

Sun Lake Condominium Information Sheet

- Location:** Two miles west of main Disney entrance off Highway 192, next to the Comfort Suites Maingate Resort. Located on a natural lake for fishing, no boats.
- Zoned:** Short-term rental
- Size & Cost:**
Non-Lake - Three bedroom, three bath (1,540 s.f.) \$250,000.00
- Ownership:** Fee simple, condominium
- Amenities:** 30,000 gallon, free form, heated swimming pool
10-person hot tub
1 U.S.T.A. size, lighted tennis court
3,000 s.f. Clubhouse with fully equipped exercise room and children's play room
Two, parking spaces (uncovered) per unit
Cablevision with high-speed Internet access
Brick wall entrance with privacy gate
- Annual Fees:** \$2,168 annually (approx. \$181.00/month). All amenities will be installed and completed at the time the first living unit is delivered. The fees include painting every 5 years, new roof every 15 years, cablevision, garbage pick-up, lawn, pool and common area maintenance, etc.
- Property Taxes:** The Osceola County millage rate is 1.5877 so the property taxes would be 1.59% of the sale price. A \$230,000.00 condominium would have property taxes of \$3,657.00.
- Construction:** One of the strongest methods available - Insulated concrete form & solid reinforced concrete. Exterior walls and separating walls have R-26 insulation. Insulation on both sides allows for maximum savings on heating and cooling expenses. Metal studs with 9' 4" ceilings.
- Appliances:** Refrigerator, dishwasher, range/oven, microwave, garbage disposer, washer and dryer, Kenmore equivalent. Jacuzzi tub in the master suite.
- Pets:** Owners only, max 25 lbs, two per unit (dog, cat, fish tank, bird in cage). Must clean up after.
- Covenants & Restrictions:** Approved by the state of Florida, Bureau of Condominiums. Available upon request.
- Plans & Specifications:** Available to review in our Office.
- Brokers:** 1st = 6%, 2nd = 7 %, 3rd and more = 8% Commission

For further information, please make an appointment with Jim Salisbury at the Formosa Gardens Homes Office, (407) 396-1188.

Sun Lake Condominiums Distinctive Features

Formosa Gardens Homes, Inc. is known for their quality construction and design. These design features are not costly options, but are standard features included in the base price of every unit in *Sun Lake Condominiums at Formosa Gardens*.

DISTINCTIVE FEATURES

Special Features

- Private Gated Entry
- Two Parking Spaces per Condominium Home
- Custom Clubhouse with Exercise Room
- Large Community Heated Pool with Hot Tub
- Official U.S.T.A. -size Tennis Court

Quality Interiors

- Volume Ceilings - per Plan
- Scotchguard Carpeting throughout in your choice of Decorator Colors & 3/8" Padding
- DURON Plastic Kote™ Acrylic Latex Paint
- Ceramic Tile Entry Foyer
- Six Panel Painted Doors
- Painted Colonial Trim
- Full-length Vanity Mirrors
- Two Telephone and Two TV Outlets
- Solid Surface Corian Window Sills
- Textured Ceilings
- Abundant Closet Space with Ventilated Shelving

Structural & Exterior Features

- Private, Screened Back Porch
- Steel Reinforced Poured Concrete Foundation
- 25-year Fungus Resistant Shingles
- Storm Resistant Reinforced Concrete Construction
- Professionally Engineered Roof Trusses with Hurricane Tie-downs for Wind Protection
- Durable Galvanized Steel Studs 16" O.C. (Non Bearing)
- Textured Masonry Finish
- Air Infiltration Sealant Applied Around All Windows & Door Openings and All Electrical & Plumbing Penetrations
- All Fiberglass Decorative Exterior Front Door
- Exterior Walls Professionally Engineered to withstand 180 mph winds
- Under-Slab Termite Soil Protection Guarantee
- Fully Sodded Lawn with St. Augustine & Automatic Irrigation System

