

RAVENNA



ORLANDO BRAZIL INVESTMENTS



MIAMI BRAZIL INVESTMENTS

Ricardo Oliveira
Broker/Owner

+1(561)479-9047

mbi-obi.com mbi-usa.com info@mbi-usa.com

/objusia /mbiusia

@orlandobrazilinvestments @miamibrazilinvestments



RAVENNA | SINGLE FAMILY HOMES

ARCHITECTURAL & EXTERIOR DETAILS

- Architectural style shingle roof
- Concrete masonry construction
- Decorative garage doors with garage door opener and square glass inserts
- Engineered roof trusses with hurricane tie-downs
- Three GFI weatherproof electrical outlets
- Two conveniently located exterior hose bibs
- Two-panel fiberglass front entry door
- Paver driveway, leadwalk, lanai and entry
- Professionally designed landscape package
- Timer controlled irrigation system with rain sensor
- St. Augustine sodded lawn
- Exterior coach lights
- Steel reinforced concrete slab
- One year termite protection with bond

ENERGY SAVINGS FEATURES

- Energy saving 16 SEER rated heat pump and air conditioning system
- Honeywell® Wi-Fi smart programmable thermostat
- 50 gallon water heater
- Energy Friendly double pane insulated Low-E aluminum windows
- R-30 blown fiber attic insulation

DISTINCTIVE KITCHEN FEATURES

- Stainless steel appliance package to include:
 - Smooth top range
 - Microwave conveniently located above range
 - Dishwasher with water and energy-saving features
- Designer 17" x 17" Ceramic tile flooring
- Beautifully designed 42" wood cabinets
- Granite (3cm) or Quartz (2cm) countertops with stainless steel undermount sink
- Deluxe 1/2 HP disposal unit
- Recessed lighting in kitchen

LUXURIOUS MASTER SUITES AND BATHS

- Moen bath faucets
- Luxury owners bath with shower glass enclosure and large garden tub, per plan
- Granite (3cm) or Quartz (2cm) countertops in all baths
- Designer Ceramic tile flooring in all baths
- Spacious owners suites with walk-in closets, per plan

INTERIOR DETAILS

- 10'0" first floor ceiling height with texture finish
- Lever interior door hardware in satin nickel finish
- 2 USB outlets
- Solid surface window sills
- Two high speed CAT 5 Telephone outlets
- Three high resolution RG-6 cable/TV outlets
- Ogee baseboard 2¼" Baby Howe casing
- Four ceiling fan pre-wires
- 17" x 17" tile flooring in Kitchen and Baths
- Decorative rocker switches throughout
- Elegant interior lighting package
- Smart home package (Z-wave front door deadbolt, Z-wave thermostat, Two Z-wave switches and skybell)
- Safety smoke and carbon monoxide detectors

WARRANTY

- 1 year Workmanship
- 10 year Structural warranty



This information is based on current development plans which are subject to change without notice. CRC 1330351 & CGC 1520474

DORCHESTER

ParkSquareHomes.com



ELEVATION A



ELEVATION B



ELEVATION C



Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built and subject to change without notice. CRC 1330351 & CGC 1520474

DORCHESTER

ParkSquareHomes.com



5 beds | 4 baths | 2-car garage | 3,164 living sq. ft.

FIRST FLOOR



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

DORCHESTER

ParkSquareHomes.com

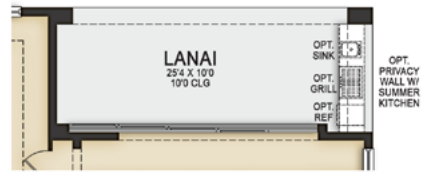


5 beds | 4 baths | 2-car garage | 3,164 living sq. ft.

