

An aerial view of a modern residential development. The scene shows a central courtyard with a green lawn, several trees, and a paved area with people walking and sitting. The surrounding buildings are modern, multi-story houses with large windows and balconies. A car is parked on the left, and another is on the right. In the foreground, there's a large flower bed with pink flowers and a small sign that says "FLT COMMUNITIES". The entire image is framed by a white, hand-drawn style border.

PROJECT CATALOG



SAMAR

by FLT Communities

Building a community where life feels like home.

A COMMUNITY OF REAL PEOPLE

Samar by FLT Communities is home to individuals and families who value connection, comfort, and a better quality of life.

WHAT MATTERS MOST



SAFETY & SECURITY

A gated community with features that provide peace of mind.



COMMUNITY & CONNECTION

Friendly neighbors, family-oriented events, and a strong sense of belonging.



QUALITY & COMFORT

Modern, fully furnished homes designed for everyday comfort and convenience.



GREEN SPACES

Beautifully landscaped areas and parks for relaxation and outdoor activities.



We chose Samar for the safety, the location, and the sense of community. It truly feels like home for our family.

– The Dela Cruz Family, Residents



GATED COMMUNITY

Your safety is our priority.



FULLY FURNISHED HOMES

Move-in ready. Hassle-free.



NEIGHBORHOOD EVENTS

Making memories together.



SUSTAINABLE LIVING

Thoughtful design for a better tomorrow.

OUR RESIDENTS AT A GLANCE



68% Families

Young and growing families seeking a safe, welcoming environment to call home.



22% Professionals

Working professionals looking for modern homes in a convenient location.



10% Retirees & Empty Nesters

Active adults seeking a peaceful community with low-maintenance living.



Household Income

\$70,000+
Average



Household Size

3.4
Average



Median Age

34
Years



Top Preference

Location, Safety
& Community



Homeownership Goal

96%
Long-term



Pet Friendly

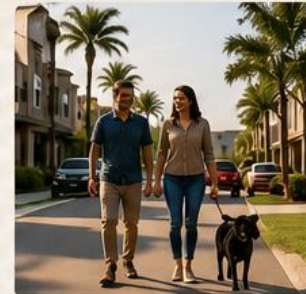
72%
Have Pets

THE SAMAR LIFESTYLE



FAMILY FOCUSED

Spaces designed for kids to play, families to connect and grow.



CONVENIENT LIVING

Close to schools, shopping, dining, and major highways.



BUILT FOR TOGETHERNESS

A place where neighbors become lifelong friends.

SAMAR by FLT Communities

10135 Buck Road
Orlando, FL 32817

Project Catalog



SAMAR
by FLT Communities

4 BEDROOM HOMES | 4.5 BATHROOMS

FULLY FURNISHED. THOUGHTFULLY DESIGNED.

Built for comfort. Designed for life.



4
Bedrooms



4.5
Bathrooms



2
Car Garage



2,150+
Sq. Ft.

SPACIOUS. FUNCTIONAL. FAMILY READY.

Every Samar home is fully furnished and designed with modern families in mind. Smart layouts, quality finishes, and comfortable spaces — all in a community that feels like home.



4 COMFORTABLE BEDROOMS

Including a spacious master suite with walk-in closet and private en-suite bathroom.



4.5 WELL APPOINTED BATHROOMS

Four full bathrooms plus a convenient half bath on the ground floor.



LAUNDRY / IRONING ROOM

Dedicated laundry room with washer, dryer, sink, and space for ironing and storage.



WELCOMING LIVING ROOM

Open and inviting living area perfect for family time and entertaining.



FULLY FITTED KITCHEN

Modern cabinetry, quality appliances, and everything you need to cook, gather and enjoy.



COVERED PATIO

Private covered patio for relaxing outdoors and weekend BBQs.



2 CAR COVERED GARAGE

Spacious garage with room for two vehicles and additional storage.

FLOOR PLAN OVERVIEW

GROUND FLOOR



SECOND FLOOR



4.5 BATHROOMS

- Master Bathroom (en-suite)
- Bathroom 2 (en-suite)
- Bathroom 3 (shared)
- Bathroom 4 (shared)
- Powder Room (ground floor)



FULLY FURNISHED



WELL APPOINTED LIVING ROOM



FULLY FITTED KITCHEN



COVERED PATIO

HOME HIGHLIGHTS

- ✓ Open-concept living & dining area
- ✓ Modern finishes & quality furnishings
- ✓ Ample storage throughout
- ✓ Energy-efficient design
- ✓ Move-in ready – just bring your family



DESIGNED FOR FAMILIES

Smart layout that balances privacy and togetherness.