Luxurious Master Suites & Baths

- Jacuzzi™ tubs in Master Bath.
- Ceramic Tiled Walls in Tub Areas
- Spacious Master Suites with Walk-in Closets
- Decorative Lighting
- White or Almond Colored sinks, tubs, and elongated toilets
- Ceramic Tile Flooring

Gourmet Kitchen

- Choice of Wood or Formica Cabinets with Formica Counters
- Generous Counter Space and Ample Drawers
- Eat in Kitchen – per Plan
- Refrigerator with Ice & Water in the Door
- Self-Cleaning Range with Radiant Cook Surface
- Energy Saving Five-Cycle Dishwasher
- Built-in Microwave with Range Hood
- In-Sink-erator Disposal
- Stainless Steel Double Sink
- Moen Single-lever, Washer less Faucet with Spray
- Extra-large Capacity Washer and Dryer
- Ceramic Tile Flooring

Safety, Energy & Economy

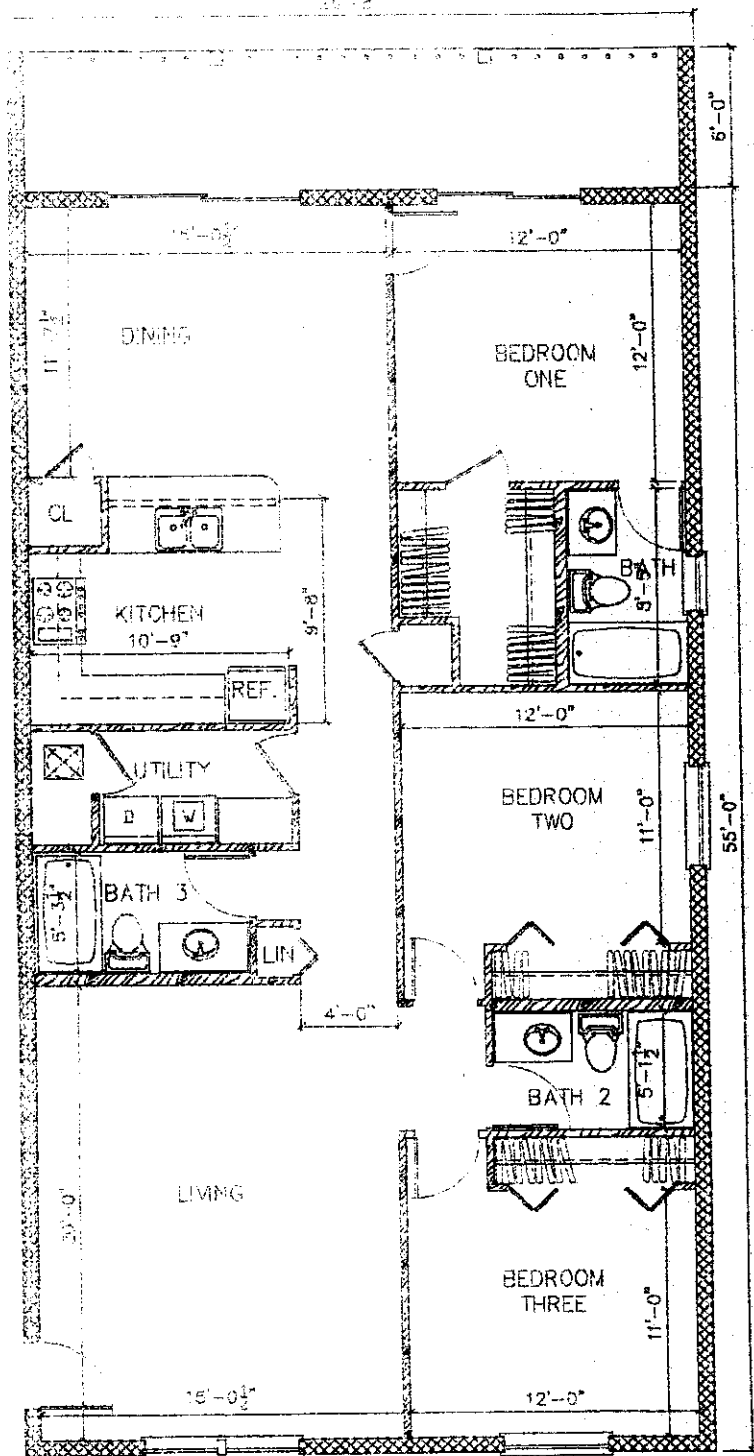
- Total Electric for Hot Water & Cooking
- Off-Ridge Vent & Flow-thru Soffit Systems for Effective Attic Ventilation
- Smoke Detectors
- R-30 Insulation in Living Area Ceilings
- Walls – Static R-24, Effective R-32
- Central Heat and Air Conditioning with Energy Efficient Heat Pump
- Quick Recovery 40-gallon Water Heater
- Dead Bolt on Front Door