OPTIONS



OPT. OWNER'S SITTING



OPT. POCKET DOOR



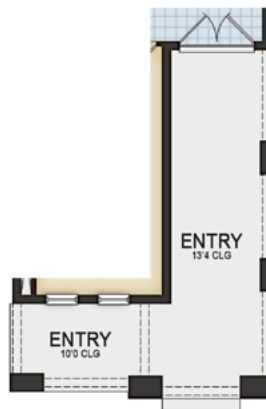
OPT. EXTENDED LANAI



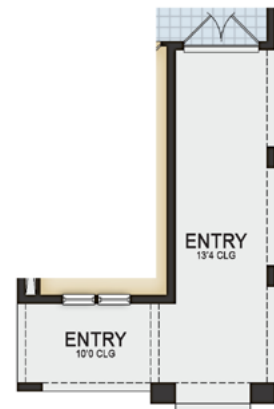
OPT. STUDY



OPT. WINE ROOM



B FIRST FLOOR



C FIRST FLOOR



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

WINSTON

ParkSquareHomes.com



ELEVATION A



ELEVATION B



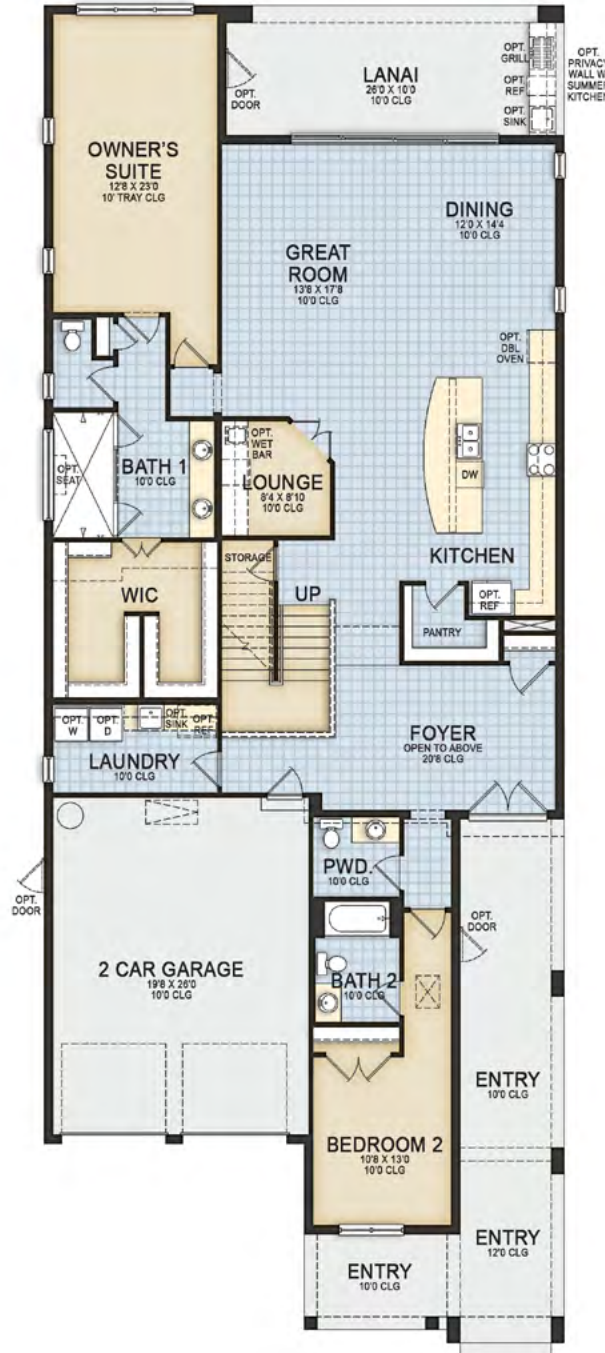
ELEVATION C



Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built and subject to change without notice. CRC 1330351 & CGC 1520474

5 beds | 4.5 baths | Bonus room | Loft | 2-car garage | 4,164 living sq. ft.

FIRST FLOOR



ParkSquareHomes.com



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

5 beds | 4.5 baths | Bonus room | Loft | 2-car garage | 4,164 living sq. ft.

SECOND FLOOR



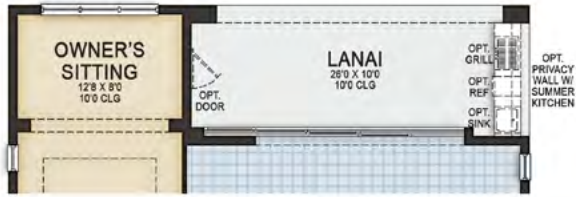
ParkSquareHomes.com



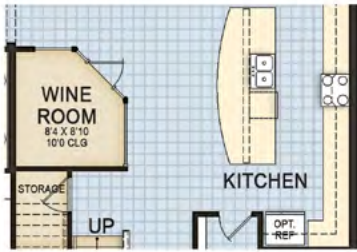
This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

5 beds | 4.5 baths | Bonus room | Loft | 2-car garage | 4,164 living sq. ft.

