

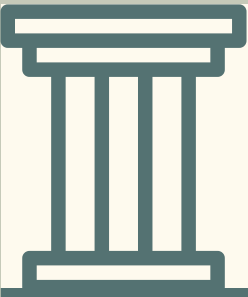


Via Roma



A 17-HOME COMMUNITY
IN KISSIMMEE

ALAQUA TR & S ROMA WAY, KISSIMMEE, FL 34746



STANDARD LUXURY FEATURES

GOURMET KITCHEN

- Pantry Per Plan
- Icemaker Line
- Double Bowl Sink with Sprayer
- Stainless Steel Self-Cleaning Range w/ Glass Cook Top
- Stainless Steel Multi-Cycle Dishwasher
- Stainless Steel Space Saver Microwave Oven
- Food Waste Disposal System
- Ceramic Tile (your choice of colors)
- Granite Countertops
- 42" Solid Wood Designer Cabinets

LUXURY BATHROOM

- Full vanity Mirrors
- Elongated Toilets
- Ceramic Tile Flooring in All Bathrooms
- Water-Saving Showerheads
- Quality Plumbing Fixtures
- Double Bowl in Master Bath
- Ceramic Tile Walls/Shower
- Granite Countertops

SAFETY & ENERGY EFFICIENCY

- R-38 Ceiling Insulation
- 40-Gallon Quick Recovery Hot Water Heater
- Energy Efficient A/C with Heat Pump
- Maintenance Free Vented Aluminum Soffits
- Energy Efficient Roof Vents
- Energy Saving Fiberglass Paneled Entry Doors
- Protective Smoke Detectors

OUTSTANDING INTERIOR

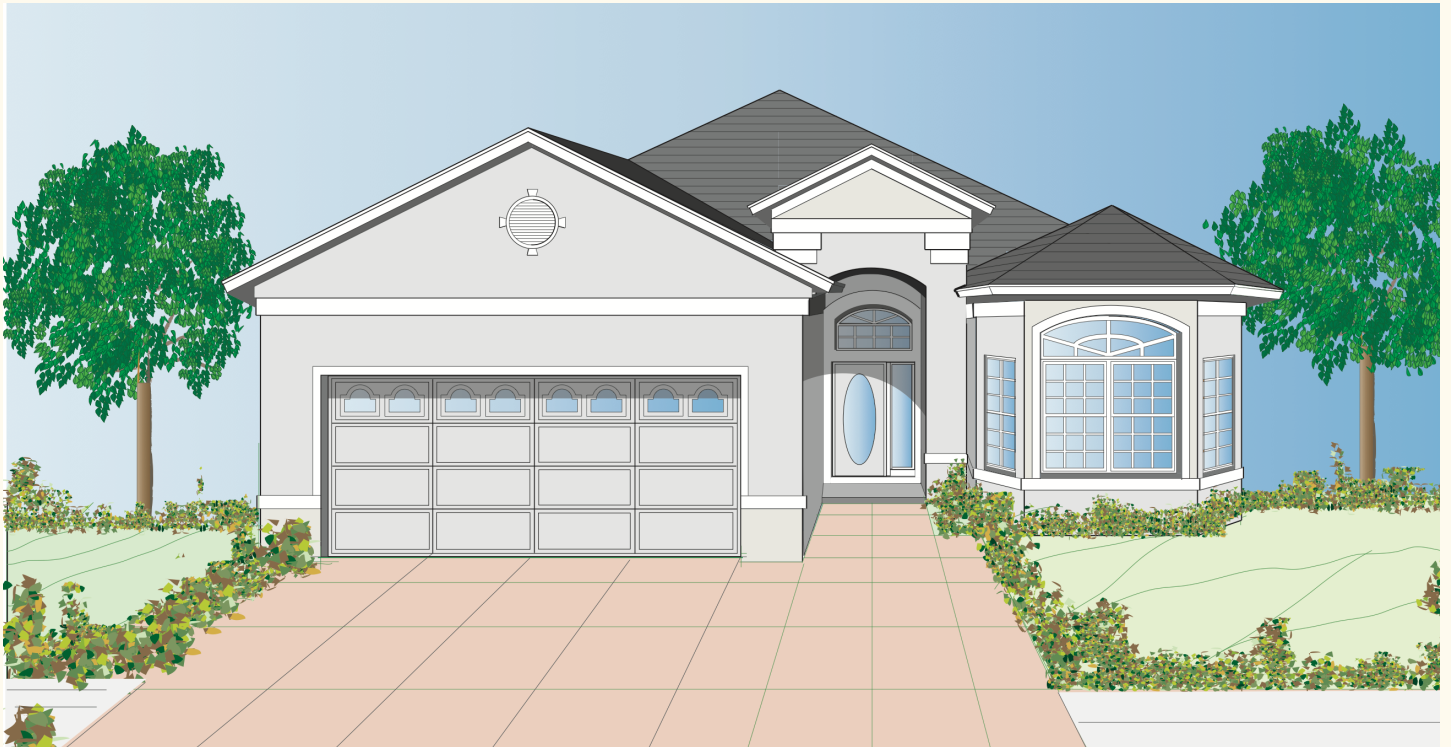
- Ceramic Tile Floor in Foyer, Living Room, and Dining Room
- Minimum of 9'4" Ceilings
- 3 1/4 inch Colonial Base Molding
- Raised Paneled Interior Doors
- Designer Light Fixture Package
- Pre-Wired for four Phone Jacks
- Pre-Wired for four Cable TV Outlets
- Pre-Wired for fan Outlets in Family Room and Master Bedroom
- Your Choice of Plush Stain Resistant Carpet
- Electric Smoke Detector/Door Chimes
- Garage Door Opener with Two Controls

