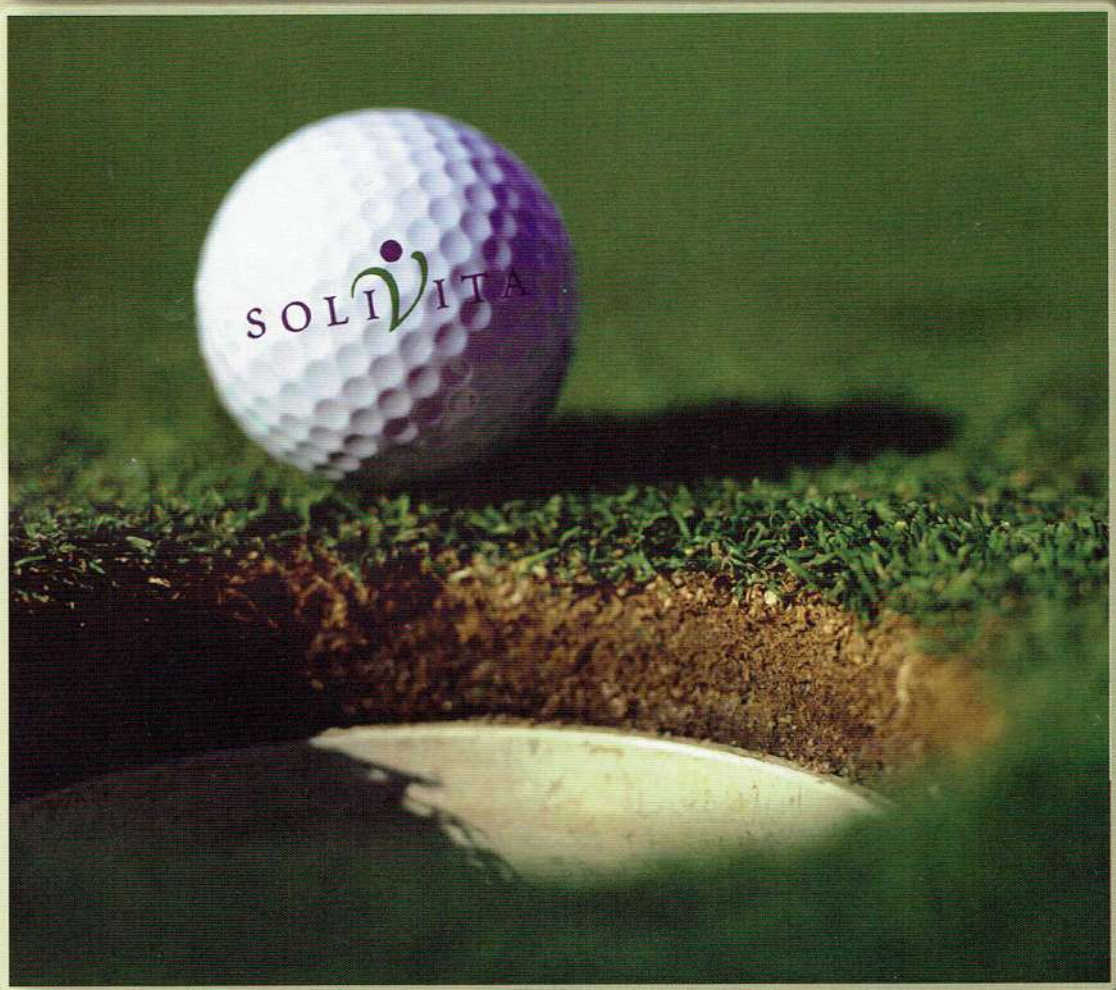


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# BELLA *V*IANA



SOLIVITA®

# S O L I I T A <sup>TM</sup>

## Bella Viana Site Plan

### Legend

	Lakes & Ponds
	Conservation / Preservation
	Green Fairways
	Single Family 80' x 125'
	Single Family 65' x 125'
	Single Family 55' x 125'

This site plan is an artist's concept, and is subject to change without notice. Landscaping depicted may vary as to maturity and number. Lake areas are believed to be accurate, but are subject to field variations.



