

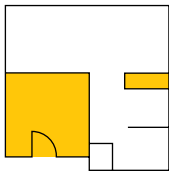
# Uniquely built for you.



Built on  
Relationships®

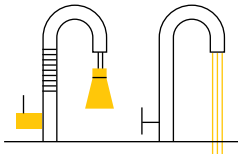
KB Home works with you every step of the way so you get a personalized, new home at a price that fits your budget.

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## Innovative Design

Whether it's the things you see: open floor plans, flexible living spaces and extra storage, or the things you don't: quality construction techniques and energy efficiency, every KB Home is innovatively designed to be a healthier, smarter and more comfortable place to call home.



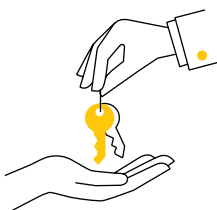
## A Personalized Home

We give everyone the ability to personalize their new home from floor plans to design features to where they live in the community. Your vision comes to life at our KB Home Design Studio, a one-of-a-kind experience where you choose flooring, countertops, cabinets and more. Whether you choose to upgrade or not, all of our customers are given the freedom to personalize their new home.



## Affordable Today and Tomorrow

No two KB homes are the same, and no two budgets are either. That's why we offer a variety of affordable homes that can be personalized with design options, many at no extra cost. Every home we build is designed to be ENERGY STAR® certified, which means significant savings on utility bills compared to used homes.



## A Partner Every Step of the Way

Our dedicated KB Home team of sales counselors, Design Studio consultants, construction superintendents, customer service representatives, and KBHS® loan officers work hand in hand with you every step of the way. From expert advice to construction updates to making sure your home is perfect long after move-in.

# Gramercy Farms



## Why buy a new KB home?

It's either a new home or it's not. Simple as that. Because even if it's new to you, a used home wasn't designed with your life in mind. That's why we partner with you from the beginning, and every step along the way.

KB homes have open floor plans with flexible living spaces, and you can personalize at a price that fits your budget. New also means more efficient. Every home we build is designed to be ENERGY STAR® certified, delivering energy savings that lower the cost of ownership and is better for the planet. Our homes are also designed to create a healthier indoor environment, with high performance ventilation systems. Plus, with a 10-year limited warranty, your new KB home will always feel like new.

## From the mid \$200s

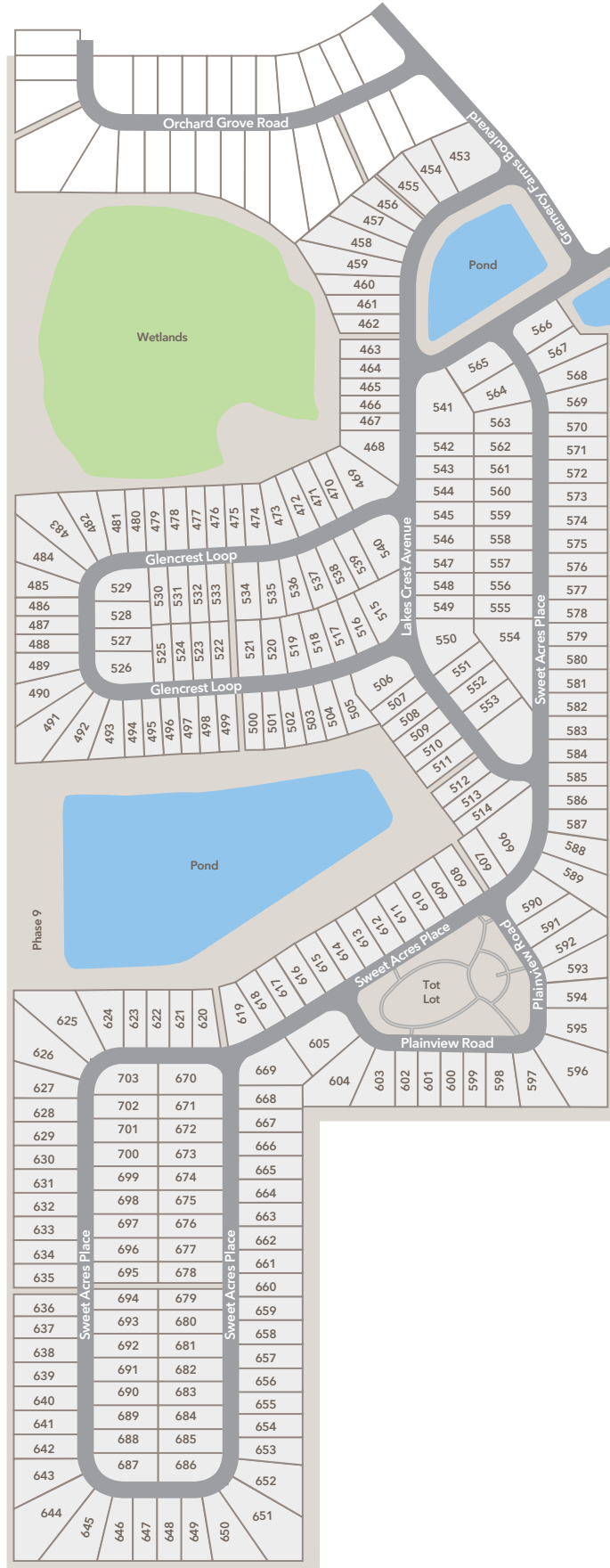
- 1,541-3,016 sq. ft., 3-6 bdrms., 2-3 baths
- HOA = \$88 per year;  
CDD = \$1,267.75 per year
- Osceola County School District
- Community amenities include a playground, basketball court, dog park and pavilion with picnic tables
- Convenient to Florida Turnpike, US-192 and Narcoossee Road

