

# FEATURED FLOOR PLAN

## St. Thomas At Fiesta Key II



**No rental restrictions!**

*Zero closing cost when using our preferred lender\**

### **Fiesta Key II**

**Starting from the Low 200's**

**St Thomas A - Starting in the low \$230's**

3 Beds | 2.5 Baths | 1,834 Sq. Ft.

**St Thomas B - Starting in the low \$220's**

3 Beds | 2.5 Baths | 1,762 Sq. Ft.

Fiesta Key II offers spacious all inclusive townhomes perfect for buyers looking to purchase their first home or as an investment property.

This community is conveniently located near 192 and N Poinciana Blvd, less than 12 miles from Disney World and other popular theme parks. Shopping, dining, and other entertainment are all within a few minutes.



**Monthly HOA fee of \$220** | All Samsung appliances included

# FIESTA KEY II

## Kissimmee, Osceola County - Phase 2 Siteplan



# Townhome

## STANDARD FEATURES

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### Kitchen

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- ✓ Wolf® wood cabinetry
- ✓ GE® Range w/ self cleaning oven
- ✓ GE® Dishwasher
- ✓ GE® Microwave
- ✓ 1/2 HP garbage disposal
- ✓ Ice maker line plumbed-in
- ✓ Double compartment stainless steel sink
- ✓ Pfister® kitchen faucet
- ✓ Pantry (per plan)
- ✓ USB/electrical outlet

### Bathrooms

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- ✓ Wolf® wood cabinetry
- ✓ Laminate vanity countertops with multiple color selections
- ✓ Pfister® sink, shower and tub fixtures
- ✓ Vanity Mirrors and medicine cabinets per plan
- ✓ Progress Lighting® brushed nickel light fixtures
- ✓ Bathcraft® shower/tub in secondary baths

### Interior

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- ✓ 8'8" first floor ceilings and 8' second floor ceilings
- ✓ Raised panel Classique style interior doors
- ✓ Colonial baseboard, trim and casings
- ✓ Kwikset® satin nickel interior door locks
- ✓ Kwikset® satin nickel front door handle and deadbolt
- ✓ Decorative wood window sills w/ casing underneath
- ✓ Shaw® wall to wall carpet
- ✓ Ceramic tile flooring in wet areas only
- ✓ Ventilated wire closet shelving

### Exterior

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- ✓ Plastpro® fiberglass insulated exterior doors
- ✓ Taexx® built-in pest control defense
- ✓ Vapor barrier under entire home
- ✓ Sentricon® Always Active Bait System
- ✓ Florida Paints and Coatings® SunFlex, Florida manufactured exterior paint

### Structural

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- ✓ 10 year structural warranty
- ✓ Steel reinforced concrete block or frame per plan first floor exterior walls
- ✓ 30 year architectural roof shingle
- ✓ Wayne Dalton® insulated steel raised panel garage door
- ✓ Engineered roof trusses with hurricane strap connectors

### Energy

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- ✓ High efficiency Trane heat pump, 16 SEER variable speed A/H A/C system
- ✓ R-30 ceiling insulation
- ✓ R-4.1 masonry wall insulation
- ✓ R-13 frame wall insulation
- ✓ Insulated ductwork throughout
- ✓ Digital programmable thermostat
- ✓ MI® Low-e dual pane vinyl windows
- ✓ Maintenance free aluminum soffit
- ✓ Off ridge vent attic ventilation

