

# Senior Housing Project



A Park Square Home Community



In  
Sunshine State of Florida  
City of Avon Park

# About Builder



*Disclaimer- plans and elevations are subject to change.*

# Park Square Homes

## Our Story

- Founded in 1984, by father-in-law and son-in-law team of Braham Aggarwal and Suresh Gupta.
- Today, Park Square Homes is led by Vishaal Gupta, son of Suresh Gupta, bringing three generations of superb family leadership and values to the company.
- Affiliate companies-PSH Mortgage, PSH Title, Kimaya.



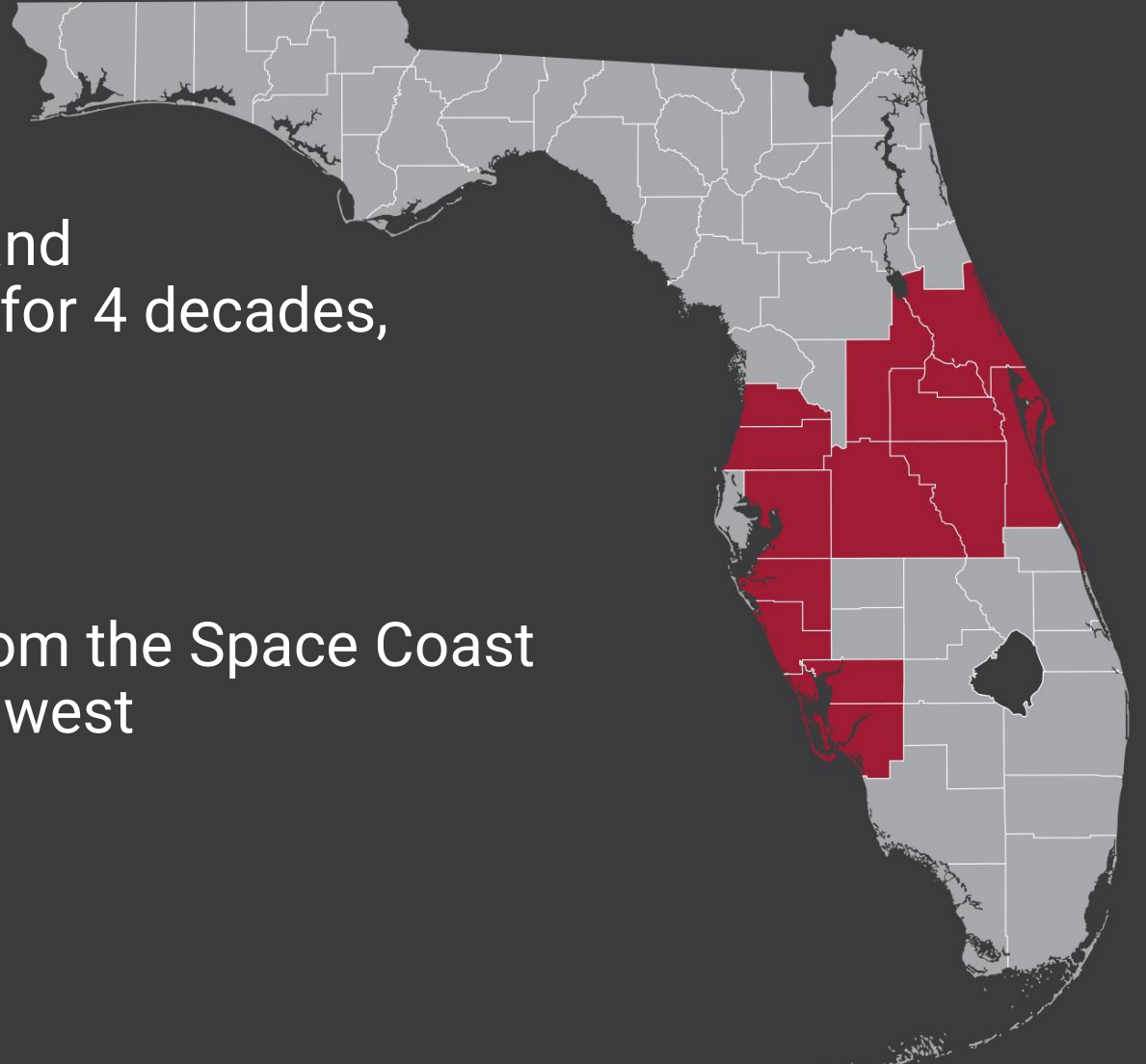
*Built for Family. by Family*



# Park Square Homes

## Where We Build

- One of Florida's premier residential and resort homebuilders and developers for 4 decades, building over 14,000 homes to date.
- Headquartered in Orlando
- Tampa Division in Apollo Beach
- Expanding to emerging markets – from the Space Coast to the east and the Gulf Coast to the west