**2898 Mosshire Cir., St. Cloud, FL 34772**  
**407-587-3580**

From FL Turnpike, exit US-192 heading east. Turn right on Hickory Tree Rd. and right on CR-534 (Old Hickory Tree Rd.) to community straight ahead.

# Community Layout

Gramercy Farms in St. Cloud



# Around Your Neighborhood

Gramercy Farms in St. Cloud



## Schools

**Hickory Tree Elementary School**  
2355 Old Hickory Tree Rd.  
St. Cloud, FL 34772  
407-891-3120

**St. Cloud Middle School**  
1975 Michigan Ave.  
St. Cloud, FL 34769  
407-891-3200

**Harmony High School**  
3601 Arthur J. Gallagher Blvd.  
St. Cloud, FL 34771  
407-933-9900



## Shopping

**T.J. Maxx®**  
11926 Narcoossee Rd.  
Orlando, FL 32832  
407-313-2180

**Lowe's® Home Improvement**  
12276 Andric Ln.  
Orlando, FL 32827  
407-204-7902



## Groceries

**Publix® Super Market**  
1951 S. Narcoossee Rd.  
St. Cloud, FL 34771  
407-892-0595

**Walmart Supercenter**  
4400 13th St.  
St. Cloud, FL 34769  
407-957-1300



## Restaurants

**Meat n Fire Barbecue**  
1925 S. Narcoossee Rd.  
St. Cloud, FL 34771  
407-891-6070

**Crabby Bill's**  
1104 Lakeshore Blvd.  
St. Cloud, FL 34769  
407-979-4001

**Mi Casa Restaurant & Bakery**  
4577 US-192  
St. Cloud, FL 34769  
407-498-0718

**Canoe Creek Sports Tavern**  
2911 Canoe Creek Rd.  
St. Cloud, FL 34772  
407-891-9464



## Entertainment

**Boxi Park**  
6877 Tavistock Lakes Blvd.  
Orlando, FL 32827  
407-536-9666

**St. Cloud Twin Theatre**  
1110 10th St.  
St. Cloud, FL 34769  
407-957-1797

**Orange Bowl Lanes**  
1221 E. Vine St.  
Kissimmee, FL 34744  
407-847-2866



## Recreation

**Lakefront Park**  
1104 Lakeshore Blvd.  
St. Cloud, FL 34769  
407-957-7392

**Osceola Heritage Park**  
1875 Silver Spur Ln.  
Kissimmee, FL 34744  
321-697-3333

**Nona Adventure Park**  
14086 Centerline Dr.  
Orlando, FL 32827  
407-313-2907



## Golf

**Harmony Golf Preserve**  
7252 5 Oaks Dr.  
St. Cloud, FL 34773  
407-891-8525

**Royal St. Cloud Golf Links**  
5310 Michigan Ave.  
St. Cloud, FL  
407-891-7010



## Gyms

**Planet Fitness®**  
4020 13th St.  
St. Cloud, FL 34769  
407-982-5149

**Fitness CF**  
4049 13th St.  
St. Cloud, FL 34769  
407-957-2622



## Post Office

4701 Old Canoe Creek Rd.  
St. Cloud, FL 34769  
407-892-6883



## Library

**Veterans Memorial Library**  
810 13th St.  
St. Cloud FL 34769  
407-742-8888



# We're Proud of Our Reviews

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Top-ranked homebuilder  
**4.6 out of 5 stars**



*"From the moment I stepped into the sales office until the moment I got my keys and walked into my newly constructed home, KB has been there with me on my entire journey."*

**Kristen S.**  
KB Homeowner

*"The whole process from picking the lot, options and upgrades to closing process was a breeze. For being my first time they really made me feel like I was always in charge and aware of every step."*

**Joel A.**  
KB Homeowner

888-KB-HOMES | [kbhome.com](https://kbhome.com)

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