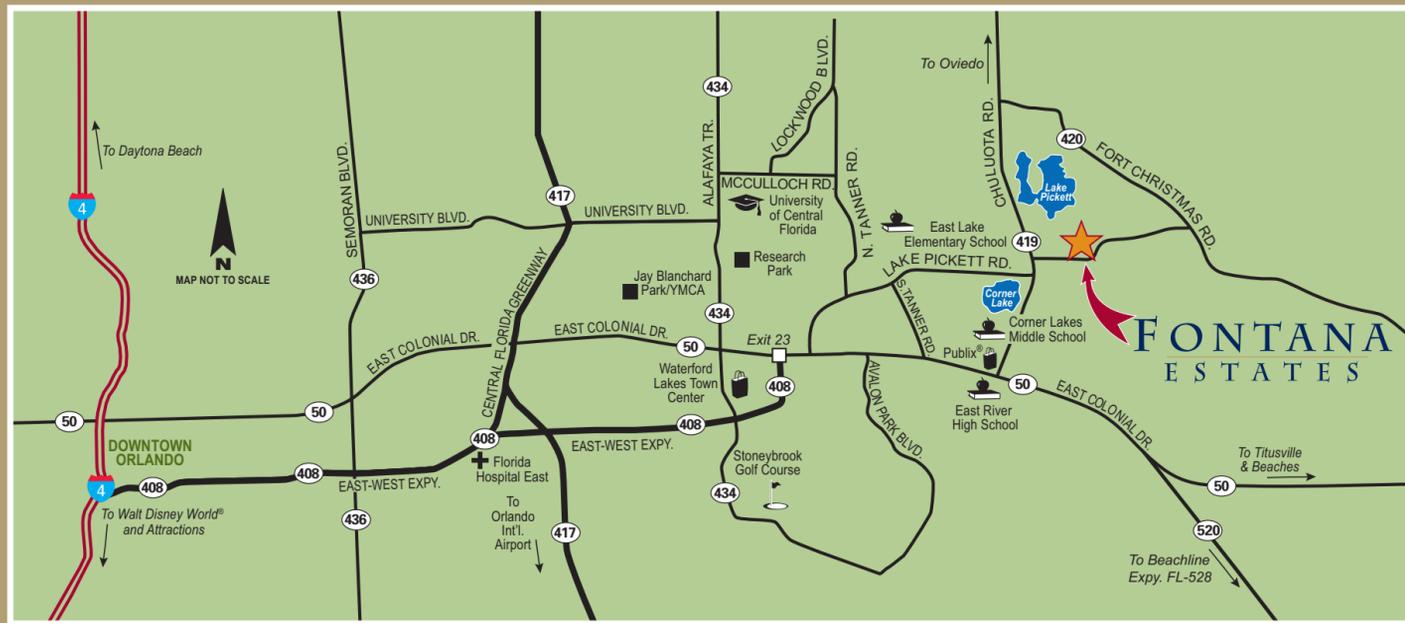


# FONTANA ESTATES

18310 Lake Pickett Road  
Orlando, Florida 32820  
(407) 658-9903



**Toll Brothers**  
America's Luxury Home Builder®  
FontanaEstates.com

## Directions

**From I-4:** Take SR 408 East and travel 13 miles to SR 50/E. Colonial Dr. (Exit 23) and turn right. Continue east approximately 4 miles and turn left on CR 419/Chuluota Rd. Proceed 2 miles and turn right onto Lake Pickett Rd. The community entrance will be approximately 1 mile on the right.

*Welcome Home to ...*

# FONTANA ESTATES

If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live. Surrounded by conservation areas, Fontana Estates is a community of luxurious single-family homes in Orange County. Nestled in a popular location near Avalon Park and Waterford Lakes, this sophisticated, gated community is just minutes from any convenience you may need.

## A CONVENIENT PLACE TO LIVE

At Fontana Estates, you will enjoy the relaxed atmosphere of quiet luxury living with top-rated schools, excellent shopping, and a wide choice of cultural events close to home. Fontana Estates is just 7 minutes from the East-West Expressway (SR 408) and 15 minutes from the Central Florida Greenway (SR 417), providing easy access to Interstate 4. Downtown Orlando can be reached in 20 minutes, while world-famous area attractions can be reached in 45 minutes. Orlando International Airport is just 30 minutes away.