Osceola County  
Polk County

Cypress Parkway

Marigold Avenue

Fairway Avenue

Bella Viana  
Phase Six A

Bella Viana  
Phase Six B

Existing S/F  
Development

Existing S/F  
Development

Existing S/F  
Development

# Distinctive Features

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## BELLA VIANA – BACH, CARNEGIE, SAVOY, MOZART, BOLERO

### DISTINCTIVE EXTERIOR FEATURES

- Choice of two Mediterranean-style Elevations
- Antique brass lever door handle and deadbolt lock set
- Paver driveway and walkway
- Covered rear lanai
- Electric garage door opener with two remotes
- Two-car garage
- 6" gutters and splash guard front and rear of home
- Door chime with lighted push button
- 36" entry walkway with brick pavers
- Weatherproof outlets in pre-determined locations
- 6-panel fiberglass front door
- 2 hose bibs in pre-determined locations
- Decorative coach lights on each side of garage door
- 25 year architectural shingles with a 10 year algae resistance warranty

### QUALITY CONSTRUCTION

- Concrete block construction
- Textured masonry coating with 100% acrylic primer and top coat
- One year termite protection
- Monolithic concrete slabs with vapor barrier
- R30 insulation in ceilings above air conditioned space
- 40 gallon water heater
- Heat pump heating and cooling system with minimum 12 seer rating
- Screens for all operable windows and sliding glass doors
- 9'4" ceiling height

### PREFERRED INTERIOR FEATURES

- Ceramic tile flooring at foyer, kitchen, master and secondary baths, laundry room with four color choices
- Mohawk carpet and 6 lb. pad
- Latex semi-gloss enamel paint on baseboards and door casings
- Pre-wired for two telephone outlets
- Pre-wired for two television outlets
- White decora rocker switches throughout home
- Smoke detectors
- Pre-wired for ceiling fans at bedrooms and great room/living room
- Six paneled colonist interior doors
- Knockdown ceiling finish
- Orange peel texture on walls
- Marble window sills
- Large walk-in closet in all master bedrooms
- Vinyl clad closet shelving

### CONTEMPORARY KITCHEN FEATURES

- Two compartment white composite sink
- Moen white faucet w/spray
- Oak cabinets with choice of three distinctive stain finishes
- 36" upper cabinets with fully concealed hinges

- Insinkerator 1/3 H.P. garbage disposal
- Free standing electric ceramic top range in choice of colors: white, black, biscuit
- Microwave 1.5 cu. ft., 1000 watt in choice of colors: white, black, biscuit
- 5-cycle dishwasher choice of colors: white, black, biscuit
- 21.6 cu. ft. side-by-side refrigerator with ice and water in door: white, black, biscuit
- Laminate countertops with beveled edge, many colors available

### CLASSIC BATHROOMS

- 42" plate glass mirrors
- 6" x 6" white or bone ceramic tile shower and tub surrounds per plan
- Corian vanity tops with drop in sinks (per plan)
- Moen chrome/polished brass Designer faucets at master and bath two
- Safety grab bars at master shower
- Clear or obscure glass polished brass shower enclosure
- Glamour lights over each vanity
- Mirrored medicine cabinets (per plan)

### EXCITING OPTIONS

- Upgraded appliances
- Washers and dryers (shown on floorplan only for placement)
- State-of-the-art audio, video and intercom systems
- Security and central vacuum systems
- Designer flooring and countertop materials
- Upgraded cabinetry and cabinet options
- Designer interior paint colors
- Rounded corners
- Laundry tubs (pre-determined locations)
- Fireplaces (pre-determined locations)
- Upgraded landscaping packages

### LANDSCAPE

These single-family homes include front landscaping. Sod in front, side, and rear with zoned irrigation system. Lawn care maintenance of all neighborhoods is included in the monthly fees.

*Our model homes showcase design and decorating ideas. Visit our full-service Décor Center for detailed pricing of individual upgrade and to view samples of all the quality features listed here that are included in your home at no additional charge. See your Décor Consultant for a list of exciting architectural options per plan, which allow you to personalize your home. All distinctive features are subject to change without prior notice.*

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