# Park Square Homes

## Accolades

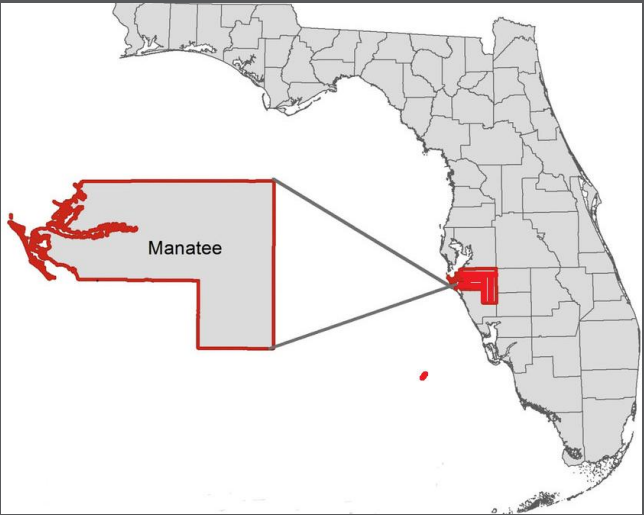
- Listed as top 100 U.S. Builder
- Ranked as a top two privately-held homebuilder in the Central Florida region
- Honored as Orlando Business Journal's and Tampa Bay Business Journal's Best Places to Work





# Park Square Homes- Nalanda Estate

Recent Indian Community by Park Square Homes (built out)



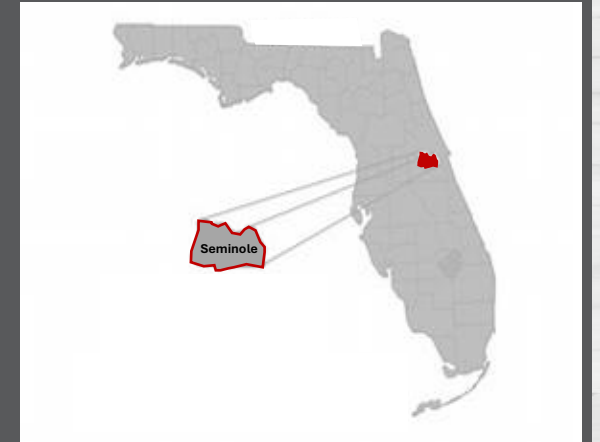
Community Done Footage





# Park Square Homes- Vasant Vatika

Upcoming Hindu Society Community in Casselberry, Seminole County Florida.  
-Development to start in July 2025