## A FOCUS ON EDUCATION

As a Fontana Estates homeowner, you will join a community where education is given the highest priority. Gifted programs are available at all grade levels, and the high schools offer college Advanced Placement courses. In the Orange County School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Page Private School, Lake Highland Preparatory School, Trinity Preparatory School, and Downey Christian School, are all within 20 minutes of Fontana Estates.

The University of Central Florida, Rollins College and Seminole State College are all less than 20 minutes away. Nearby, Valencia Community College offers continuing adult education with a wide diversity of day and evening courses to accommodate students of all ages.





## WORLD-CLASS SHOPPING AT YOUR DOORSTEP

Fontana Estates is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient shopping, the Publix® shopping center is only 2 minutes away. The popular Waterford Lakes Town Center, with its extensive shopping and dining options, is just 10 minutes from Fontana Estates.

The world-renowned Mall at Millenia and The Florida Mall are both just 30 minutes away and feature popular destinations such as Macy's, Bloomingdales, Neiman Marcus, Saks Fifth Avenue, Nordstrom, Pottery Barn, and hundreds of luxury stores and restaurants. In addition, world-famous outlet malls such as the Orlando Premium Outlets are located just 35 minutes away with an extensive offering of upscale shops. Within a 25-minute drive, you will also find charming Park Avenue in Winter Park with unique stores and a weekly farmers' market.

## THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Fontana Estates. Florida Hospital East, only 20 minutes from your new home, offers a complete range of medical services. In addition, the new Medical City and other health care facilities of the Orlando area, internationally recognized for research and treatment, are very accessible. Also serving the community of Fontana Estates are houses of worship representing many faiths.



## A CULTURAL AND RECREATIONAL PARADISE

Fontana Estates, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a convenient place to live with almost every type of recreational activity close at hand. Several challenging private and semiprivate golf courses and country clubs are nearby.

Take advantage of the beautiful beaches of the Atlantic Ocean, only 40 minutes away, where you can enjoy the warm Florida sun and an array of water sports. Several local and state parks, including Jay Blanchard Park, Downey Park, and Weikiva Springs are a short drive from the community. At these parks you and your family can enjoy swimming, canoeing, kayaking, fishing, hiking, boating, picnicking, or wildlife viewing. Fitness and exercise clubs such as LA Fitness® are also located within 10 minutes of your new home.

The Orlando area offers a broad variety of cultural diversions. Only minutes away, unrivaled attractions captivate visitors of all ages. Featuring four theme parks, two water parks, and unlimited entertainment, Walt Disney World® is just a 45-minute drive. Host to the largest zoological population in the world, Sea World® and Discovery Cove® are also nearby, providing interactive educational experiences with marine animals. Just 30 minutes away are Universal Studios® and Islands of Adventure®, where your favorite movies and television shows come to life in exhilarating rides, live performances, and full-scale movie production sets. You can discover history at the Orange County History Center or visit renowned exhibits at the Orlando Museum of Art or Morse Museum of American Art in Winter Park. Enjoy the Orlando Ballet or attend a theatrical presentation at the Bob Carr Performing Arts Center.

The new state-of-the-art Amway Center is home to professional sports teams including the Orlando Magic basketball team, Orlando Solar Bears hockey team, and Orlando Predators arena football team, and hosts concerts and events year-round. Central Florida is also a haven for baseball fans: the Atlanta Braves, Detroit Tigers, and Houston Astros all hold their spring training camps nearby.

From casual cafés and thrilling dinner shows to elegant, award-winning restaurants, the area overflows with superior dining options to suit all tastes and occasions. Popular dining locations include Waterford Lakes Town Center, Downtown Orlando, Winter Park, Universal CityWalk®, and Downtown Disney®. In Central Florida you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.

## AN AREA OF UNEQUALLED BEAUTY

At Fontana Estates, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Fontana Estates.

