

CONTEMPORARY RESORT LIVING

REIMAGINED





YOUR VACATION LIFESTYLE STARTS HERE

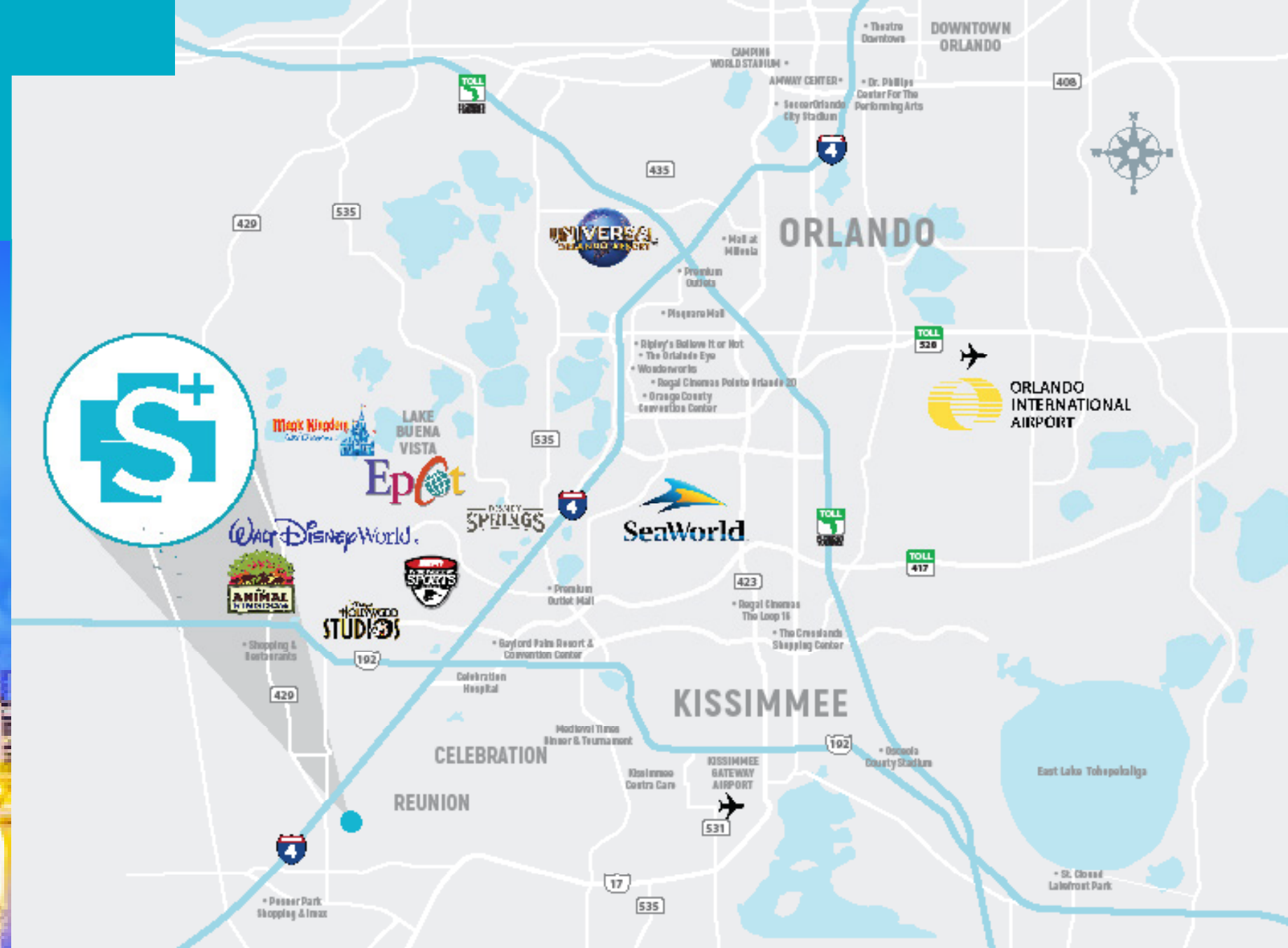
Find everything on your wishlist right in front of you. SPECTRUM+ at Reunion Resort checks all the boxes. Timeless modern homes next to three signature golf courses, a spectacular waterpark, and in close proximity to theme parks. And if you love food and shopping, you're in the right place to satisfy any craving. NOW is the moment to have the time of your life.