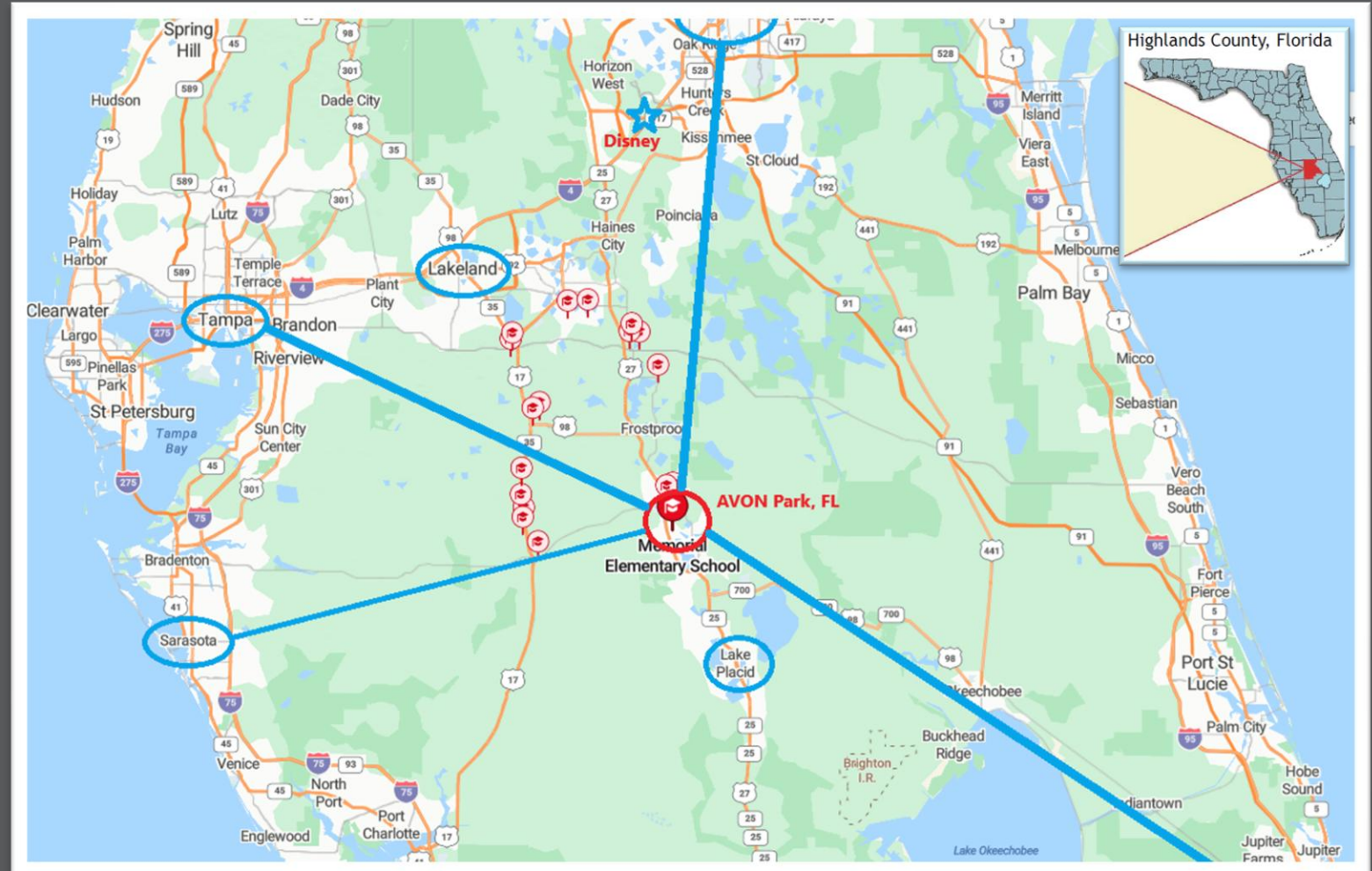


Single Family and Paired Villas

# Location Connectivity – Maitri Vihaar Senior Housing Project

## Location: Avon Park, FL

1. Inland by ~80 miles from each Coast
2. 80 Miles from **Orlando** Airport to North
3. 85 Miles from **Tampa** Airport to NW
4. 115 Miles from **Palm Beach** Airport to SW
5. 10 Minutes north of Sebring/Lake Placid, FL





# Neighborhood Map - Maitri Vihaar Senior Housing Project





# Major Medical Facilities -Maitri Vihaar Senior Housing Project

Nearest Emergency Center : 0.5 Miles  
Advent Health



- **Advent Health Sebring within 5 Miles –**  
<https://www.adventhealth.com/hospital/advent-health-sebring/our-services>
- **Advent Health Lake Placid within 23 Miles –**  
<https://www.adventhealth.com/hospital/advent-health-lake-placid/our-services>
- **Advent Lake Wales – Within 30 minutes –**  
<https://www.adventhealth.com/hospital/advent-health-lake-wales/our-services>
- **Advent Health Wauchula – within 20 Minutes –**  
[Our Services | AdventHealth Wauchula](#)
- **Major Hospital facilities: Lake Placid, Bartow, Lakeland, Poinciana, Tampa, Orlando**



# Community Vision - Maitri Vihaar Senior Housing Project



- Gated community,
- **Amenity/Community Center/Club,**
- Lakes, walkways, Walking Trails,
- 260+ acres (80 acres Open area)
- 55+ Community (Deed Restricted)
- Grocery & Airport shuttle Planned
- Potentially other Indian diaspora communities in adjacent Area

## Single Family

- Lot Size-50'x120'
- 194 Home Sites

## Paired Villas

- Lot Size-35'x120'
- 88 Home Sites

# Jain Community Center: Maitri Vihaar Senior Housing Project



This Community will have a dedicated Amenity center (Community center/Club) with vision\* for below type of amenities.

## Indoor Amenities

- A spacious community dining hall
- A full-size kitchen equipped with modern appliances
- A community hall with a stage / multi-purpose meeting rooms
- A prayer hall with Ghabhara
- A fitness center
- Game rooms for various activities
- A library and computer room
- Medical and first-aid facilities
- Storage rooms
- A reception area with concierge services
- Accessible pathways

## Outdoor Amenities

- Walking trails with benches
- Outdoor patios and gardens
- A swimming pool with a hot tub area
- A picnic area with gazebo
- Mailbox area
- Parking lot with handicapped spaces



*\*Final Amenities may be updated as per community preference.*





# HOME MODELS

## Senior Housing Project

TYPE	Model Name	Area Sq. Ft	BED	BATH	CARS	
SINGLE FAMILY	Spark	1301	3	2	2	
SINGLE FAMILY	Margate II	1966	3	2	2	Offered with <b>option</b> to accommodate ADA compliance
SINGLE FAMILY	Imagine	1900	4	3	2	Lanai Standard
SINGLE FAMILY	Hampton II	2385	4	3	2	Lanai Standard
TWIN VILLA	Pacific	1431	3	2	2	
TWIN VILLA	Gulf	1402	3	2	2	