### Electrical & Plumbing

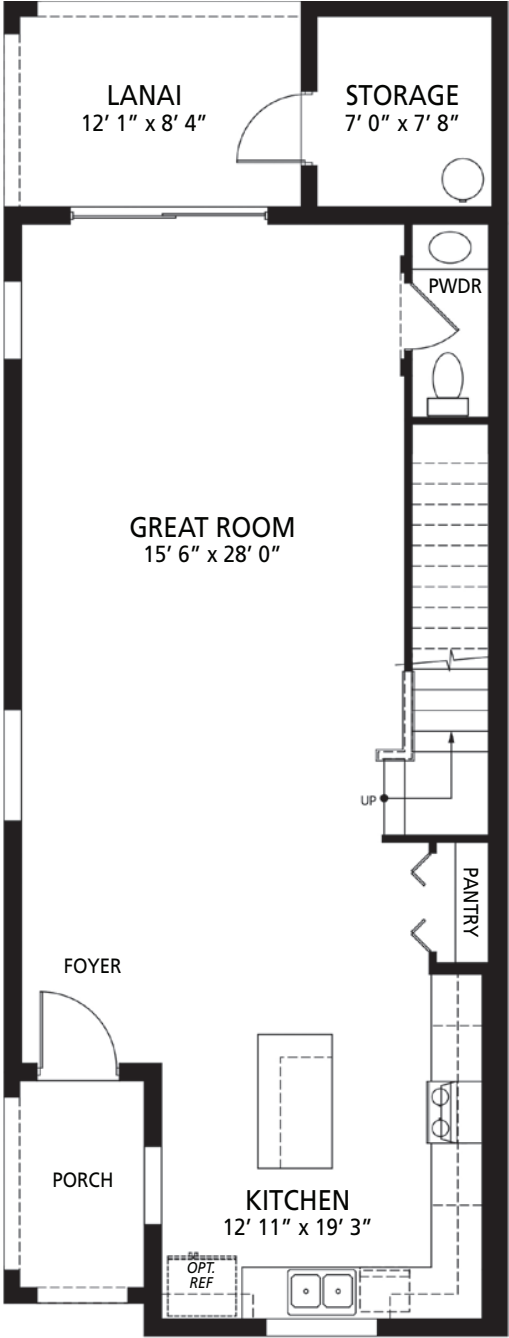
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- ✓ Smoke detectors with carbon monoxide sensor
- ✓ Weather proof exterior outlets
- ✓ 50 gallon quick recovery hot water heater (per plan)
- ✓ Prewired for ceiling fans in all bedrooms & great room
- ✓ RG6 cable outlets in master bedroom & family room
- ✓ CAT5 telephone data outlets in kitchen
- ✓ Front door chime
- ✓ Garage door opener prewire
- ✓ Water conserving elongated commodes
- ✓ Progress Lighting® fixtures in brushed nickel finish
- ✓ Flush mount Elite® LED ceiling lighting throughout home