## GATEWAY TO THE MAGIC



10 MIN. TO DISNEY  
30 MIN. TO AIRPORT



In addition to the exclusive amenities at SPECTRUM+, leisure options abound within Reunion Resort. The famous AAA Four Diamond-rated resort is only minutes from Orlando. It features three signature PGA golf courses, tennis club, boutique spa, several amazing pools and a 5-acre water park.



#### GOLD MEMBERSHIP

- + Golf Access\*
  - + Palmer Legacy Course
  - + Watson Independence Course
  - + Nicklaus Traditional Course
- + Club Food and Beverage Discounts
- + Tennis Club\*
- + Spa and Fitness\*
- + 5-Acre Water park
- + Pickleball\*
- + Driving Range\*
- + Mini Golf and Foot Golf\*
- + Resort Shuttle Service

\*Additional Fee

#### PLATINUM MEMBERSHIP\* (OPTIONAL)

- + Includes all benefits from gold membership with additional golf benefits:
- + \$30 in-season / off-season
- + (24) discounted guest rounds annually
- + Annual Cart Fee program available
- + Complimentary bag storage
- + Driving Range & Foot Golf
- + Plus so much more!

\*Details as of April 2020



COMMUNITY  
POOLS &  
EXCLUSIVE  
WATER PARK



REUNION  
RESTAURANTS



Fitness Center + Tennis center with Pro-shop + Children's camp and activities + Driving Range  
Mini Golf and Foot Golf + Shuttle services within Reunion + Bicycle rentals + Resort spa



