

Franklin Park



Southern Design Consultant's development division introduces **The Franklin Park**, a detached duplex development. Franklin Park is a planned duplex community located in historic Olde Oviedo offering easy access to schools, colleges, major roadways and businesses. **Call us today at 877-286-9646 to talk to a sales associate.**

Two models are available which feature spacious 3 bedrooms, 2 bath, 2 car garage detached duplex homes from 1,500 to over 1,600 square feet starting at only \$239,900. Standard amenities include vaulted ceiling, tiled baths, kitchen & utility areas, maple wood kitchen cabinets, architectural shingles, fully landscaped yards with St. Augustine grass & an automatic sprinkler system. **Additionally, each home features \$15,000 in luxury extras at no charge.** All homes are covered by a 10 year structural warranty, a 2 year fit & finish warranty and a 2 year appliance warranty – twice today's industry standards. Located in the desirable Seminole County school system, children will have access to A+ rated schools – Lawton Elementary, Jackson Height Middle school (with-in walking distance) and Oviedo High School. Franklin Park features no HOA, City water & sewer, walking distance to Round Lake Park and Olde Downtown Oviedo. Franklin Park offers easy commuting access to interstate 417 and SR419 and is located within a short driving distance to UCF and the Central Florida Research Park.

- Spacious 1,525 to 1,600 sq-ft of living space.
- Seminole County A+ Rated Schools
- "A" Rated Jackson Heights Middle School is within walking distance.
- The City of Oviedo Round Lake Park is closely located and features tennis, basketball & handball courts, lake front areas and a kids play area.
- Convenient effortless access to downtown Oviedo, SR417 (Only 15 minutes to Orlando).
- No Home Owners Association Fees.

FREE 2/10 YEAR WARRANTY - STANDARD!

2-10 Home Buyers Warranty is America's Choice® in home warranty protection. For home buyers, a 2-10 HBW warranty safeguards your largest single investment and protects you against unexpected repair or replacement expenses. All of these extended warranties are included as standard features to your Southern Design home.



FOR ADDITIONAL INFORMATION, CALL US TODAY 877-286-9646 OR VISIT US ONLINE AT www.FRANKLIN-PARK.INFO



Franklin Park

Oviedo, Florida

FLOOR PLANS



The Franklin - The Franklin model (shown) features a spacious 1,525 sq-ft floor plan (2,119sq-ft total) with 3 bedrooms & 2 full baths, 2 car garage.

The Rosa - The Rosa model features a larger 1,600 sq-ft floor plan with 3 bedrooms, bonus room, 2 full baths, 2 car garage.



QUALITY CONSTRUCTION

The Franklin & The Rosa feature only the best quality construction details and finishes. ***Additionally, each home features \$15,000 in luxury extras at no charge.***

OVER SIZED LOTS

The Franklin Duplex Development features 10 duplexes located on approximately 3 acres built to exceed City and County standard development requirements. Meaning the development is not a sub-division with narrow lots and small back yards but a place to call home with large lot sizes and space between you and your neighbors.

PRICING

Homes in Franklin Park are affordably priced starting from \$249,900 with select options and lot premiums available. **Call us today at 877-286-9646 to talk to a sales associate.**



OPTIONS

Although the base floor plan is fixed, home buyers are welcome to add such options as full tile, custom cabinets, audio surround systems, appliance upgrades, fire protection and pools.

DIRECTIONS

From 417 to Exit 41 (Red Bug Lake Rd), head E on Mitchell Hammock Rd, make L onto 434, make a L in downtown Oviedo onto 419 east, turn L on Stephen Ave then L on Franklin St.

Continuing a policy of constant research and improvement, Southern Design Consultants reserves the right of price, plan and/or specification change without notice or prior obligation.



THE FRANKLIN

Floor Plan



RIGHT SIDE FLOOR PLAN SHOWN
LEFT SIDE MIRROR IMAGE



The Franklin

at Franklin Park

Included Features

"The Franklin" is a spacious 1,525sf (2,119sf total) home featuring 3 bed rooms, 2 bathrooms, large great room, eat in kitchen and 2 car garage. *The Franklin features \$15,000 in luxury extras at no charge.* All homes are covered by a 10 year structural warranty, a 2 year fit & finish warranty – twice today's industry standards. Prices starting at the \$244,900 with select upgrades available. For additional information, call us today 877-286-9646 to speak to a sales consultant.