# Home Models Information - Maitri Vihaar Senior Housing Project



- **Single Family Homes (3 Bedrooms, 2 Bath, 2 Car)**

- **Spark Model:** 1301 Sq Ft
- **Margate II Model:** 1966 Sq Ft Garage
  - \*Option Margate II plan offered to accommodate ADA compliance*

- **Single Family Homes (4 Bedrooms, 3 Bath, 2 Car, Lanai STD)**

- **Imagine Model:** 1900 Sq Ft
- **Hampton II Model:** 2385 Sq Ft

- **Twin Villas Models (3 Bedrooms, 2 Bath, 2 Car)**

- **Pacific:** 1431 Sq Ft
- **Gulf:** 1402 Sq Ft



**Preliminary Cost Estimate\*: 475k – 575k**

*\*Due to Timeframe, Materials, Construction, Labor cost adjustments, Final pricing will be updated accordingly. Our goal is to minimize cost adjustments.*

*Disclaimer- plans and elevations are subject to change.*



# Features



## SIGNATURE FEATURES (Senior Friendly)

- 17" Tile in Foyer, Halls, Great Room, Kitchen, Dining, Laundry and All Baths
- **Ceiling Height: 9' 4" Ft**
- **30" Upper Cabinets in Kitchens (reachable)**
- **Bathrooms: No tubs / All Showers (with Grab Bars)**
- **All interior doors min. 2'8" for accessibility**
- **Low thresholds (1.5") at Front Porch, Garage & Rear Lanai**
- **Solar integration**
- **Central A/C units for each Home**
- Shingle Roof
- Miami Curbs in Community
- 2cm White Quartz Countertops with 4" Backsplash in Kitchen and All Baths
- Pullout Kitchen Faucet

# Product Offerings

Plans & Elevations



*Disclaimer- plans and elevations are subject to change.*



# Single Family

House Plans & Elevations

Lot Size- 50'x120'



# Hampton



[Virtual Tour Hampton](#)

## Plan Features

Living Area- 2,384 Sqft.

BR-4

Bath-3

Floors-1

Garrage-2



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# Hampton





# Margate-II



[Virtual Tour-Margate-II](#)

## Plan Features

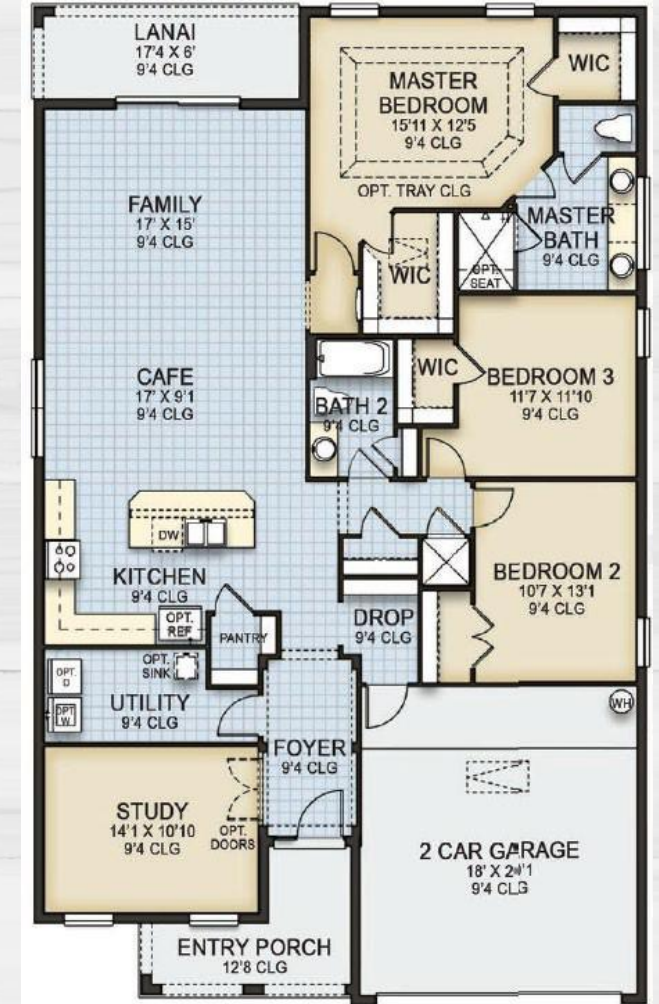
Living Area- 1,966 Sqft.