## EXPERIENCE REUNION RESORT



PGA GOLF COURSES

3

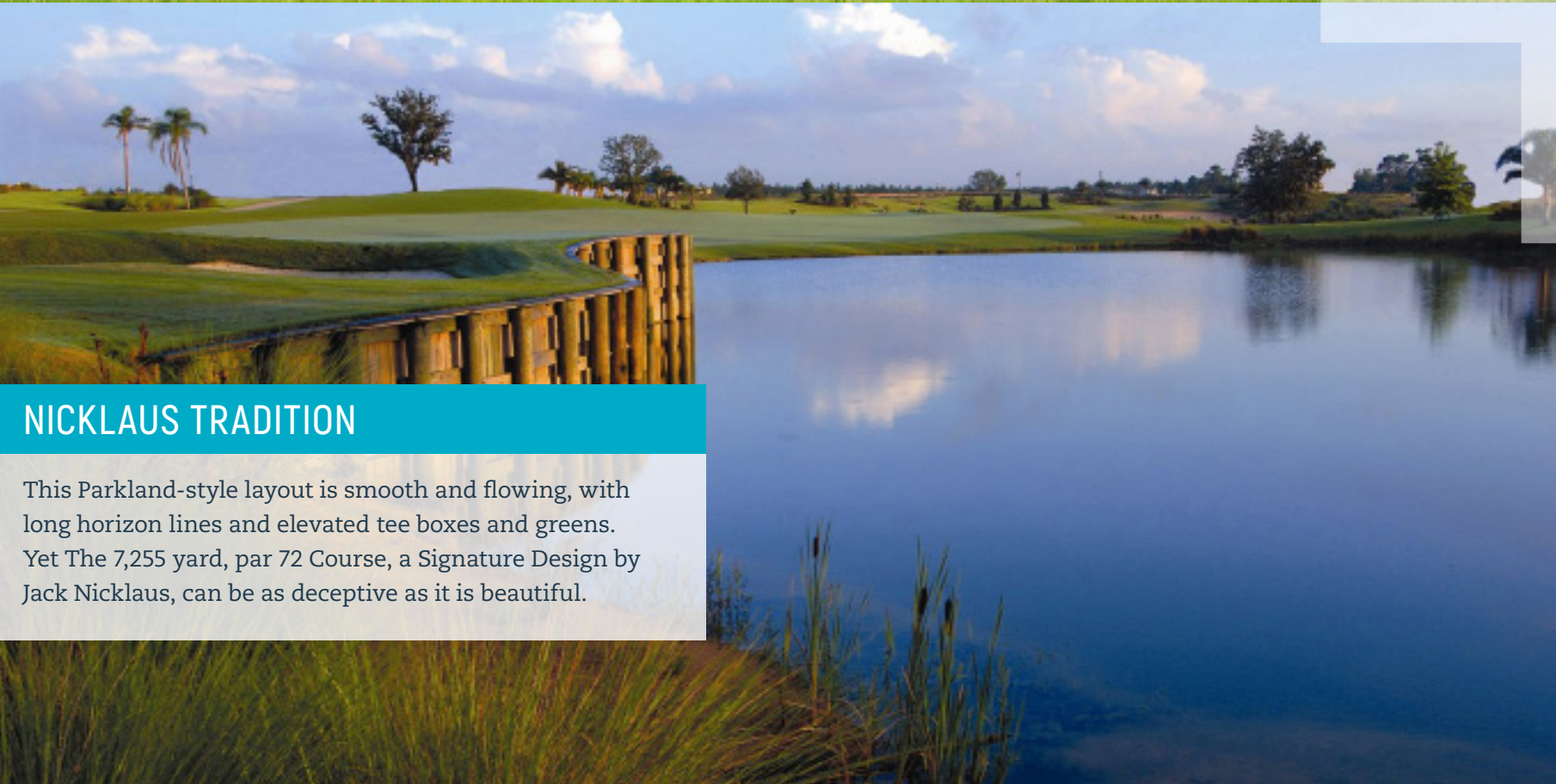
GOLF LEGENDS

SIGNATURE DESIGN COURSES  
ONLY AT REUNION



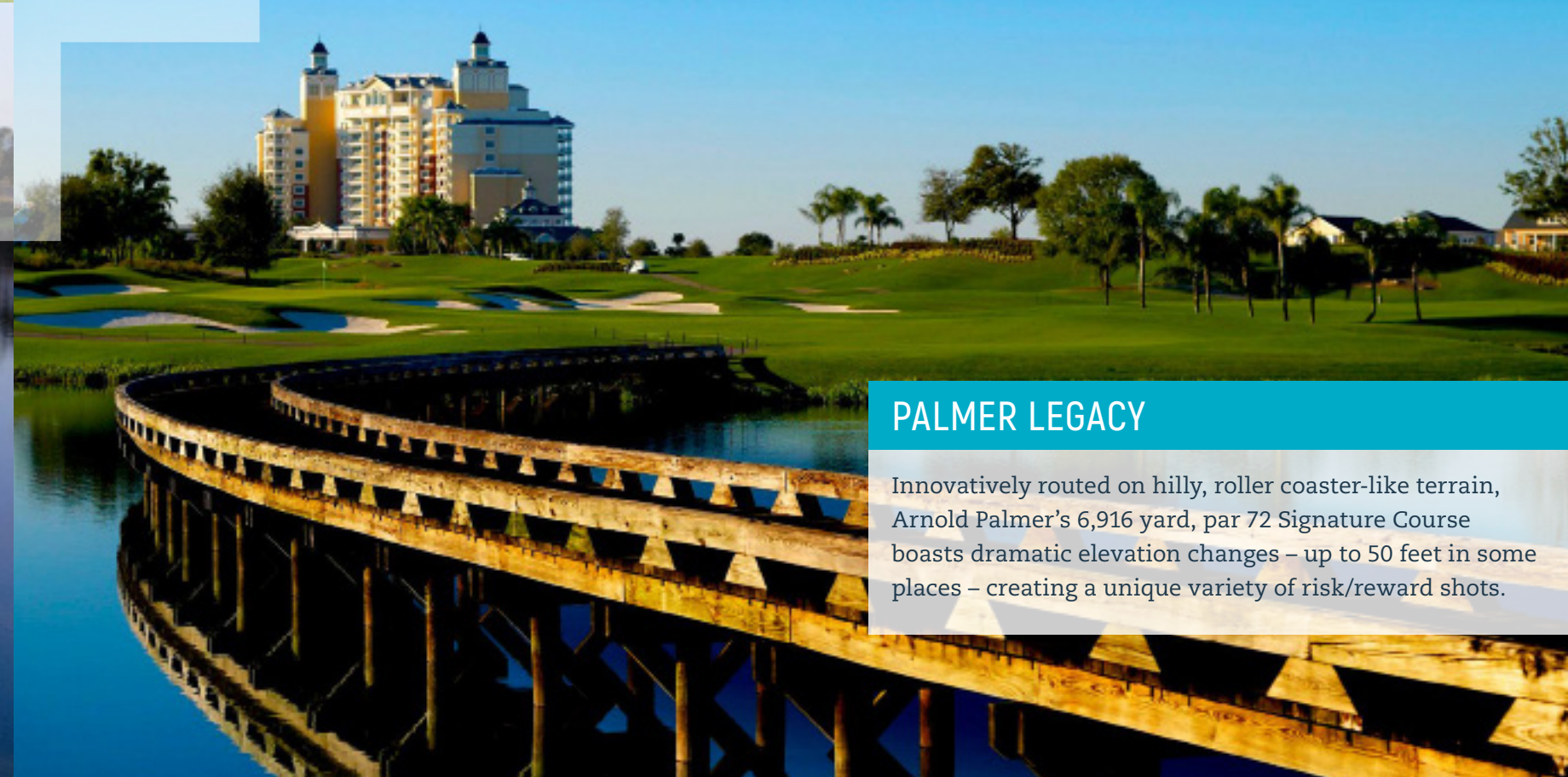
### WATSON INDEPENDENCE

Highlighted by fast, firm and wide rolling fairways, a variety of strategically placed bunkers and large greens, the 7,154 yard, par 72 Course, a Signature Design by Tom Watson, is as much about strategy as it is about length.



### NICKLAUS TRADITION

This Parkland-style layout is smooth and flowing, with long horizon lines and elevated tee boxes and greens. Yet The 7,255 yard, par 72 Course, a Signature Design by Jack Nicklaus, can be as deceptive as it is beautiful.



### PALMER LEGACY

Innovatively routed on hilly, roller coaster-like terrain, Arnold Palmer's 6,916 yard, par 72 Signature Course boasts dramatic elevation changes – up to 50 feet in some places – creating a unique variety of risk/reward shots.



## CLUB LIVING AT SPECTRUM+

Own a vacation home here and enjoy amenities that are fun for the entire family. Lounge by our resort-style pool, or grab the kids and have fun at your own exclusive playground. There's even a community clubhouse with a game room, a state-of-the-art fitness center as well as a grab-and-go market.

- + Clubhouse with game room and concierge services
- + Dining and bartending experiences by World-Class Chefs
- + State-of-the-art fitness center
- + Dimension, Grab-and-go market at SPECTRUM+
- + Resort style pool with cabanas
- + Children's playground
- + Park flex space dedicated to family gatherings and fun activities
- + Internal golf-cart transportation service
- + Complimentary transportation to the theme parks





