

11500 Westwood Blvd.
Orlando, Florida 32821
phone: 407.239.2767/ fax: 407.239.2709

FACT SHEET

AREA OVERVIEW:

Lexington Place Condominiums (AKA: Andrews Apartment Homes), built in 1989, are located in Orlando, Florida.

Directions: Turnpike north to Exit 249, Osceola Parkway. Take left to US 17 92 and turn right. Go to Central Florida Parkway and turn left to International Blvd. Take right on Westwood Blvd. and development is ½ mile down on the left hand side.

MODELS:

Floor Plan	Sq. Footage *	Monthly Maintenance**	Price Ranges***
Alexandria (1 Bd/1 Bath)	712	\$177.00	High \$100's
Britania (1 Bd/1 Bath)	742	\$187.00	High \$100's to Low \$200's
Cambridge (2 Bd/2 Bath)	932	\$240.00	Mid \$200's
Devonshire (2 Bd/2 Bath)	1,024	\$264.00	Mid \$200's

*All floorplans, dimensions, features and square footages are approximate and subject to change without notice in accordance with the purchase agreement.

**Maintenance fee includes insurance on buildings, water, sewage, basic cable, management fees, amenities and budget reserves.

*** Prices are subject to change.

DEVELOPER: Cornerstone Group

EXCLUSIVE LISTING

BROKER: Kirschner Realty International, Inc.
Contact: 954-924-4107

SALES CENTER: **Open for sales January 2006**

PREFERRED TITLE CO: Fast Action Title Inc.

PREFERRED MORTGAGE COMPANY: Liberty Home Lending

COMMUNITY AMENITIES:

- Gated Community with Card Entry
- 259 one and two bed Condominiums
- Assigned Parking
- Golf, Pool, Garden, and Tennis Court Views
- Outdoor Swimming Pool
- Pool Deck
- Newly Refurbished Fitness Center
- Lighted Tennis Courts
- Clubhouse
- Pet Friendly Community

UNIT AMENITIES:

- Standard Improvements such as granite kitchen countertops and stainless steel appliance package
- Ceramic tile flooring in entrance way, kitchen and baths
- Spacious Patios or Balconies
- Large walk in closets per plan
- Assigned parking spaces
- Washer and Dryer included

SCHEDULED IMPROVEMENTS:

- Enhanced Landscaping
- New pool furniture
- Refurbishment of Clubhouse
- Refurbished Fitness Center

HOME IMPROVEMENT CREDITS:

- \$10,000 for 1 bed/ 1 bath and \$12,000 for a 2 bed/ 2 bath unit.

FINANCE REQUIREMENTS:

- 5% deposit for all buyers.