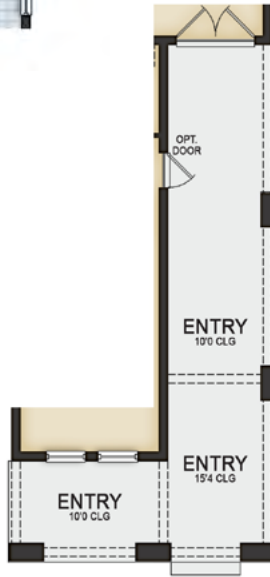
FIRST FLOOR | OPTIONS



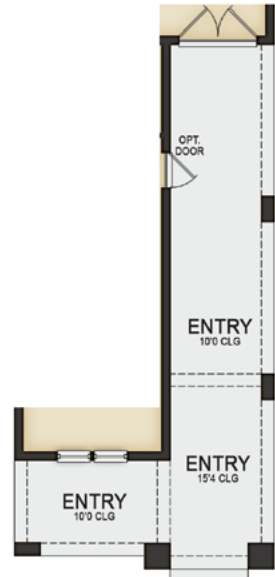
OPT. POCKET DOOR



OPT. WINE ROOM



B FIRST FLOOR



C FIRST FLOOR

SECOND FLOOR | OPTIONS



B SECOND FLOOR



C SECOND FLOOR

YORKSHIRE

ParkSquareHomes.com



ELEVATION A



ELEVATION B



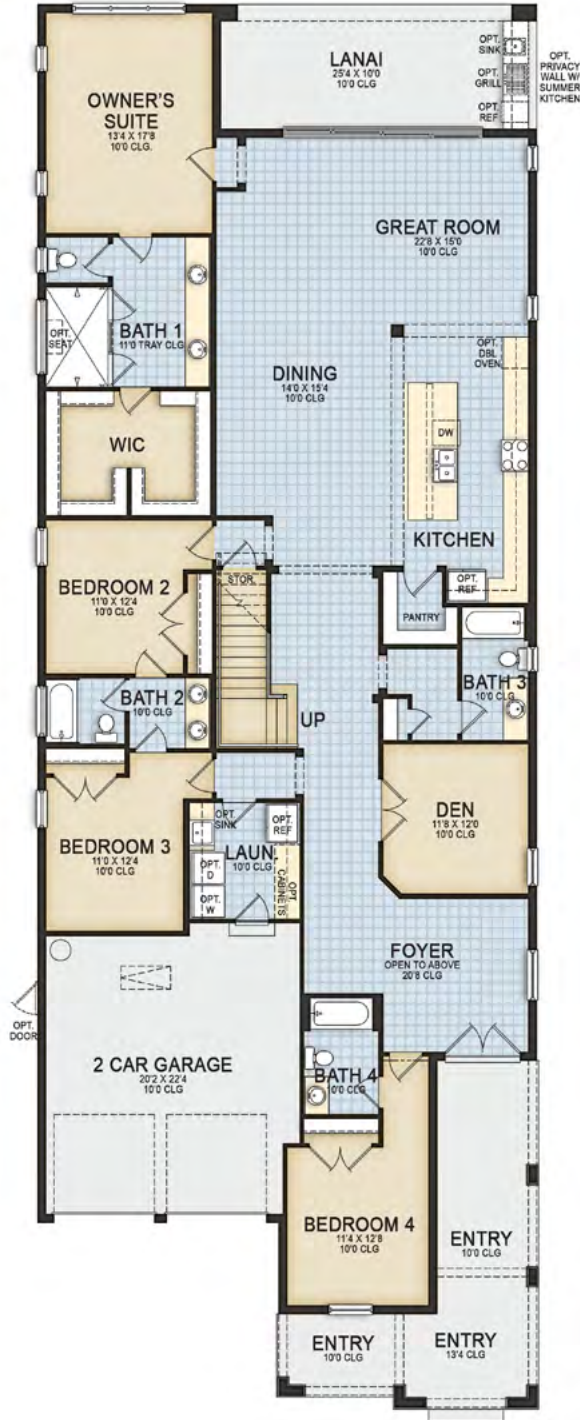
ELEVATION C



Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built and subject to change without notice. CRC 1330351 & CGC 1520474

5 beds | 5 baths | Den | Bonus room | Loft | 2-car garage | 4,248 living sq. ft.