CLUBHOUSE : POOL



CLUBHOUSE : GAME ROOM



# THE FUN STARTS HERE.

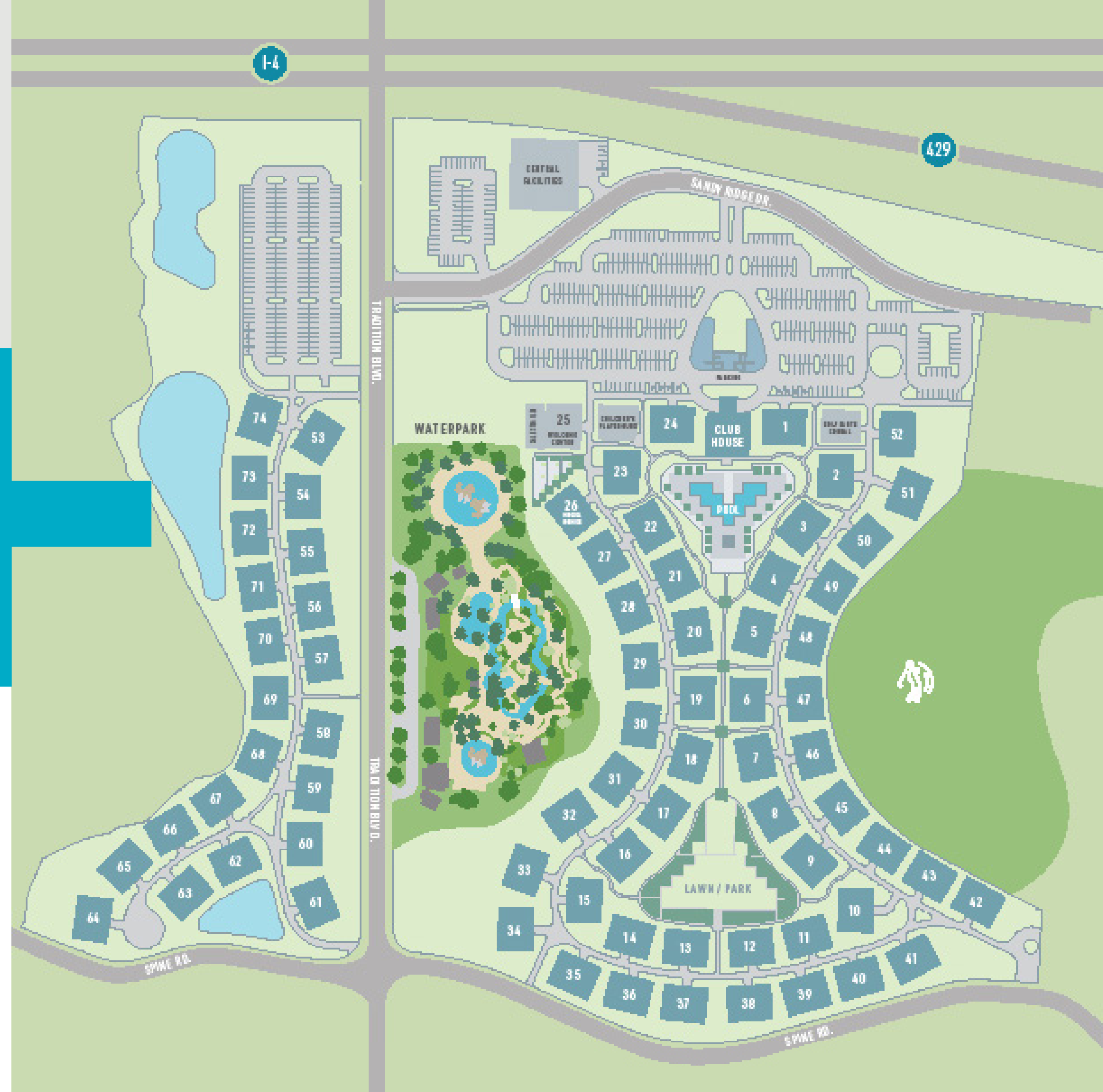


## LUXURY RESIDENCE FEATURES

- + one-story residences with 10-foot ceilings, two-story residences with double-height living rooms (11-foot ceilings on second level)
- + 24x24 white matte floor tile in main living areas, master bath and secondary bath floors
- + Designer carpet in all bedrooms
- + Maple kitchen cabinets with quartz countertops and waterfall top at island
- + Samsung stainless steel appliances featuring side-by-side refrigerator/freezer and a gas range
- + Master bath with double sinks, and shower with built-in niche
- + Samsung full size stackable washer and dryer

296 RESIDENCES

The Residences at SPECTRUM+ at Reunion Resort offer luxurious open floor plans with gourmet kitchens, premium finishes and large outdoor spaces - perfect for Florida's indoor/outdoor lifestyle. Select from one- and two-story residences ranging from three to five bedrooms. Designed with families in mind, you'll find everything you want for the perfect start to vacation living. We'll even help you select furniture from City Furniture planned for your new home.