MOVE-IN READY

Every home is fully furnished and thoughtfully equipped.



BEAUTIFULLY MAINTAINED

Landscaped grounds and well-kept common areas.



COMMUNITY FOCUSED

A welcoming neighborhood where families thrive.



24x7 ADT PROTECTED

Gated community with 24/7 monitoring for your peace of mind.



SAMAR by FLT Communities
10135 Buck Road, Orlando, FL 32817



SAFE & SECURE

Gated community for peace of mind.



FAMILY FOCUSED

Designed for connection, comfort & togetherness.



GREEN SPACES

Parks, open areas & beautiful surroundings.



BUILT TO LAST

Quality construction and lasting value.

A PLACE TO LIVE. A COMMUNITY TO LOVE. A HOME TO GROW.

WELCOME HOME.



SAMAR

by FLT Communities

A Connected Location.

Everything You Need, Close to Home.

Samar is perfectly located in East Orlando, offering residents easy access to top schools, shopping, dining, healthcare, parks, and major highways – all within 3 miles.



SAMAR by FLT Communities
10135 Buck Road
Orlando, FL 32817



Easy Access
Minutes from SR-408,
UCF, and major
employment hubs.



Surrounded by Nature
Close to scenic parks,
walking trails, and
outdoor recreation.



Community Focused
A peaceful neighborhood
designed for connection,
comfort, and convenience.



