



www.manorowcondos.com

FACT SHEET

LOCATION: **Manor Row at Park Central** is located at the corner of John Young Pkwy and Conroy Road, 1 mile from the award winning Mall at Millenia.

OVERVIEW: Manor Row's ivy-laced trellis courtyards and lush landscaped fountains welcome you home to the elegance of a classic English Estate. An open kitchen leading to a spacious great room will allow you to host parties your impressed guests will long remember. Full-sized washer and dryers and complete appliances will simplify your dynamic lifestyle. Unique floor plans allow you to relax under the stars of an open balcony, take in the morning paper in a sunlit solarium, or create a comfortable home office in a spacious loft.

You'll enjoy Manor Row's amenities which are upscale and impressive and equal those of a world-class luxury resort. Decompress with a massage at the day spa, enjoy a poolside drink from the exclusive Park Central Café, or take in a movie in the screening room. The state-of-the-art multi-level fitness facility will provide you with a challenging workout to achieve any fitness goal.

Orlando is a bustling metropolis on an upward climb. Convenient to the Mall at Millenia, Downtown, I-4, Florida's Turnpike, SR-528 and all major thoroughfares, you are minutes away yet worlds apart. Meet neighbors at a local trendy nightspot, or reminisce childhood memories at nearby Walt Disney World or Universal.

RECREATIONAL AMENITIES:

- State-Of-The-Art Multi-Level Fitness Center Including Racquetball Court, Spinning Room With 5 Plasma TVs, Zen Inspired Yoga - Aerobics Room and Sauna.
- Full Sized Indoor Basketball Court
- Five Resort Style Swimming Pools
- Two Illuminated Tennis Courts
- Private Day Spa and Sauna
- Exclusive Park Central Cafe and Sports Bar with 7 Plasma TVs
- Private Movie Theater with Plush Seating
- Garage Parking Available
- 24-Hour Manned Entry Gate

CONDOMINIUM HOME FEATURES:

- Private Entries
- Outstanding Residence Designs For Maximum Living Comfort
- Master Bedroom Suites with Walk-In Closets
- Ceramic Foyers, Kitchens and Solariums (in select units)
- Patios or Balconies (in select units)
- Complete Appliance Package Including: Oven/Range, Refrigerator with Icemaker, Microwave, Dishwasher and Disposal
- Full-Sized Washer and Dryer
- Ceiling Fans in Living Room and Bedroom
- Pre-wired for Surround Sound
- Unique Residence Plans Including Carriage Homes, Solariums and Lofts are Available
- Private Garages Available

PRICE RANGE:**High \$100,000's – High \$200,000's**

Model Name	Type	SQ/FT	Maintenance	Price Ranges
Lyndhurst	1Bd/1Bth	892	\$199.85	\$190's-\$205's
Lyndhurst Solarium 1 st Flr.	1Bd/1Bth	972	\$217.82	\$190's- \$210's
Lyndhurst Solarium 2 nd Flr.	1Bd/1Bth	999	\$223.92	\$200's-\$210's
Kensington (1 Car Garage Included)	1Bd/1.5Bth	959	\$214.78	\$220's-\$225's
Marlborough	1Bd + Loft 1Bth	1106	\$247.80	\$210's-\$225's
Newcastle	2Bd/2Bth	1215	\$272.80	\$240's-\$260,s
Newcastle Solarium	2Bd/2Bth	1295	\$290.27	\$250's-\$260's
Oxford	2Bd + Loft 2Bth	1438	\$332.17	\$260's-\$270's
Oxford Solarium	2Bd + Loft 2Bth	1516	\$339.79	\$270's-\$290's
Garages	18 available	100		\$15,000

All dimensions are approximate. Prices Subject to Change**DEPOSIT
DETAILS:**Second Home or Investment Property- 10% at time of contract
Primary Residence- 5% at time of contract**TIMELINE:**

Closings scheduled for Spring, 2006

DEVELOPER:**RAK GROUP****EXCLUSIVE
LISTING
BROKER:****Kirschner Realty International, Inc.**
Kimberly Kirschner, Broker
www.krionline.com**SALES
CENTER:**On- Site:
Monday-Saturday 10-6, Sunday 12-6

PREFERRED LENDERS

Countrywide Home Loans Rebecca_Mercado@Countrywide.com 407-262-5627/800-669-4099 ext. 5627	NYMC / The New York Mortgage Company LLC. dvastola@nymc.com 407-240-2000 / 321-948-0063(cell)
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SCHOOLS

Palmetto Elementary 215 Duskin Ave. Orlando, FL 32839 407-858-3150	Westridge Middle 3800 W. Oakridge Rd. Orlando, FL 32809 407-354-2640	Oak Ridge High 6000 S. Winegard Rd. Orlando, FL 32809 407-852-3200
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GOLF COURSES:

Orange County National Golf Center and Lodge www.ocngolf.com 407-656-2626	Cypress Creek Country Club www.cypresscreekcc.com 407-351-2187	Metro West Country Club www.metrowestgolf.com 407-299-1099
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ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER.

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