BR-3

Bath-2

Floors-1

Garrage-2





# Margate





# Imagine



## Virtual Tour-Imagine

### Plan Features

Living Area- 1,900 Sqft.

BR-4

Bath-3

Floors-1

Garrage-2



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Imagine





# Spark

## Plan Features

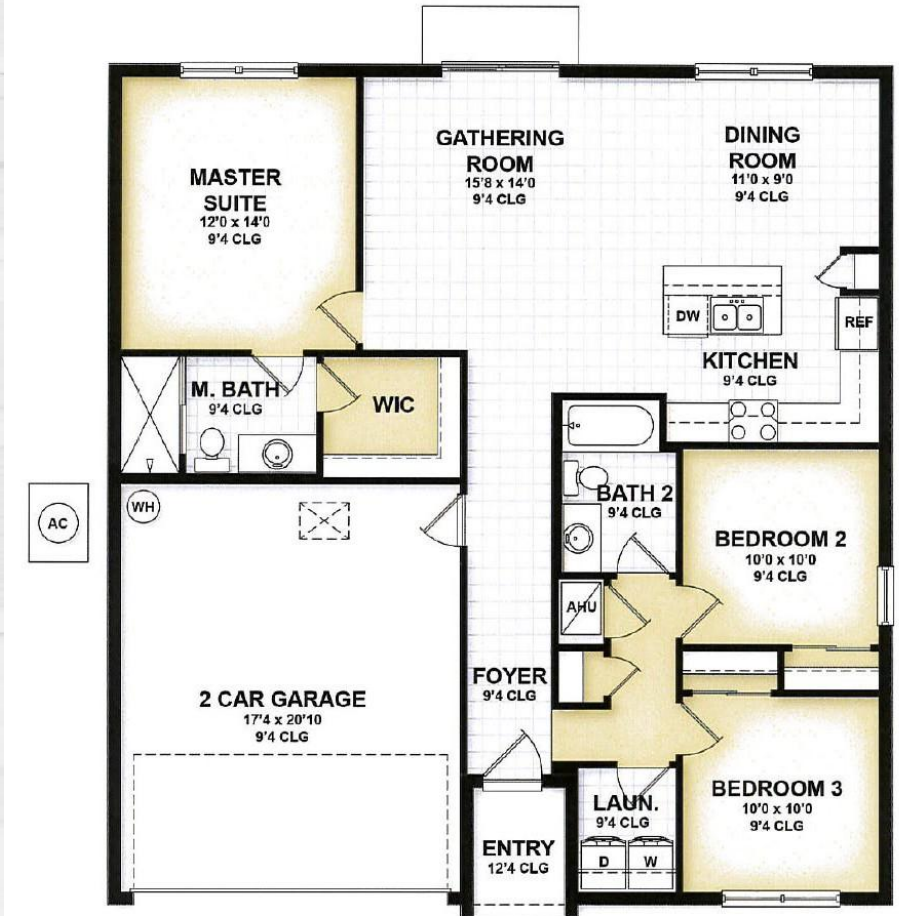
Living Area- 1,301 Sqft.

BR-3

Bath-2

Floors-1

Garrage-2





# Paired Villas

House Plans & Elevations

Lot size- 35'x120'