7740  
BLD 51  
107 108  
297 209



MODEL A : LIVING AREA





MODEL A : LIVING AREA



MODEL B : LIVING AREA





MODEL B : MASTER BEDROOM



MODEL B : GAMING AREA



MODEL B : LIVING AREA



MODEL B : OUTDOOR TERRACE

# SPECTRUM+ OFFERS THREE FLOORPLANS



## MODEL A

1- Story // 3 Bedroom + Patio // 2.5 Baths  
Occupancy 6-8 people

Interior 1,491 SF // 139 M<sup>2</sup>  
Exterior 647 SF // 60 M<sup>2</sup>  
Total 2,138 SF // 199 M<sup>2</sup>





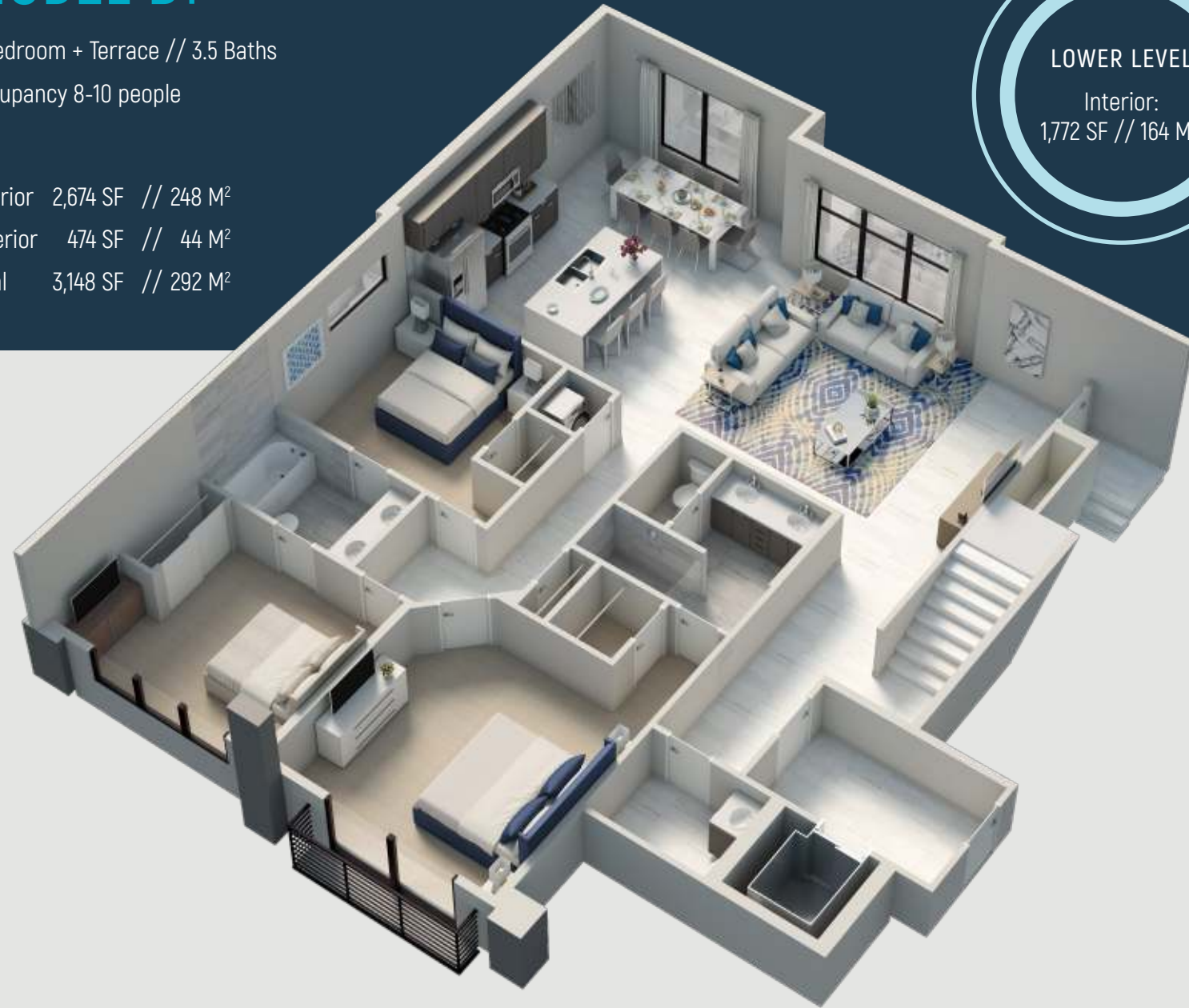
# MODEL B1

4 Bedroom + Terrace // 3.5 Baths  
Occupancy 8-10 people

Interior 2,674 SF // 248 M<sup>2</sup>  
Exterior 474 SF // 44 M<sup>2</sup>  
Total 3,148 SF // 292 M<sup>2</sup>

