



The Grove Resort & Water Park is a spectacular vacation home destination just 5 minutes from Walt Disney World® and close to all of Central Florida's attractions. When you own a fully-furnished vacation home at The Grove Resort your family will enjoy a lifetime of vacation memories at this incredible world-class resort. And, if you choose to be included in the professionally managed turnkey rental program, you can take advantage of hassle-free vacations and stress-free property ownership to help offset costs



AN EXCEPTIONAL OPPORTUNITY FOR VACATION HOME OWNERSHIP



WATER PARK

- FlowRider, surf simulator with trainers to help your kids learn how to surf.
- A lazy river winding through waterfalls and beautiful Florida landscaping.
- Dual water slides with exhilarating twists and turns.
- A zero-entry family pool for kids of all ages, with plenty of lounge chairs and private cabanas.
- A kids' activity pool with a two-story water adventure, three slides, waterspouts, and a wading pool.
- Relax and enjoy a casual meal or drinks at the Longboard Bar & Grill with poolside service.
- Three Springs pools are the perfect escape, with poolside food and drink service and a lush, tropical setting.
- Pamper yourself at the Escape Spa, with a full menu of spa services.
- The Fitness Center offers exercise machines, free weights and yoga mats.
- Dining options include the Valencia Restaurant, serving breakfast, lunch and dinner.





LOCATION

The Grove Resort & Water Park Orlando

14501 Grove Resort Ave., Winter Garden, FL 34787



The Grove is not just a location – it's an adventure for the whole family! As the theme park capital of the world, attracting over 72 million visitors in 2018, Orlando is a thriving tourism destination attracting visitors from across the globe. It isn't just about tourism though as Orlando's growth rate is the second fastest of the 30 Largest U.S. cities and four times the rate of growth of the United States.

THE GROVE PRICING & PAYMENT TERMS

2	122	Palm	2BD/2BA	\$480,212.00
2	713	Palm	2BD/2BA	\$540,000.00
3	103	Palm	2BD/2BA	\$470,212.00
3	105	Palm	2BD/2BA	\$470,212.00

Total for 2G: 4 **\$1,960,636.00**

2	714	Birch	2BD/2BA	\$526,000.00
3	104	Birch	2BD/2BA	\$460,212.00
3	139	Birch	2BD/2BA	\$460,212.00
3	524	Birch	2BD/2BA	\$509,000.00
3	621	Birch	2BD/2BA	\$529,000.00
3	624	Birch	2BD/2BA	\$529,000.00
3	714	Birch	2BD/2BA	\$526,000.00
3	721	Birch	2BD/2BA	\$549,000.00
3	724	Birch	2BD/2BA	\$549,000.00

Total for 2GC: 9 **\$4,637,424.00**

2	609	Cypress	2BD/2BA	\$526,000.00
2	610	Cypress	2BD/2BA	\$526,000.00
2	709	Cypress	2BD/2BA	\$526,000.00
3	135	Cypress	2BD/2BA	\$480,212.00

Total for 2P: 4 **\$2,058,212.00**

2	726	Jasmine	3BD/2BA	\$550,000.00
2	729	Jasmine	3BD/2BA	\$540,000.00

Total for 3G: 2 **\$1,090,000.00**

2	742	Sable	3BD/3BA	\$560,000.00
3	101	Sable	3BD/3BA	\$535,414.00
3	142	Sable	3BD/3BA	\$535,414.00

IMMEDIATELY AVAILABLE.

- For immediate RESERVATION: a \$5,000.00 deposit, by credit card or wire, is required, and a purchase agreement signed.
- After 15 days, a balance of 20% of the purchase price. We would collect the rest at closing.
- For cash purchases, we can close within 30 days.
- For financing purchases, we would pick a date around 60 days out.

Estimated Fixed & Variable Owner Expenses

The Grove

MONTHLY HOA FEES - Deducted from Rental Revenue

2022 HOA Assessment:	
2 Bedroom/2 Bathroom Palm (1265 sq ft)	\$615.13
2 Bedroom/2 Bathroom Birch (1375 sq ft)	\$668.62
2 Bedroom/2 Bathroom Cypress (1434 sq ft)	\$697.31
3 Bedroom/2 Bathroom Jasmine (1396 sq ft)	\$678.83
3 Bedroom/3 Bathroom Sable (1544 sq ft)	\$750.80

Services included in HOA Assessments:

Electric Service	Water / Sewer Service
Pest Control	Telephone Service
Exterior Building Insurance	High Speed Internet Service
Cable Television Service	

MONTHLY EXPENSE ESTIMATES - Billed to Rental Statement

Maintenance Services		Note: 12 month builder warranty included with unit purchase
Minor Maintenance	\$0.00	Note: Included as described in rental agreement
Billable Maintenance	\$35.00/hr + materials	For any maintenance and not deemed minor maintenance
Vendor Service Calls	varies by services	
House keeping Services		
Owners/Guests of Owner	\$40.00 - \$125.00	Note: See menu of services for specific details

ANNUAL EXPENSE ESTIMATES - Billed to Rental Statement

Deep Clean:	\$450.00	Note: Services scheduled are at the discretion of Owner Services based on the needs of the property at the time of the deep clean
Fire Extinguisher Recertification:	starting at \$15.00	
Balcony Inspections:	starting at \$40.00	Note: This is required for buildings with 3 stories ore more when the property enters the rental program and every 3 years thereafter

OTHER MONTHLY OWNER COSTS- Paid Directly by Owner

Homeowners Insurance:	\$84.00	
Tangible Personal Property Tax:	\$0.00	Note: Tax return filing is required for the initial year unit is rented, and if asset value exceeds \$25,000 per owner annually thereafter
Mortgage:	varies by property	
Property Taxes/CDD:	\$600.00	



PALM



PALM

at The Sterling

2 BEDROOM • 2 BATHROOM

Living Space	1,265 Sq. Ft. (118 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,338 Sq. Ft. (125 Sq. Mt.)



BIRCH



BIRCH

at The Sterling

2 BEDROOM • 2 BATHROOM

Living Space	1,375 Sq. Ft. (128 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,448 Sq. Ft. (135 Sq. Mt.)



JASMINE



JASMINE

at The Sterling

3 BEDROOM • 2 BATHROOM

Living Space	1,396 Sq. Ft. (130 Sq. Mt.)
Balcony	72 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,468 Sq. Ft. (137 Sq. Mt.)



CYPRESS



THE
GROVE
RESORT & WATER PARK
ORLANDO

CYPRESS

at The Sterling

2 BEDROOM • 2 BATHROOM

Living Space	1,434 Sq. Ft. (133 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,504 Sq. Ft. (140 Sq. Mt.)



SABLE



SABLE

at The Sterling

3 BEDROOM • 3 BATHROOM

Living Space	1,544 Sq. Ft. (143 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,614 Sq. Ft. (150 Sq. Mt.)





EXTRAORDINARY ACCESS

A list of exclusive perks and benefits that come with ownership at The Grove Resort & Water Park. From priority dining to early water park entrance, our owners have it all.