# Pacific-Gulf

## Plan Features

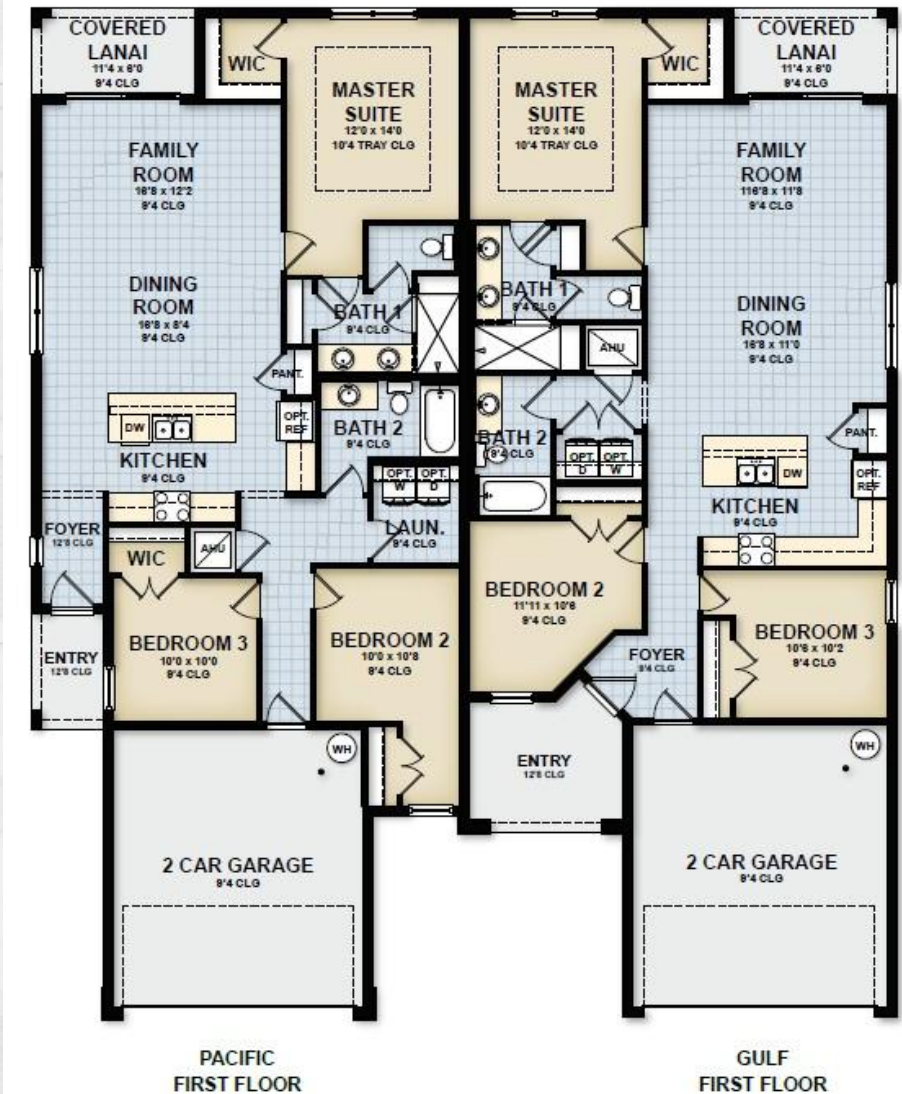
Living Area- 1,431/1,402 Sqft.

BR-3

Bath-2

Floors-1

Garrage-2





# Project Approval & Development Timeline

## Rezoning & Annexation

July 2025-  
City Council  
2<sup>nd</sup> Hearing

## Preliminary Site Plan

October 2025

## Engineering Plan

July 2026

## Site Development

Start-  
September  
2026

Roads Paved-  
June 2027

End- March  
2028

## Plat

Approval-  
January 2026

Recording-  
June 2027

## Model Homes

Start-June  
2027

Complete-  
December  
2027

## Production Home

Start (14  
homes)- July  
2027

Complete (14  
homes)-  
January 2028

# Jain Senior Housing Team

Project of Jaina Senior Services Committee



**Mahesh Wadher**  
Parshavnath LLC  
Past Jaina President  
Chair, Senior Services



**Pradip Gosalia**  
Parshavnath LLC  
Co-Chair, Senior  
Services



**Dr. Dalsukh  
Madia**  
Parshavnath LLC  
JAINA Director



**Bindesh  
Shah**  
JAINA  
President



**Atul Shah**  
JAINA  
First VP



**Haresh  
Shah**  
JAINA Past  
President



**Ketu  
Sheth**  
JAINA  
Treasurer



**Rajiv Shah**  
JAINA  
Director



**Dilip  
Punatar**  
JAINA  
Director



**Anop  
Vora**  
JAINA Past  
President



**Prakash  
Mehta**  
JAINA  
Director



**Dilip Shah**  
JAINA Past  
President



# Where to Find More Information

**Information Website :** <https://jainseiorhousing.org/>

Review

- Community Information Provided
- Questions & Answers posted

If you still have Question or need clarification,  
please send email to: [info@Jainseiorhousing.org](mailto:info@Jainseiorhousing.org)

# *Appendix*



**DETAILED HOME FEATURES LIST**



**FAQ – FREQUENTLY ASKED  
QUESTIONS**



# FEATURES

## SIGNATURE FEATURES

- 17" Tile in Foyer, Halls, Great Room, Kitchen, Dining, Laundry and All Baths
- Ceiling Height: 9' 4" Ft
- 30" Upper Cabinets in Kitchens (reachable)
- Bathrooms: No tubs / All Showers (with Grab Bars)
- All interior doors min. 2'8" for accessibility
- Low thresholds (1.5") at Front Porch, Garage & Rear Lanai
- Solar integration
- Shingle Roof
- Miami Curbs in Community
- 2cm White Quartz Countertops with 4" Backsplash in Kitchen and All Baths
- Pullout Kitchen Faucet