## LOWER LEVEL

Interior:  
1,772 SF // 164 M<sup>2</sup>



## UPPER LEVEL

Interior:  
902 SF // 84 M<sup>2</sup>



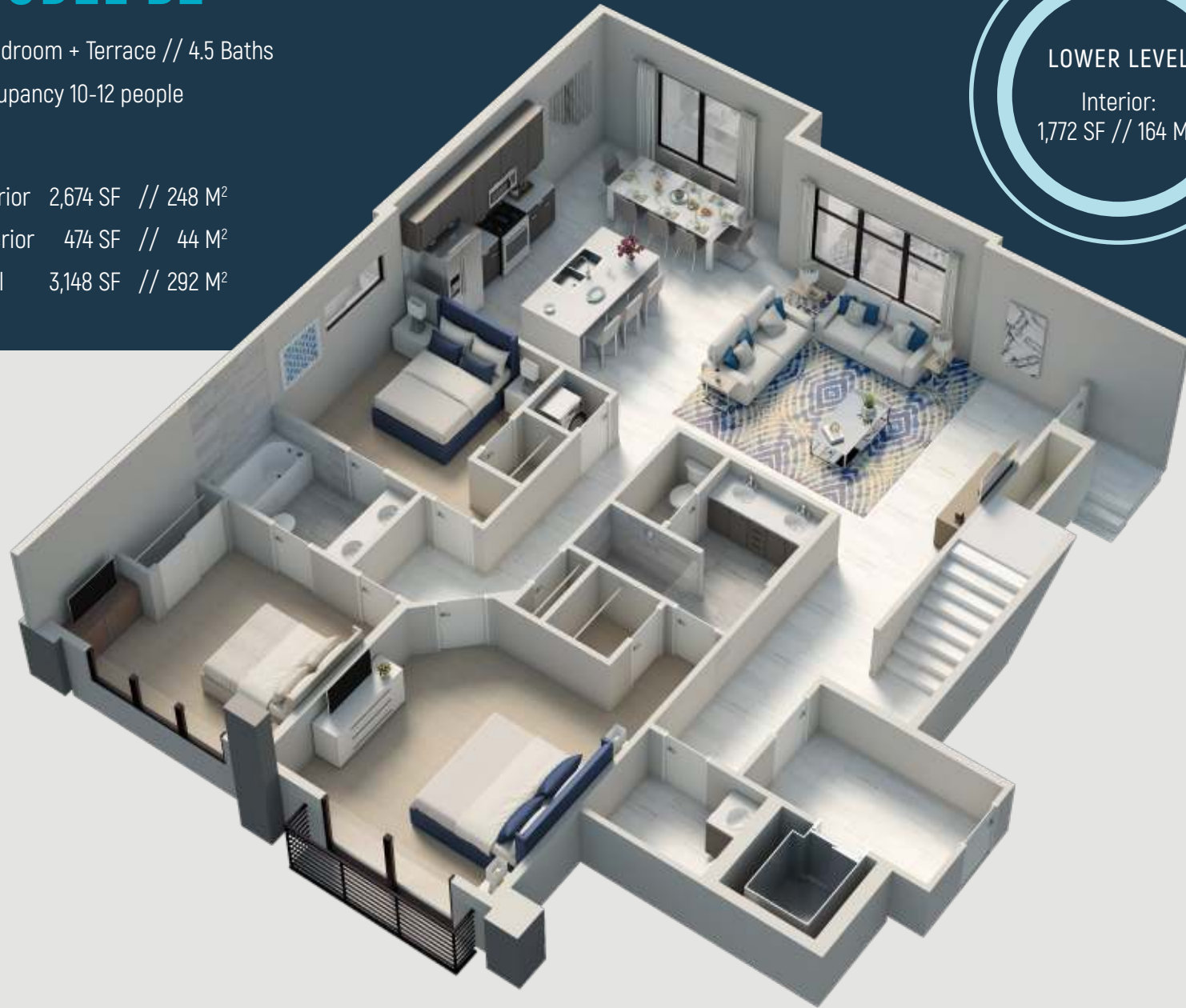
# MODEL B2

5 Bedroom + Terrace // 4.5 Baths  
Occupancy 10-12 people

Interior 2,674 SF // 248 M<sup>2</sup>  
Exterior 474 SF // 44 M<sup>2</sup>  
Total 3,148 SF // 292 M<sup>2</sup>

LOWER LEVEL  
Interior:  