Location / Location / Location

- Located Just South of Highway 192, Three Miles from Disney World



Sun Lake

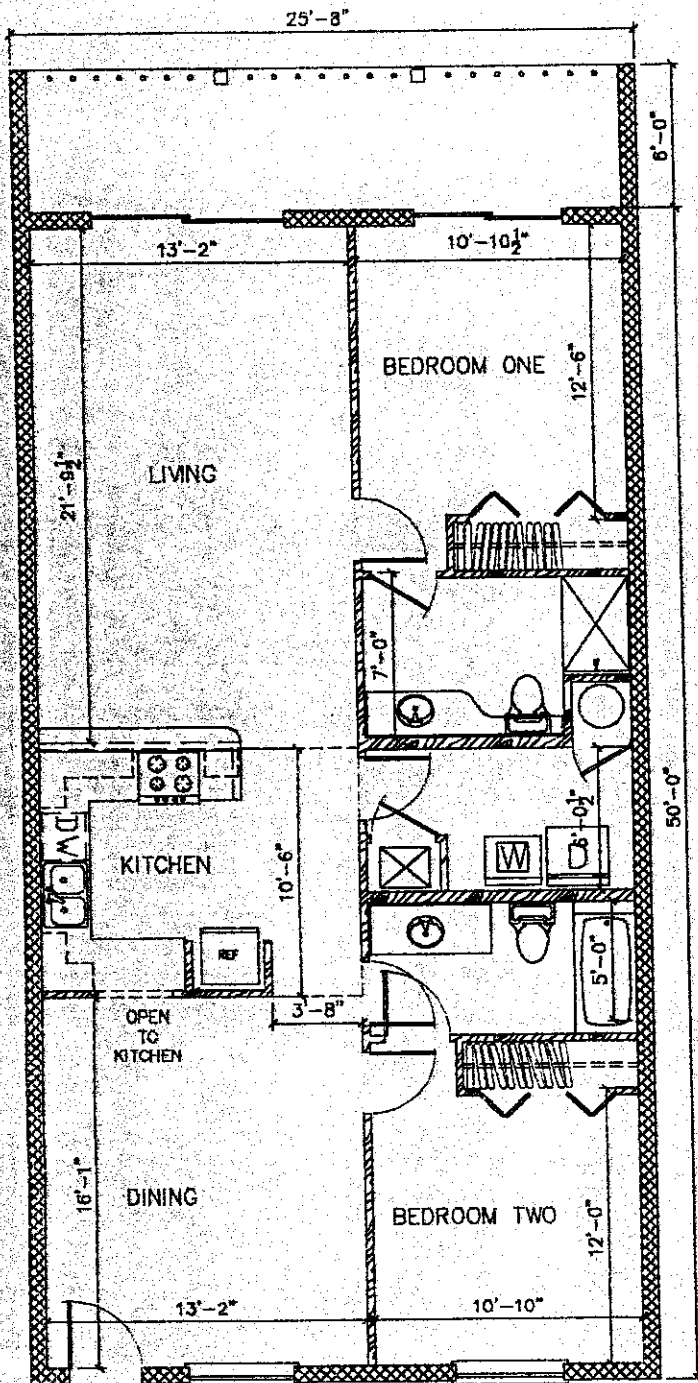


THREE BEDROOM / THREE BATH END UNIT
1540 SQUARE FEET