# FEATURES

## SIGNATURE FEATURES

- Stainless Steel Kitchen Appliances
  - Range
  - Microwave
  - Dishwasher
- 2” White Faux Wood Interior Blinds on All Windows
- Ceiling Fan Pre-Wires in Great Room and All Bedrooms
- Smart Home Package
  - Video Doorbell Camera
  - Z-Wave Deadbolt Lock
  - Z-Wave Thermostat
  - 2 Z-Wave Switches (location per plan)
- 2 SEER2 Heat Pump and A/C System
- Electric Car 220V-40A Outlet
- Brick Paved Driveway, Lead walk, Entry and Lanai
- Fully sodded St. Augustine Lawn with Timer Controlled Irrigation System with Rain Sensor



# FEATURES

## ARCHITECTURAL & EXTERIOR DETAILS

- Dimensional shingle roof with limited lifetime warranty
- Fiberglass 8' six-panel insulated front entry door
- Exterior coach lights
- Garage door opener with two remotes
- Minimum two GFI weatherproof electrical outlets
- Siding on accents
- 2 hose bibs

## ENERGY-SAVING FEATURES

- R 4.1 block wall insulation
- R-30 ceiling insulation
- Low-E vinyl windows and sliding door
- 50-Gallon water heater

# FEATURES

## **DISTINCTIVE KITCHEN FEATURES**

- 50/50 undermount, stainless steel sink
- 1/2 horsepower disposal unit
- Two pendant pre-wire lighting above kitchen island

## **LUXURIOUS MASTER SUITE AND BATHS**

- Walk-in closets, per plan
- Tiled shower walls in all baths
- Elongated commodes
- Chrome faucets in all baths



# FEATURES

## INTERIOR DETAILS

- Satin nickel interior door hardware
- LED flush mount lighting
- One high resolution RG-6 cable/TV outlet in great room
- Two USB outlets
- 3 ¼” Colonial baseboard
- Solid surface sills

## WARRANTY

- 1 year of Workmanship
- 10 years Structural

*Site layout and house designs are preliminary and subject to change based on City requirements and approvals. The current visuals are intended to provide an idea of the project's overall look and feel. While we do not anticipate major changes, it must be communicated that adjustments might be necessary, and we appreciate everyone's understanding.*

# FAQ - *Location*

## Why was Avon Park, FL town location, selected for the Jain Community?

From Recent & past community feedback,

- Most Jain community members preferred Sunny area year around,
- Reasonable vicinity of major metropolitan areas (here Orlando, Tampa, & Palm Beach) with major airports, Hospital facilities
- Majority of members preferred interior areas away from coast for inherent Hurricane concern (Here site is 80 miles from either coast – well protected inland site
- Overall housing cost to be reasonable per market, closer to large metropolitan area gets expensive and limits the expansion vision.
- Avon Park appears to meet all the significant requirements expressed by the community.



# FAQ – *Inclement Weather Discussion*

## Is this community in a flood zone?

- As this site is 80 miles away from the Coast, any storm flooding risk is mitigated.
- Localized heavy rain flooding events are usually mitigated by good community design with Pond/Lakes & proper storm water drainage designs.

## What is the probability of a Hurricane and/or tornado?

- Being in **FL** or **anywhere in Southeast USA**, there is always the possibility of an occasional Hurricane. However, the site being 80+ miles from either coast, the likelihood of a major Hurricane effects is mitigated.
- Tornadoes are uncommon for this area of FL.

## Will the constructions use the most robust hurricane resistant technology?

- All construction will be built to FL hurricane code.
- All exterior construction will be concrete blocks, and internal walls will be stick framing.

# FAQ – *Age Criteria*

## Minimum Age requirement?

- This community will '**Age Restricted**'. Such communities cater to 55+ residents.
- For a community to be considered "housing for older persons" as a 55+ community, the housing must be intended and operated for occupancy by persons 55 years of age or older and meet the following requirements:
  - At least 80% of the occupied units are occupied by at least one person 55 years of age or older.
  - The facility or community complies with rules established by the U.S. Department of Housing and Urban Development (HUD) for verification of occupancy.
- Additionally:
  - The amenities and planning of community events/activities will cater to seniors.
  - Builder is pursuing the community as 55+ community which allows for local school district tax relief.

## Is there an age limit to purchase?

- Technically, there is no age restriction for purchase.



# FAQ – *Actors & Roles*

## Is this a for Profit Project?

- **JAINA** is strictly acting as an advisor, marketing of project & is not making any profits.
- The **Parshavsnath LLC** is under contract with the builder for Project development & execution.
- The **home builder** (Regent Street LLC – Park Square Homes) is making industry standard profit. Homes are being offered at market competitive price points.

## With whom buyer will contract? Builder or Parashvsnath LLC?

- Buyers will contract with the Builder for the actual home.

## If Residents are managing the common amenity center & HOA, what is the role of Jaina?

- JAINA & Parashavnath LLC are unpaid advisors who helps with planning, marketing and programming of the project were to asked for input.
- Early-stage buyers will provide a majority of input to the Parasnath LLC for amenity space planning.