QUALITY CONSTRUCTION

- Concrete Block Structure
- Architectural Shingle Roofs
- White Aluminum Window Frames
- Professionally Engineered Roof Trusses with Hurricane Clips for Wind Protection
- 10-Year Structural, 1-Year Builder Warranties

SPECIAL FEATURES

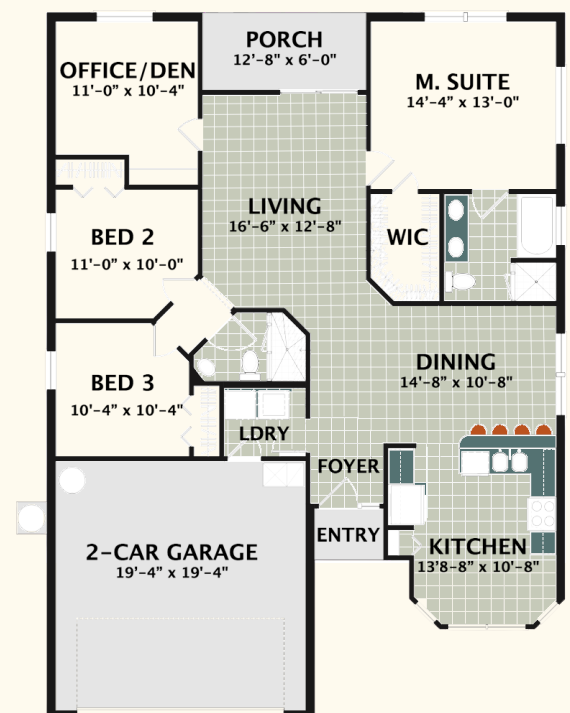
- Professionally Landscaped Community
- Fully Sodded Yard with Irrigation System
- Air Filtration Prevention Sealing
- Underground Utilities
- Covered Patios
- Community Park
- Two Car Garages



ANTONY

COZY & CONVENIENT

The facade of this home is distinguished by receding gables and beautiful bay windows. And the inside is no less impressive: its felicitous floor plan unfolds under accommodating 10 ft ceilings. The generous dining room is placed conveniently between the kitchen and the living room. The office/den can easily be adapted into a fourth bedroom. The covered porch provides a lovely setting for a relaxing drink or read.