PRIME LOCATION IN EAST ORLANDO
10135 Buck Road, Orlando, FL 32817



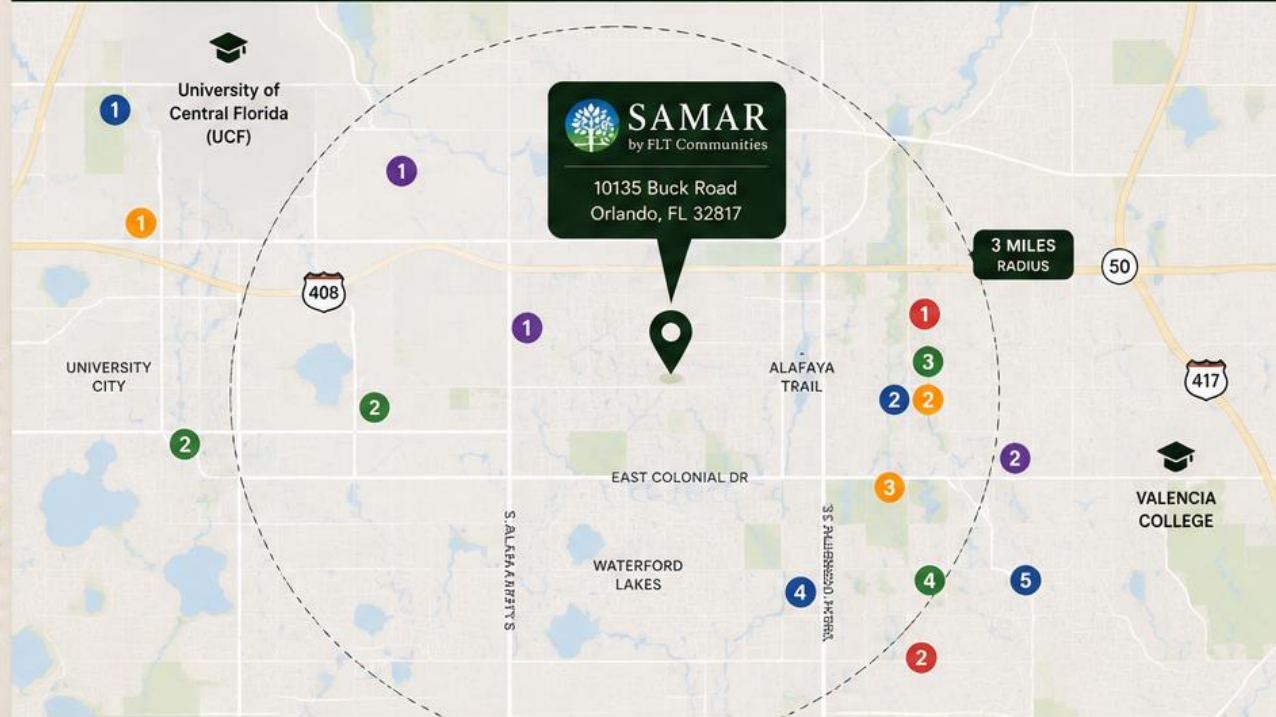
3 MILES
RADIUS



10-20 MIN
TO KEY DESTINATIONS



CONNECTED TO
WHAT MATTERS



SCHOOLS

- | | |
|---------------------------------------|--------|
| 1 UCF (University of Central Florida) | 2.1 mi |
| 2 Waterford Elementary School | 1.2 mi |
| 3 Timber Creek High School | 2.3 mi |
| 4 Alafaya Elementary School | 2.6 mi |
| 5 University High School | 2.8 mi |

SHOPPING

- | | |
|--|--------|
| 1 Waterford Lakes Town Center | 1.5 mi |
| 2 Walmart Supercenter | 1.6 mi |
| 3 Publix Super Market at Waterford Lakes | 1.7 mi |
| 4 Target | 2.4 mi |
| 5 ALDI | 2.7 mi |

DINING

- | | |
|--------------------------------|--------|
| 1 Waterford Lakes Dining Plaza | 1.4 mi |
| 2 Chick-fil-A | 1.5 mi |
| 3 Panera Bread | 1.8 mi |
| 4 Miller's Ale House | 2.1 mi |
| 5 First Watch | 2.3 mi |

HEALTHCARE

- | | |
|---|--------|
| 1 AdventHealth East Orlando | 1.9 mi |
| 2 Orlando Health Medical Pavilion – Waterford Lakes | 2.2 mi |

PARKS & RECREATION

- | | |
|----------------------------------|--------|
| 1 Blanchard Park | 0.6 mi |
| 2 Waterford Lakes Community Park | 1.7 mi |
| 3 Econ River Wilderness Area | 2.8 mi |



CENTRALLY LOCATED. PERFECTLY CONNECTED.

Samar offers the ideal balance of convenience and tranquility, with everything you need just minutes away.



5 MIN
TO SR-408



8 MIN
TO UCF



5 MIN
TO WATERFORD
LAKES TOWN CENTER



15 MIN
TO DOWNTOWN
25 MIN



TO ORLANDO
INTERNATIONAL AIRPORT

Distances are approximate. Drive times may vary based on traffic and time of day. Source: Google Maps (May 2024)



SAMAR
by FLT Communities

24x7 ADT PROTECTED GATED COMMUNITY

Advanced Security. Complete Peace of Mind.

24/7

**YOUR SAFETY.
OUR PRIORITY.**

Samar is a 24x7 ADT protected gated community with advanced security systems and controlled access for complete peace of mind.



SECURE. PRIVATE. WORRY-FREE.



Controlled Access
Residents & authorized guests only.



24x7 Monitoring
Every moment is monitored, every day.



On-Site Security
Visible presence for peace of mind.



Smart Gate Systems
Secure entry with technology you can trust.



Safe Surroundings
A secure environment for your family to thrive.

ADVANCED SECURITY. ALWAYS ON.

Samar by FLT Communities is protected by ADT, a trusted leader in security, ensuring 24x7 monitoring and rapid response.



GATED ENTRY

Controlled access with secure entry points and guest verification.



PROFESSIONAL SECURITY

Trained security personnel on-site 24/7 for your safety and assistance.



24x7 SURVEILLANCE

High-definition cameras monitor all community entrances and common areas.



SMART ALERTS

Instant alerts and real-time notifications sent directly to your mobile device.



PERIMETER SECURITY

Secure fencing and smart intrusion detection around the community.



RAPID RESPONSE

ADT's 24/7 monitoring center ensures quick response when needed.

24x7 PROFESSIONAL MONITORING

Our ADT monitoring centers are always watching, so you can always feel safe.