# FAQ – *Jain Aspects Discussion*

## Can non-Jain families purchase a home?

- Anyone can purchase a home.
- The **community programming** and **amenities** will be catered toward **Jain seniors** and **Indian culture**.

## Will community kitchens serve only Jain food?

- This will be defined by the HOA; however, guidance is to provide strictly **Vegetarian Menu** with **proper Jain Options**.

# FAQ – Purchase Discussion

## **How and where does the Deposit need to be sent.**

- Parshavsnath LLC is working with attorneys to draft all the proper legal documents including a reservation agreement and purchase sale agreement.
- Upon signing the reservation agreement, the DEPOSIT will be sent to an escrow agent, which will be identified in the agreement. Funds can be sent by wire transfer.

## **How will the on-site amenities be funded, especially the Prayer Hall?**

- The on-site amenity center, including the Prayer Hall, will be funded using buyers' funds. Its cost has already been factored into the approximate pricing. The developer is responsible for constructing the homes while LLC is working closely with an architect to design the amenity center.
- We want you to know that the amenity center will facilitate all the activities outlined, including a Hall serving as a space for meditation, yoga, worship, rituals, and Swadhyays. We aim to create a peaceful and functional environment for the community's spiritual and wellness needs.



# FAQ – Home *Cost Discussion*

## **Can you explain Community Home costs?**

- Current Home cost estimates are Market competitive for the Quality, Amenities and being in Close-knit Jain community with desired amenities.

## **What will be HOA fees?**

- Homeowners will manage HOA.
- HOA Fees will be determined by the Amenities desired by the residents, Maintenance of the Club house and common areas.
- The Builder Office will not be involved with running the amenities or making any profit from the services offered by the amenities.
- Landscaping is included in the price of the home and ongoing maintenance of the landscaping will be included in the price of the HOA.

## **Since the food has been mentioned several times, is it supposed to be included in the monthly HOA fees?**

- The HOA can decide to include it in the monthly fees or keep it separate to accommodate usage-based fee structure.
- HOA run by owners can decide on such items.

# FAQ – *Insurance Discussion*

## **Any provision for home insurance because the insurance has gone up so high?**

- Any provisions for home insurance will be dictated by the HOA and a homeowner's mortgage lender (where applicable).

## **How is the home insurance availability on this area?**

- FL state website to check insurance rates on different companies – Reference only  
<https://www.flor.com/consumers/choices-rate-comparison-search>
- Rates vary based on coverage, deductibles, and past claim history.

## **Is Flood Insurance required?**

- As this site is 80 miles away from the Coast, any storm flooding risk is mitigated.
- Localized heavy rain flooding events will be mitigated by good community design with Pond/Lakes & proper storm water drainage designs.
- Your mortgage lender may dictate flood insurance.
- National Flood Ins Prog does offer reasonable flood insurance for properties in/out of flood zone.

# FAQ – *General*

## **What will happen if a resident passes away prior to Home delivery, what happens to the property?**

- The home can be transferred to a beneficiary OR the Seller will work with the resident's family to sell the home to another interested party, so that a full refund is given.

## **Is there going to be a temple on the site?**

- There is planning to have Jain Gabhara/Temple in the community.

## **Can we transfer the right to someone after paying DEPOSIT?**

- All deposits can be assigned to an immediate family member.

## **Can somebody just buy a lot only and build later?**

- All lots will be built in a specific sequence per builder planning

## **Who will hold the deposit? Can I buy it through a traditional realtor?**

- The deposits will be held with an escrow company identified by **Builder & Parshavnath LLC**. Builder is not working with any realtors at this time, only direct sales.



# FAQ –*General*

## It will be a while before I move here. Meanwhile, can I rent it out? And are there any rental options?

- The initial by laws will allow a percentage of homeowners to rent their unit. Once this threshold is reached, there will be a hold on additional units that can be rented. The threshold will be approximately 50% to begin with. There will be a minimum lease period for renters, greater than 8 months. Once the HOA takes over, the homeowners can modify the by-laws to desired community standards.

## How would the selling of the property work after a few years?

- Owners are able to sell their properties after closing on the home adhering to HOA requirements.

## Are Assisted Living services going to be provided or available?

- Community is planned as **Senior Independent Living**. HOA will keep list of licensed provider in the area to procure service directly.
- Builder owns surrounding land parcels and has vision to create Long Term care facility & Retail areas.
- If community wishes to keep any desired supportive services (First Aid station, Nursing, Therapy) at the community center, will need to be planned by the HOA. Certain licenses might be required to procure those services.



Thank you  
&  
Jai jinendra