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Vacation Homes near Disney World in Orlando, Florida



Located just minutes from Orlando's famous attractions, Disney World, Sea World, Universal Studio's and Busch Gardens. Aviana offers our most popular vacation home models ranging from 1746 to 2157 sq ft. These homes include a screened pool with raised spa, gas pool heater and tile roofs!

The 6500 sq ft Community Club House offer so many extras you may not want to leave the neighborhood! The club house includes a large pool with a splash area, tot lot, sand volleyball, exercise room, cyber cafe, arcade, gathering room and reception area.

Whether you are here to relax or visit the many Central Florida parks, Aviana has it all for you

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Included Features

Quality Assurance

- The reputation of a Quality Builder with over 40 years Experience, all right here in Central Florida.
- Closing Costs Assistance when financing is obtained through Meritage Home Funding. Walk-thru inspection with a Meritage Homes Representative to review your Home
- Full one year builder's warranty
- The peace of a mind of a 10 year structural warranty

Interiors

- Volume Ceiling (per plan)
- Textured Trowel (knockdown) - Finish Ceilings
- Rounded Interior Corners (except around windows)
- Vertical Blinds
- Ceramic Tile Foyer
- Plant Shelves and Designer Niches (per plan)
- No-wax, Mildew Resistant Vinyl Flooring in Kitchen and Baths
- Scotchguard Carpeting throughout in your choice of Decorator Colors
- Rocker Electrical Wall Switches
- Structured Wiring for Phone and Cable to Central Box
- Prewire for Fans in Family Room, Study (per plan) and all Bedrooms
- Cable Outlets in Family Room, Study & all Bedrooms (per plan)
- Prewire for Garage Door Opener
- Telephone Jacks in Kitchen, Den (per plan) and All Bedrooms
- Six-Panel Interior Doors and Bi-fold Closet Doors
- Bright Brass interior Lever Hardware
- Colonial Painted Trim
- Imported Marble Window Sills
- Inside Laundry Room with Washer & Dryer
- Exterior Bath Doors -Single French Doors, (per plan)
- A/C Vented Walk-in Master Closet
- Ventilated Vinyl-Coated Shelving in Closets and Pantry

Kitchens

- 19 C. F. Refrigerator with Icemaker
- Wood Cabinets with Bevel Edge Counters
- Generous Counter space and Ample Drawers
- Large Pantry - (per plan)
- Spacious Eat-in Kitchen (per plan)
- Self Cleaning Range and Built in Space Saver Microwave
- Multi-cycle Dishwasher
- Disposal
- Stainless Steel Double Kitchen Sink
- Kitchen Faucet with Spray (Chrome)

Bathrooms

- Raised Vanity in Master Bath
- Decorative Lighting above Bathroom Mirrors
- Tiled Shower with Marble Sill
- Deluxe Shower Enclosure in Master Bath

Community Features

- 6,500 SF Clubhouse with Cyber Cafe, Gathering Room & Reception area
- Large Resort Pool
- Splash Area
- Sand Volleyball Court
- Tot Lot
- Arcade

Exterior

- Screened Quartz Finished Pool with Raised Spa, and 250,000 BTU Gas Heater
- Acrylic Finish on Covered Lanani
- Professionally Engineered Roof Truss Systems with Hurricane Clip Uplift Protection
- Tile Roof
- Concrete Block Construction with Textured Masonry Finish (First Floor) Textured Masonry Finish Over Wood Frame (Second Floor)
- Decorative Fiberglass Front Door with Glass Insert (per plan)
- Steel Garage Doors with Designer Windows
- Decorative Coach Lights
- St. Augustine Sod
- Fully Automatic Irrigation System
- Two Exterior Hose Bibs
- Waterproof Exterior Electrical Outlets
- Termite Soil Protection Guarantee

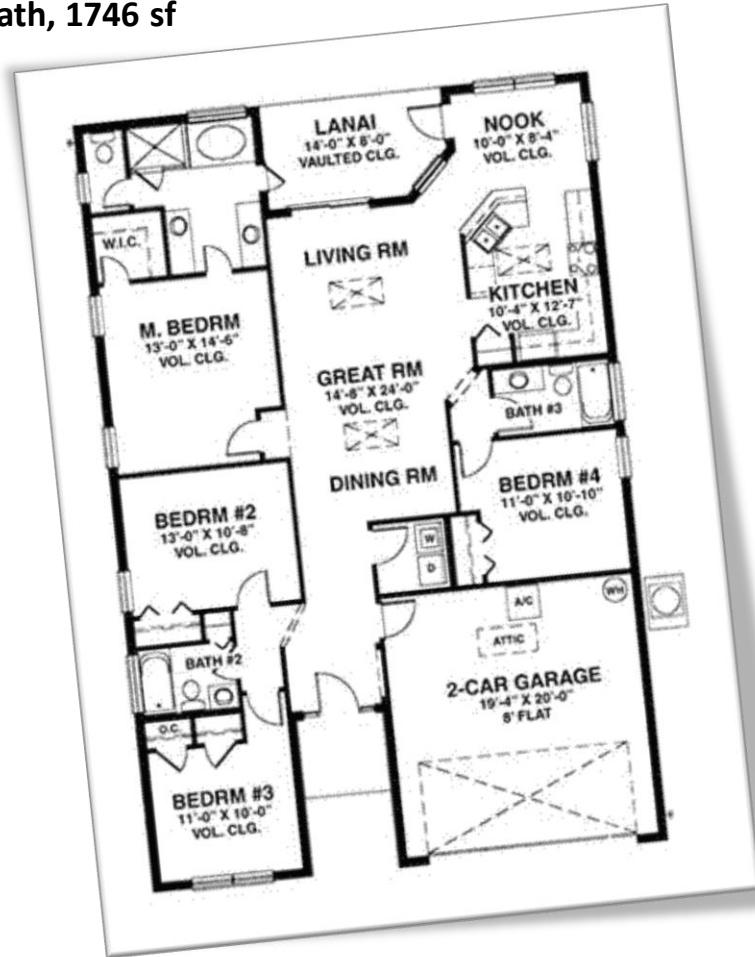
Safety & Energy Efficiency

- Security System
- Gas for Heat, Hot Water & Cooking
- Smoke Detectors in All Bedrooms
- Emergency Exit Lighting
- Key Locked Owner's Closet
- R-30 Ceiling Insulation
- Insulated Exterior Walls
- Energy Efficient Water Heater
- Energy Efficient Central Heat & Air Conditioner
- Dead Bolt on Exterior Doors
- Programmable A/C Thermostat

NOTE: The Models contain many decorator items. Refer to this feature sheet for standard items included in the sales price. Ask our sales representative about other available options.

*Features subject to change without prior notice.

The Silver Springs Model 1746 (\$381,000 - \$382,000):
 4 bedroom, 3 bath, 1746 sf



The Cayo Costa Model 1755 (\$381,000):
 4 bedroom, 3 bath, 1755 sf



The Cypress Springs Model 2157 (\$414,000 – \$415,000):
 5 bedroom, 4 bath, 2157 sf