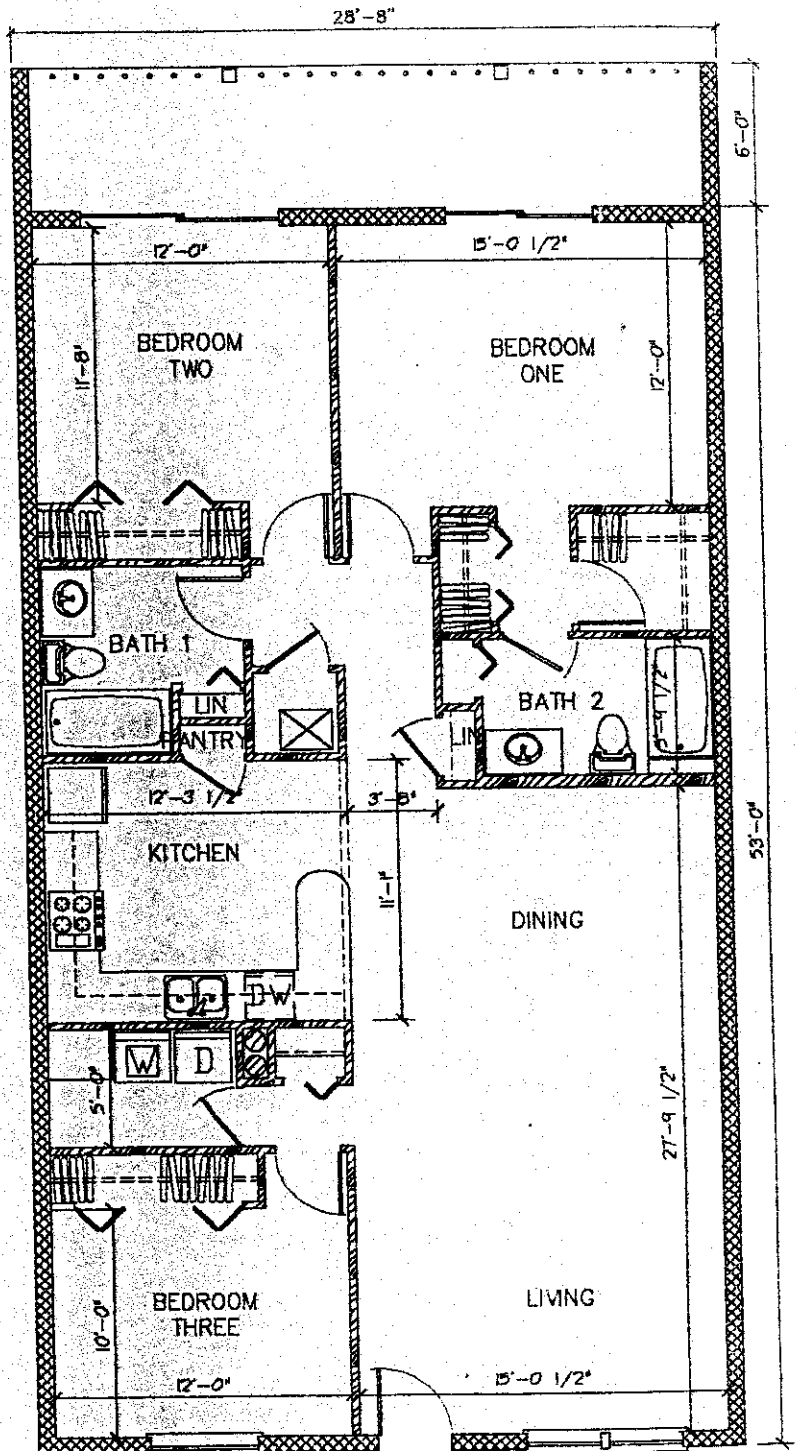
PLAN



Sun Lake Condominium



TWO BEDROOM / TWO BATH INTERIOR UNIT
PLAN 1250 SQUARE FEET



THREE BEDROOM / TWO BATH INTERIOR UNIT
PLAN 1484 SQUARE FEET