FIRST FLOOR



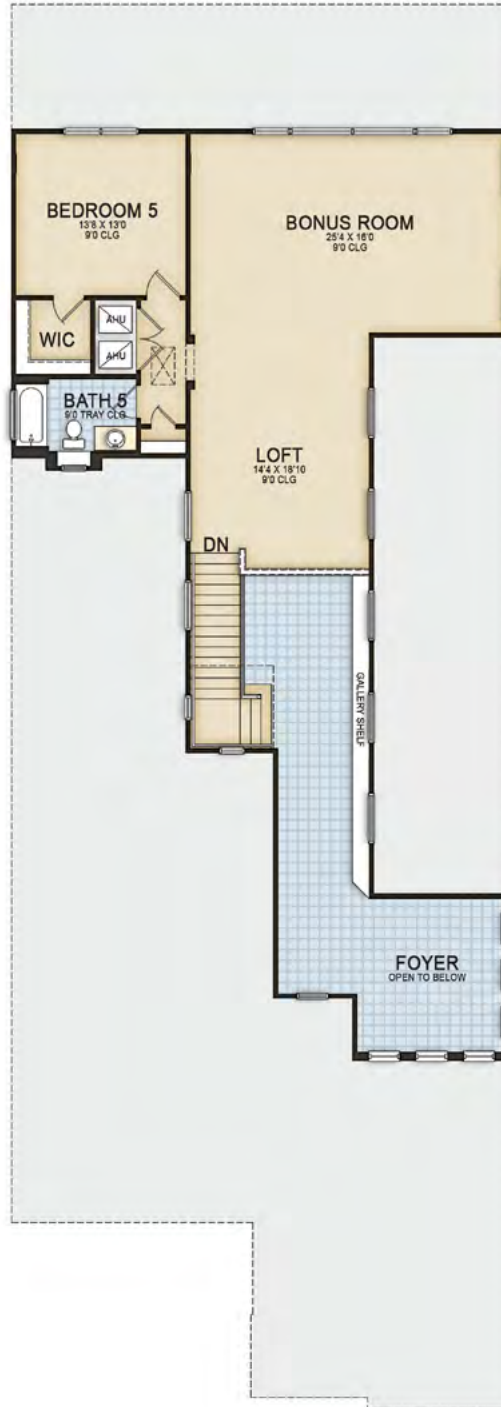
ParkSquareHomes.com



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

5 beds | 5 baths | Den | Bonus room | Loft | 2-car garage | 4,248 living sq. ft.

SECOND FLOOR



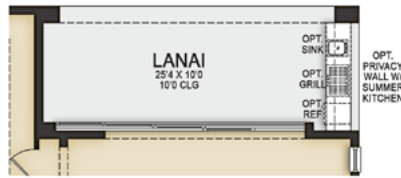
ParkSquareHomes.com



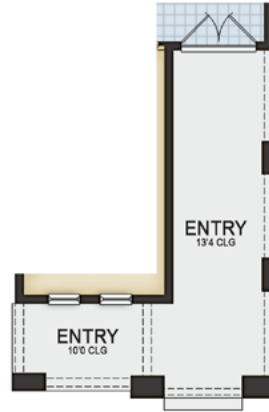
This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to use certain areas may be restricted. CRC 1330351 & CGC 1520474

5 beds | 5 baths | Den | Bonus room | Loft | 2-car garage | 4,248 living sq. ft.