Quality Construction

- Concrete masonry construction
- Textured cementitious finish
- **Professionally engineered roof trusses with Simpson Strong-Tie® connectors for hurricane and wind protection**
- **Fiberglass fungus resistant, 30 year architectural shingles**
- CPVC plumbing system
- White aluminum fascia & soffit with continuous venting
- **Falcon Bora-care™ termite protection**
- **13 SEER energy efficient heat pump heating & cooling system**
- Quick recovery 50-gallon hot water heater
- **R-30 insulation in all ceilings**
- Polycel (foam) insulation around windows & doors
- FHA/VA approved materials & construction

Quality Home Features

Interior Features

- **Ceramic tile flooring in all baths, laundry room, foyer and kitchen/nook**
- Stain resistant carpet over 7/16" pad
- Marble window sills
- Raised six panel interior and closet doors
- Spacious walk-in closets (per plan)
- Interior paint system w/ "flat" white walls and "gloss" white on doors/trim
- White wall switches & plates
- Recess lighting (per plan)
- Decorative plant shelves and arches (per plan)
- Knockdown textured ceilings
- Tray ceiling (per plan)
- Volume ceilings (per plan)
- Laundry room with washer /dryer hookup
- Ventilatted shelving in closets and over washer/dryer area
- **Pre-wire with CAT V phone outlets**
- **Pre-wire with ceiling fans**
- **Pre-wire with RG 6 cable outlets**
- Switched outlets in all bedrooms
- Smoke detectors (per code)
- **Programmable thermostat**

Kitchen Features

- Bright and open kitchen with breakfast nook (per plan)
- **42" designer raised panel oak kitchen cabinets with crown molding.**
- Garbage disposal
- Laminate countertops with backsplash
- **Upgraded 16 gauge stainless steel 8" deep kitchen sink**
- **Name Brand appliance package - range, micro/hood, dishwasher.**
- Convenient and spacious pantry (per plan)
- **Recess kitchen lighting**
- Pre-plumb for icemaker hookup
- Moen® one-touch chrome faucet

Bath Features

- Cultured marble sills and thresholds in all baths
- Ceramic tile walk-in shower with clear glass enclosure in master bath (per plan)
- Beveled mirrored medicine cabinets
- **Moen® chrome plumbing fixtures**
- His and hers raised vanities in master bath (per plan)
- Full-size vanity mirror with theater lighting
- **Cultured marble vanity in master bath**
- **Elongated water saver commodes in all baths**
- Porcelain on steel standard size tubs & sinks in secondary bath

Exterior Features

- Garage door opener (2 car)
- **Kwikset® designer handle set with deadbolt on front & rear doors**
- White window frames with screens
- Textured broom finish on driveway, entry walk & patio
- **Therma-Tru® 6 panel front & rear doors with handle set**
- Selection of exterior paint color schemes
- Raised panel steel garage door
- **Fully sodded home site with St. Augustine sod**
- Professionally designed upgraded landscape package
- **Automatic irrigation system with time.**
- Two exterior hose bibs
- Two weatherproof exterior outlets
- Covered entrance (per plan)
- Patio and front entrance lights

Interior Design Features

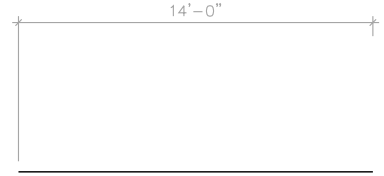
- Consultation with a design consultant to assist with color selections, including exterior paint, surface coordination and interior color choices to include:
 - Flooring, cabinet or appliance upgrades
 - Fan choice upgrades
 - Pool package upgrade
 - And much, much more

