

## Amenities

Sugar Mill has many wonderful amenities for you to enjoy:

- ⌘ Heated Pool & Spa
- ⌘ Fishing Lakes
- ⌘ Fully Equipped Clubhouse:  
*Billiard Room, Multimedia Center,  
Full Kitchen, and much much more....*
- ⌘ Shuffleboard Courts
- ⌘ Horseshoe Pits
- ⌘ Exciting Community Activities
- ⌘ Great Atmosphere



## Activities

Here's just a few examples:

- ⌘ Clubhouse Holiday Celebrations
- ⌘ Dances
- ⌘ Fishing
- ⌘ Bingo & Card Games
- ⌘ Shuffleboard Tournaments

## Pets

Sugar Mill is a pet-friendly community. Size and certain breeds of dogs are restricted.

Based on Popular Demand  
We've Added  
**New Premium Lots!**

### Office Hours:

Monday - Friday 9:00 am - 4:30 pm  
Weekends available by appointment



## Lot Rent (2015)\*

Standard Lot Rent \$419.00/mo

**New Phase Promotion** **Ask Us Now!**



\* Prices subject to change. Contact the community office for current prices.

SGMBR0815



*Sugar Mill*

Operated by  
**ARC**  
Investments

(407) 957-3055  
3130 A Sugar Mill Lane  
St. Cloud, FL 34769

Email: [SugarMill@ARCinvestments.com](mailto:SugarMill@ARCinvestments.com)  
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**Create Your Dream Home in our New Neighborhood!  
See Inside for More Details.**



# Sugar Mill



*Sugar Mill is the place to be!* Custom design the home of your dreams and start the newest adventure of your life today when you move into our neighborhood at Sugar Mill.

This 34-acre community in St. Cloud is located in the heart of Central Florida. You'll have easy access to all the necessities, yet your home is tucked away from the hustle and bustle of Orlando and its surrounding cities and attractions.

In addition to having the home of your dreams at Sugar Mill, you'll be able to take full advantage of all the amenities the community has to offer. Relax at the pool with your neighbors and enjoy interesting conversations and friendship.

Not in the mood to swim or sun-bathe? We have a large clubhouse, shuffleboard courts, holiday celebrations, dances and many other activities. Now is the time to live life to it's fullest. You have certainly earned the quality of life offered at Sugar Mill.

# Design your Dream Home Today! Final Phase Now Open!



Why settle for someone else's dream when you can have your own? Design a brand new home on one of our newly developed premium homesites!

Our on-site sales representatives are here to help you every step of the way. Don't delay. The lots are going fast, so don't wait or someone else's name may be on the mailbox!

**Design your dream home with one of these manufacturers:**

Skyline, Jacobsen, Palm Harbor, Homes of Merit and many others!

**Ask About Our Move-in Specials!**




Open Floor Plans  
Vaulted Ceilings  
Bay Windows  
Ceiling Fans



Hardwood Kitchen Cabinets  
Granite Counter tops  
Hardwood Floors

Choose Your Ideal Homesite:

124		101
123	125	102
122	126	103
121	127	104
120	128	105
119	129	106
118	130	107
117	131	108
116	132	109
115		110
	114	113
		112
		111

 = Sorry, lot not available.

**Stop dreaming, start living!  
Call or visit us today!  
(407) 957-3055**