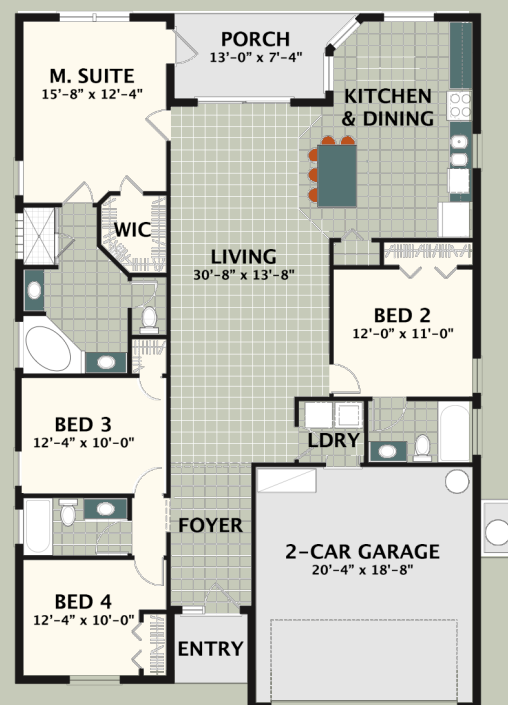
3 2 2 1493



CICERO

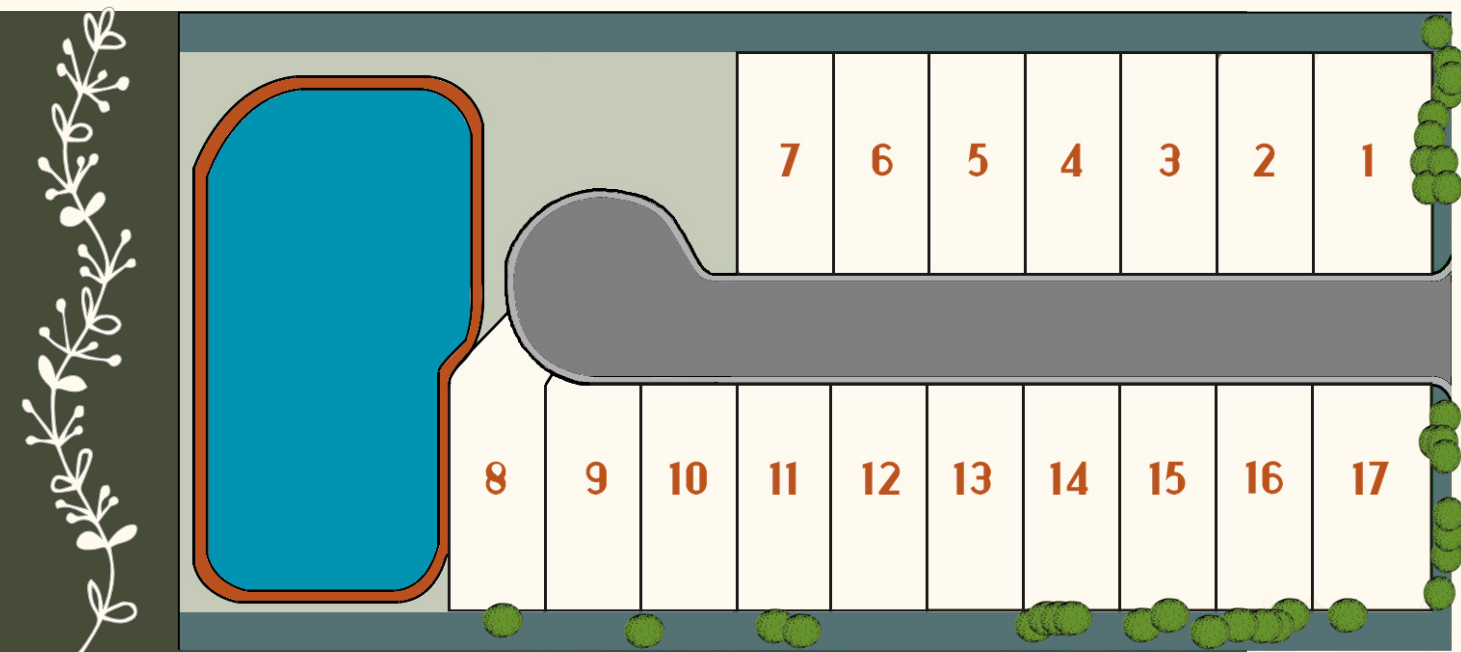
ELEGANT & EXPANSIVE

The Cicero is designed to allow residents and their guests plenty of breathing room. None of its 4 bedrooms abuts another, and each has convenient access to a restroom. The central living area is a perfect hub for gatherings, recreation, and leisure. The kitchen is furnished with a sizable granite-topped island, and the nook is surrounded by windows to provide an open, airy ambience.



4 3 2 1792

Site & Area




Via Roma is a small, private, quiet cul-de-sac community. It is located 15 minutes from I-4, just 10 minutes from Historic Downtown Kissimmee, and less than 5 minutes from prime shopping and dining destinations on West Vine Street.



Via Roma

Price List



<i>Model</i>	<i>Sq. Ft.</i>		<i>Price</i>
<i>Antony</i>	1493	3/2/2	\$349,900
<i>Cicero</i>	1792	4/3/2	\$379,900

The Building Team

The building team behind Via Roma has flourished in the Central Florida area by preserving high standards of construction, quality, and service since 1979.

The team has built a number of successful communities in Central Florida, including: The Villas of Cypress Creek, Winegard Condominiums, Florida Villas, Sun Dance at the Econ, Rosewalk, Bryan's Crossing, Riviera, Monte Carlo, Deer Song, Sun Vista, Seasons of Players Park, The Village at Deer Run, Seasons at Mt. Greenwood, Rivers Edge, LaVita, Sierra, Donegan Townhomes, Fiesta Key, and Crystal Cove.



HERITAGE AMERICAN HOMES

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