Customer Service

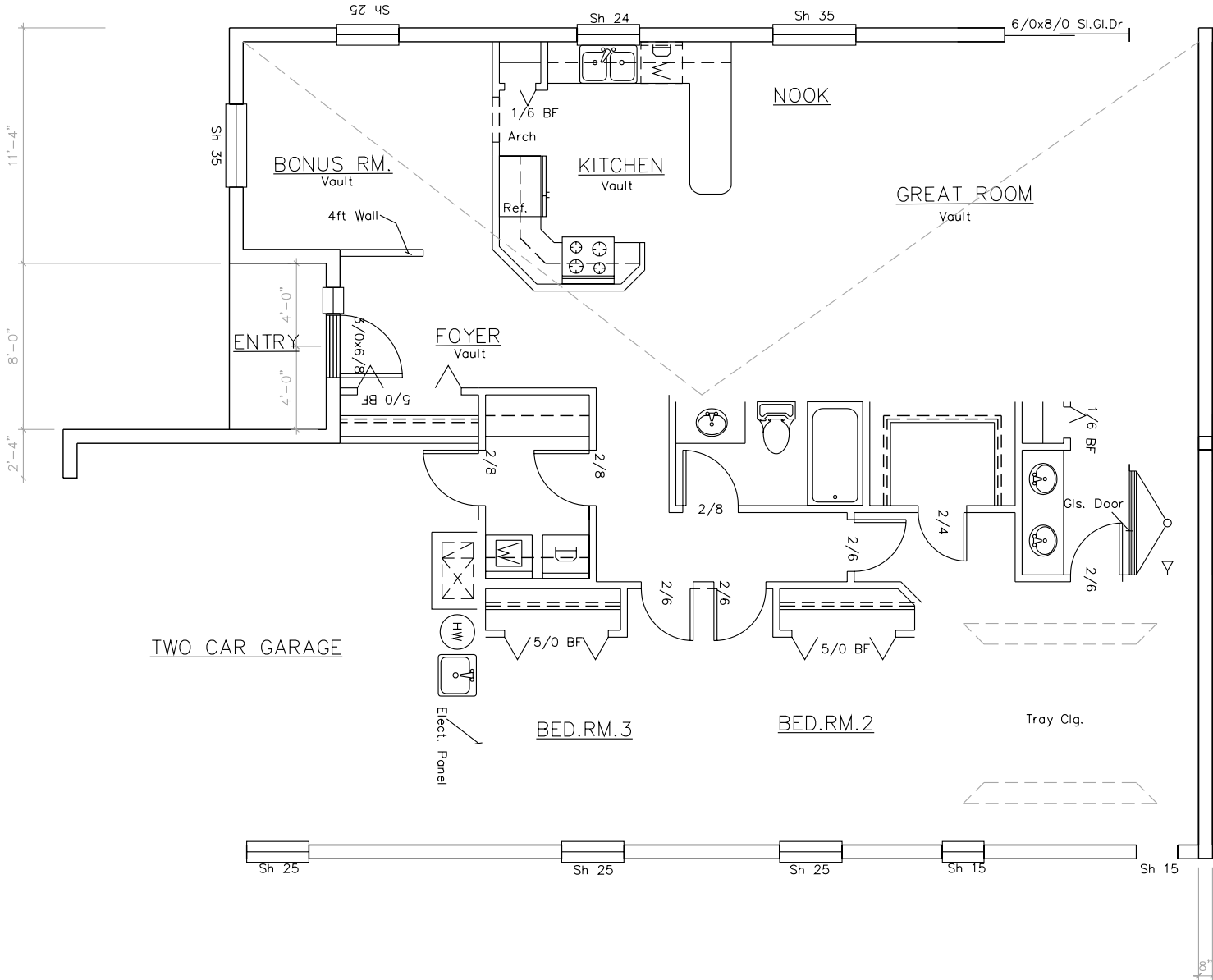
- **SDC One Year fit & finish Warranty**
- **10 year structural warranty**
- **2 year systems warranty**
- Pre-construction meeting
- On site pre-drywall meeting
- Personal customer service representative

Community Features

- Walk to Jackson Heights Middle School
- Walk to City of Oviedo Round Lake Park featuring lighted tennis courts, children's play area, lake front setting.
- Convenient to downtown Oviedo, major highways & local shopping and dining
- Over sized home sites
- No homeowner's association dues.
- Seminole County A+ rated schools.
- City Water & Sewer.



PATIO



AREA ANALYSIS	
Living	1600
	37
	140
	06

THE ROSA



The Rosa

at Franklin Park

Included Features

"The Rosa" is a spacious 1,600sf home featuring 3 bed rooms, 2 bathrooms, bonus room, large great room, eat in kitchen and a 2 car garage in a unique back-to-back duplex home. *The Rosa features \$15,000 in luxury extras at no charge.* All homes are covered by a 10 year structural warranty, a 2 year fit & finish warranty – twice today's industry standards. Prices starting at \$249,900 with select upgrades available. For additional information, call us today 877-286-9646 to speak to a sales consultant.

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