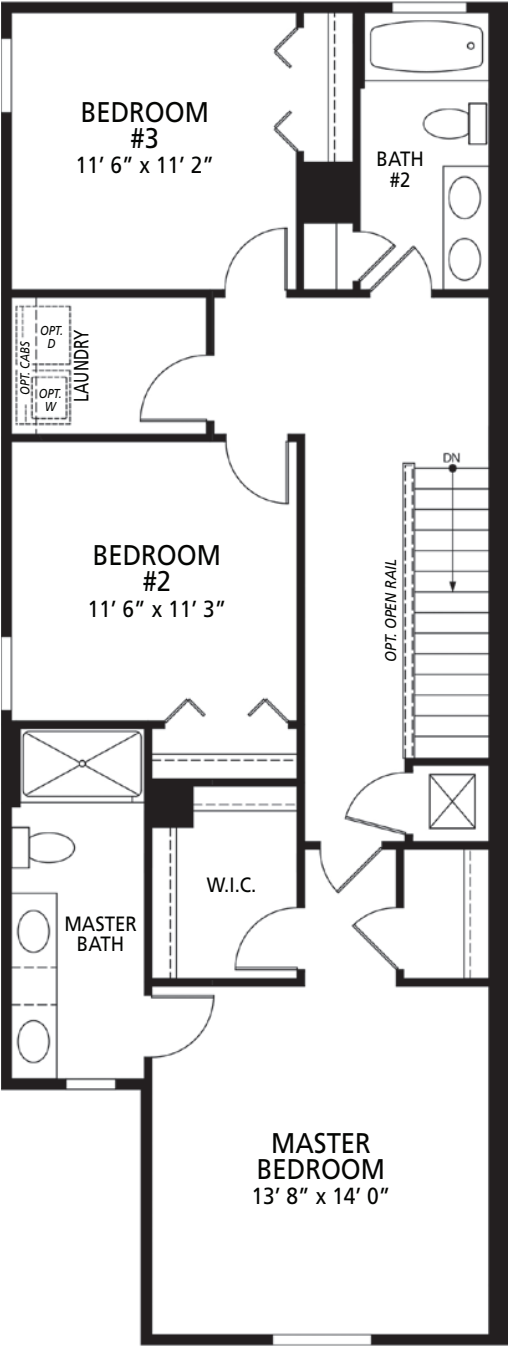
# ST. THOMAS

Townhome- Unit A

## FIRST FLOOR

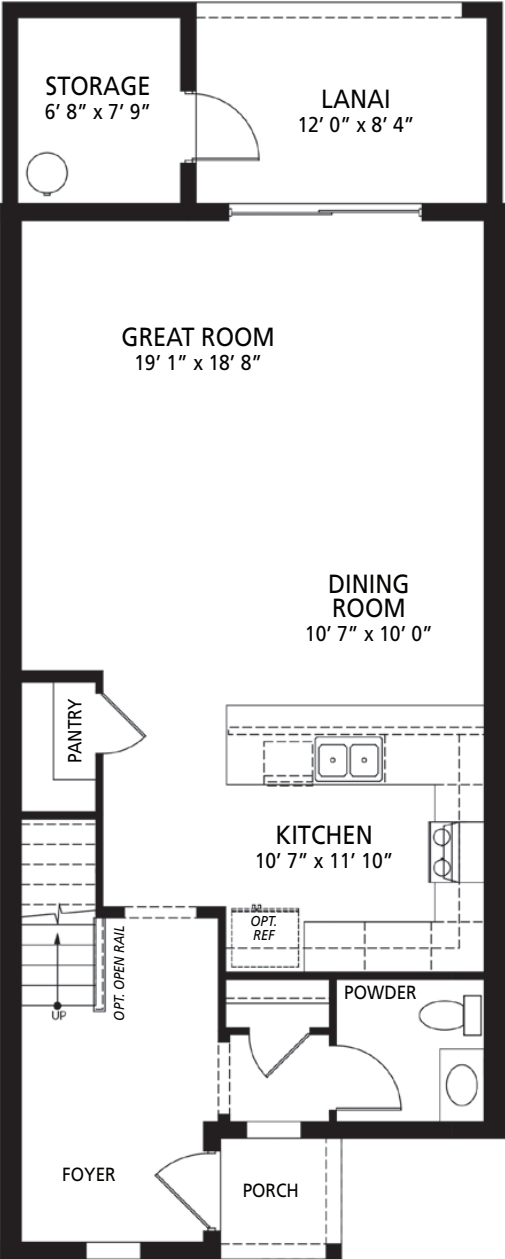


## SECOND FLOOR

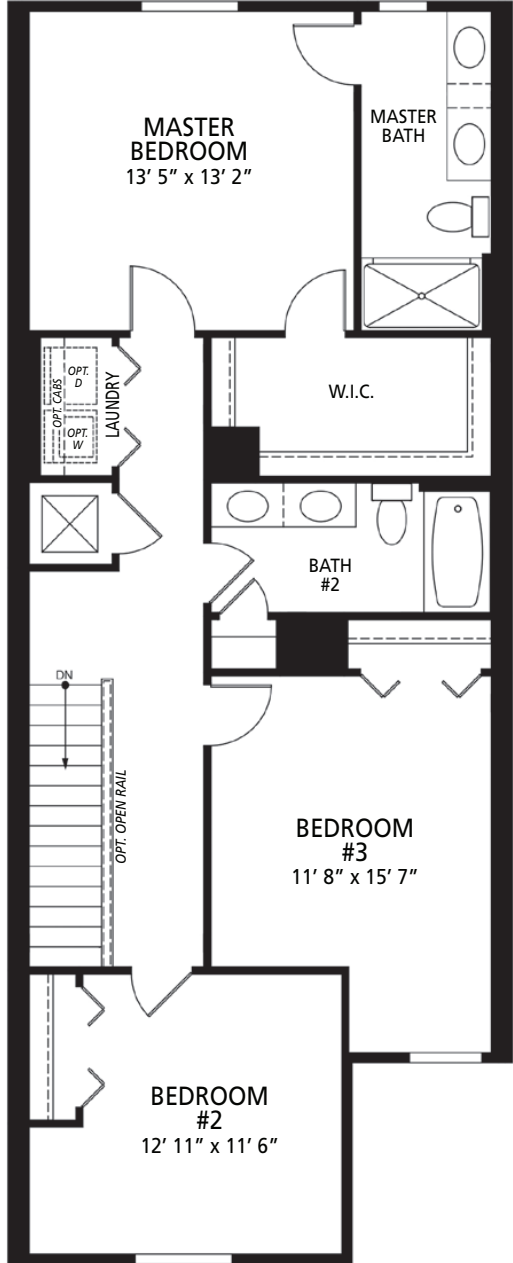


- 3 Bedrooms
- 2.5 Bathrooms
- 1,834 Finished Sq. Ft.

FIRST FLOOR



SECOND FLOOR



- 3 Bedrooms
- 2.5 Bathrooms
- 1,762 Finished Sq. Ft.