Unique four-story urban style apartment homes reflect the architectural sophistication of living atop a variety of shops and restaurants.

Whether you are looking for a breathtaking lake or park view penthouse or a cozy retreat, The Flats at Avalon Park delivers a lifestyle like no other.

From here you will “Live, Learn, Work and Play” while nestled in the heart of Downtown Avalon Park. Relax inside your apartment home where no comfort or amenity has been spared in its neotraditional design. Take a walk to the neighborhood dog park or spend the afternoon people watching on a bench at Founders Square. Our small-town quality rings true with a quick stroll to enjoy parks, nature trails, schools, recreation facilities, restaurants, retail shops, and much more!

Exceptional apartments, Extraordinary neighborhood
AMENITIES

RESORT STYLE AMENITIES

Pool and Cabana
Recreation Parks
Splash Park
Dog Park
4 Lighted Tennis Courts
3 Racquetball Courts
2 Basketball Courts
Soccer Field
Baseball Field
Large Active Children’s Playground
Walking & Biking Trails
240 Acres of Wetlands & Lakes
Regularly Scheduled Avalon Park Community Events at Downtown Avalon

RESIDENCE FEATURES

Basic Cable Included
Water, Sewer and Trash Included
Track Lighting in All Apartment Homes
Range with Built-in Microwave
Energy Efficient Windows with Vertical Blinds
Dramatic 9 foot Ceilings & Accent Nooks
Crown Molding*
Designer Ceramic Tile Wet Areas*
Ceiling Fans Through-out
Conventional Breakfast Bar Attached to Kitchen
Cable Outlet in Kitchen
Kitchen Pantry*
Double Stainless Steel Sink with Garbage Disposal
Wall-to-wall Plush Carpeting*
Pre-wired for Cable, DSL, Telephone Connections, Multi-line & Surround Sound
Home Intrusion Alarm*
Large Bedrooms with Walk-in Closets
Large Bathrooms with Bathtubs and Vanities*
Self-cleaning Oven and Range
Automatic Dishwasher
Washer and Dryer included
Individual Central Air Conditioning /Heating
Live/Work Townhomes Features: Stainless Steel Packages and Black Corian Countertops
Phase III Features: Stainless Steel Packages and Plank Flooring

COMMUNITY FEATURES

Elevator Access to Apartment Homes
Trash Chute in Each Floor
Patio or Balcony*
On-site Professional Management Team
Restricted Building Access with Gate Card and Call Box
Lushly Landscaped Master Planned Community
Steps Away from Downtown Avalon Park, Sidewalk Cafés, Restaurants, Business District, Amphitheater and More!!

*Amenities are conceptual and subject to change at any time without notice.
Small-town life with the sophistication of uptown living!
Conveniently located in East Orlando, 5 miles south of SR 408 on Alafaya Trail.

FLOOR PLANS 1 Bedroom

**FLAT 790** 1 Bedroom / 1 Bath

**FLAT 855** 1 Bedroom / 1 Bath
Small-town life with the sophistication of uptown living!

FLOOR PLANS  2 Bedrooms

FLAT 990  2 Bedroom / 1 Bath

FLAT 1095  2 Bedroom / 2 Bath

FLAT 1188  2 Bedroom / 2 Bath
Small-town life with the sophistication of uptown living!

FLOOR PLANS  2 Bedrooms

FLAT 1315  2 Bedroom / 2 Bath

FLAT 1137  2 Bedroom / 2 Bath
FLOOR PLANS  3 Bedrooms

FLAT 1296  3 Bedroom / 2 Bath

FLAT 1326  3 Bedroom / 2 Bath

FLAT 1365  3 Bedroom / 2 Bath

Small-town life with the sophistication of uptown living!
## Pricing

<table>
<thead>
<tr>
<th>DOWNTOWN I</th>
<th>FLAT 790</th>
<th>1 Bedroom / 1 Bath</th>
<th>790 SQ FT</th>
<th>$1,132.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FLAT 1095</td>
<td>2 Bedroom / 2 Bath</td>
<td>1095 SQ FT</td>
<td>$1,422.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1315</td>
<td>2 Bedroom / 2 Bath</td>
<td>1315 SQ FT</td>
<td>$1,481.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1296</td>
<td>3 Bedroom / 2 Bath</td>
<td>1296 SQ FT</td>
<td>$1,628.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DOWNTOWN II</th>
<th>FLAT 855</th>
<th>1 Bedroom / 1 Bath</th>
<th>855 SQ FT</th>
<th>$1,265.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FLAT 990</td>
<td>2 Bedroom / 1 Bath</td>
<td>990 SQ FT</td>
<td>$1,399.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1188</td>
<td>2 Bedroom / 2 Bath</td>
<td>1188 SQ FT</td>
<td>$1,499.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1365</td>
<td>3 Bedroom / 2 Bath</td>
<td>1365 SQ FT</td>
<td>$1,708.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DOWNTOWN III</th>
<th>FLAT 804</th>
<th>1 Bedroom / 1 Bath</th>
<th>804 SQ FT</th>
<th>$1,309.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FLAT 814</td>
<td>1 Bedroom / 1 Bath</td>
<td>814 SQ FT</td>
<td>$1,294.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 876</td>
<td>1 Bedroom / 1 Bath</td>
<td>876 SQ FT</td>
<td>$1,333.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1137</td>
<td>2 Bedroom / 2 Bath</td>
<td>1137 SQ FT</td>
<td>$1,543.00</td>
</tr>
<tr>
<td></td>
<td>FLAT 1326</td>
<td>3 Bedroom / 2 Bath</td>
<td>1326 SQ FT</td>
<td>$1,749.00</td>
</tr>
</tbody>
</table>

### Per Month Premiums

- Balcony: $10-$50
- Corner: $25-$50
- View Premium (Lake or Park): $50
- 1st & 4th Floor: $15
- Shower Stall (DT III 814 sq ft only): $25
- Short Term Lease Fee (7 months): $60

### Deposits and Fees

- Application Fee* (Per Applicant): $60
- Administrative Fee*: $200
- Security Deposit (with Approved Credit): $200
- Pet Fee*: One Pet: $300, Two Pets: $500

*Application, Pet and Administrative Fees are Non Refundable.

Water, Sewer, Trash, Pest Control & Cable (2 adapters) included.

The Flats requires all residents to provide Proof of Liability Insurance no less than $100,000. Residents are responsible for their own Electricity, Phone and Internet.

Prices/Fees subject to change.