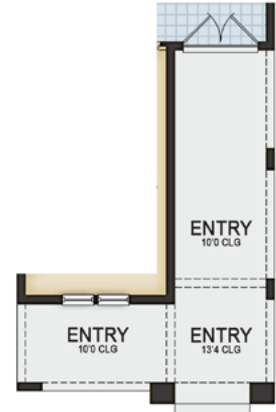
FIRST FLOOR OPTIONS



OPT. POCKET DOOR

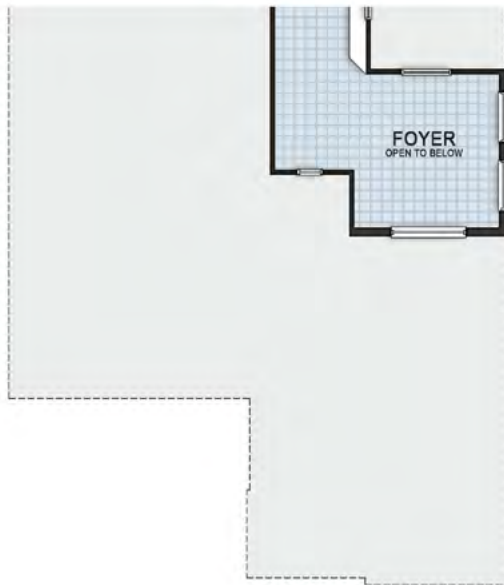


B FIRST FLOOR

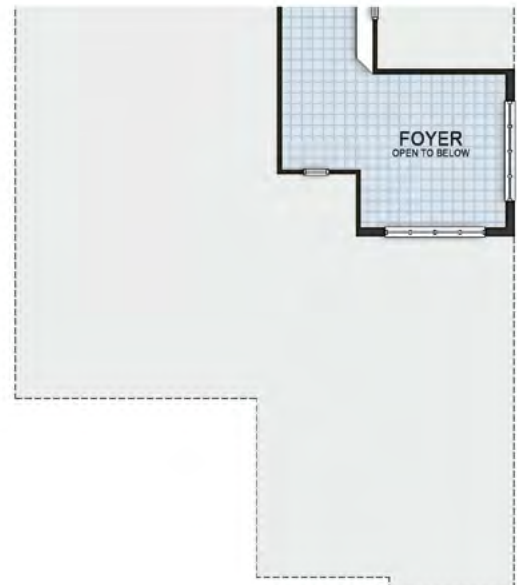


C FIRST FLOOR

SECOND FLOOR OPTIONS



B SECOND FLOOR



C SECOND FLOOR



HOMEOWNERS ASSOCIATION

MODEL	INITIATION FEE	CIAC FEE	ESTIMATED HOA DUES (Annually)	HOA DUES (Monthly)
SINGLE FAMILY HOMES	\$250	\$500	\$1,080	\$90

AMENITIES

- TOT LOT
- CABANA AND POOL
- COMMON AREAS MAINTENANCE



RAVENNA

ELECTRICAL	Duke Energy	800-700-8744
WATER SEWER	Orange County Utilities	863-421-3600
PHONE CABLE INTERNET	Spectrum	855-546-9310
GARBAGE	Waste Management	866-909-4458
NEWSPAPER	The Orlando Sentinel	800-359-5353
	West Orange Times	407-656-2121
PUBLIC SCHOOLS	Independance Elementary School	407-217-7727
	Bridgewater Middle School	407-905-3710
	Windermere High School.....	407-347-0980
PRIVATE SCHOOLS	Cranium Academy	407-294-6950
	Foundation Academy	407-877-2744
IMPORTANT NUMBERS	Winter Garden Police Department	407-656-3636
	DMV	407-845-6200
HOSPITALS	Florida Hospital	407-614-0500
GROCERY STORES	Publix	407-654-6157
PUBLIC GOLF COURSES	Panther Lake Golf Course	407-656-2626
ATTRACTIONS	Universal Studios Orlando	407-363-8000
	Walt Disney World	407-939-5277
	SeaWorld	407-351-3600
	Legoland Florida	877-350-5346
EMERGENCY	Emergency	911



ORLANDO BRAZIL INVESTMENTS



MIAMI BRAZIL INVESTMENTS

Ricardo Oliveira
Broker/Owner



+1(561)479-9047



mbi-obi.com



mbi-usa.com



info@mbi-usa.com



/obiusa



/mbiusa



@orlandobrazilinvestments



@miamibrazilinvestments