- ✓ Intrusion Detection
- ✓ Fire & Smoke Monitoring
- ✓ Emergency Response
- ✓ Video Verification
- ✓ Medical Emergency Support



SAMAR by FLT Communities
10135 Buck Road, Orlando, FL 32817



SAFE & SECURE
Your safety is our top priority.



FAMILY FOCUSED
A community where families can thrive.



BEAUTIFULLY MAINTAINED
Well-lit, clean, and professionally managed.

**GATED COMMUNITY.
PROTECTED 24x7.
PEACE OF MIND, ALWAYS.**



2 CAR GARAGE & AMPLE PARKING

Designed for Convenience. Built for Life.

At Samar by FLT Communities, we make everyday living easy with homes that feature private 2-car garages and a gated community with ample guest parking.



24x7 ADT
PROTECTED
GATED COMMUNITY



2 CAR GARAGE

Every home includes a spacious 2-car garage with room for vehicles, storage, and more.



AMPLE GUEST PARKING

Plenty of convenient guest parking spaces throughout the community for residents and visitors.



PRIVATE & SECURE

Each home comes with a private 2-car garage.



VISITOR PARKING

Ample designated parking areas for your guests.



GATED COMMUNITY

Controlled access for your safety and peace of mind.



WELL PLANNED

Wide roads, easy navigation, and beautifully maintained common areas.



SPACIOUS 2-CAR GARAGE
Room for two vehicles and extra storage.



CONVENIENT GUEST PARKING
Ample parking spots located throughout the community.



SECURE & PROTECTED
24x7 ADT protection and gated entry for total peace of mind.



SAMAR by FLT Communities
10135 Buck Road, Orlando, FL 32817



SAFE & SECURE
24x7 ADT protected gated community.



FAMILY FOCUSED
A welcoming community where families thrive.



BEAUTIFULLY MAINTAINED
Landscaped grounds and well-kept common areas.

CONVENIENCE. SECURITY.
COMFORT. IT'S ALL HERE.
WELCOME HOME.



FULLY FURNISHED BEDROOMS

SAMAR
BY
FLT COMMUNITIES



FULLY FURNISHED LIVING ROOM

SAMAR
BY
FLT COMMUNITIES



FULLY EQUIPPED KITCHEN



COVERED PATIOS

SAMAR
BY
FLT COMMUNITIES



FULLY EQUIPPED BACKYARD

SAMAR
BY
FLT COMMUNITIES



FULLY EQUIPPED LAUNDRY

SAMAR
BY
FLT COMMUNITIES



SAMAR

by FLT Communities

A PLACE TO LIVE.
A COMMUNITY TO LOVE.
A Home to Grow.



4
Bedrooms



4.5
Bathrooms



2
Car Garage



2,150+
Sq. Ft.



BUILT FOR WHAT MATTERS MOST —

At Samar by FLT Communities, we combine modern living with thoughtful design, top-tier security, and a welcoming neighborhood feel.



SAFE & SECURE
24x7 ADT protection in a gated community



FAMILY FOCUSED
Designed for connection, comfort & togetherness



BEAUTIFULLY MAINTAINED
Landscaped grounds and well-kept common areas



A TRUE SENSE OF COMMUNITY
Where neighbors become friends

DESIGNED FOR LIFE. BUILT FOR YOU.



THOUGHTFUL HOMES



Modern layouts and quality finishes create comfortable spaces to grow and make memories.



WELL APPOINTED SPACES



Fully furnished homes with stylish kitchens, inviting living areas, and every detail you need.



STRONGER COMMUNITY



Beautiful common areas designed for relaxation, play, and meaningful connections.



MADE FOR EVERYDAY LIVING



Private patios and outdoor spaces perfect for relaxing, entertaining, and enjoying life.

24x7 ADT PROTECTED GATED COMMUNITY

- ✓ Controlled gated entry
- ✓ High-definition surveillance
- ✓ Trained security personnel
- ✓ Smart alerts to your mobile device
- ✓ Rapid response when you need it



YOUR SAFETY. OUR PRIORITY.

Advanced security systems and 24x7 monitoring for complete peace of mind.



FOR ENQUIRIES



EMAIL
samar@flthomes.com



WEBSITE
www.flthomes.com



TEXT
407-337-1775



FLT
COMMUNITIES

BUILDING COMMUNITIES.
ENRICHING LIVES.