1,772 SF // 164 M<sup>2</sup>

UPPER LEVEL  
Interior:  
902 SF // 84 M<sup>2</sup>

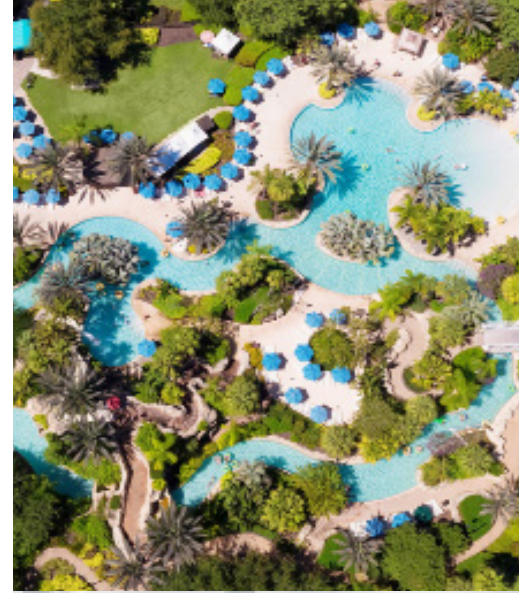


**TOP FIVE  
REASONS  
TO OWN AT  
SPECTRUM+  
YOUR GATEWAY  
TO THE MAGIC**



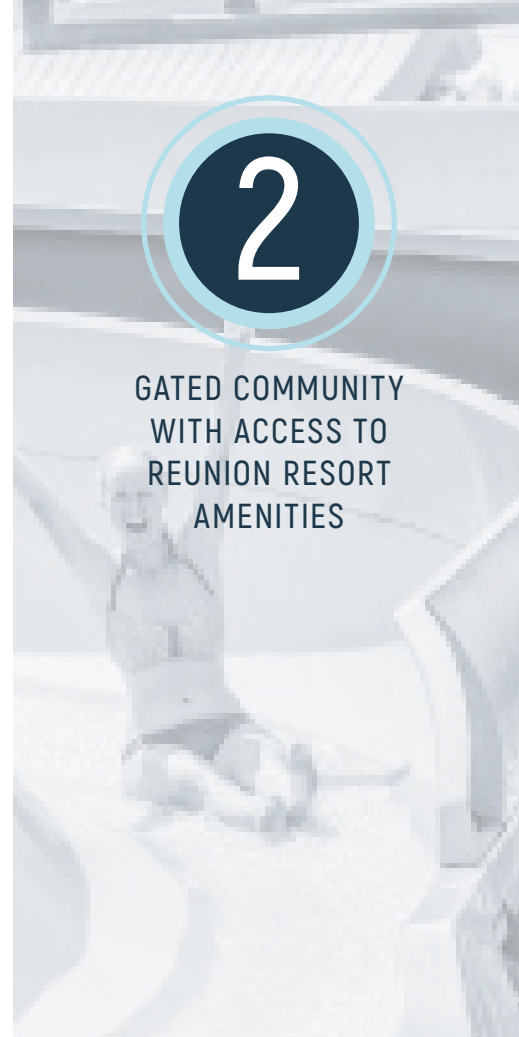
**1**

JUST MINUTES FROM  
DISNEY & OTHER MAJOR  
THEME PARKS



**2**

GATED COMMUNITY  
WITH ACCESS TO  
REUNION RESORT  
AMENITIES



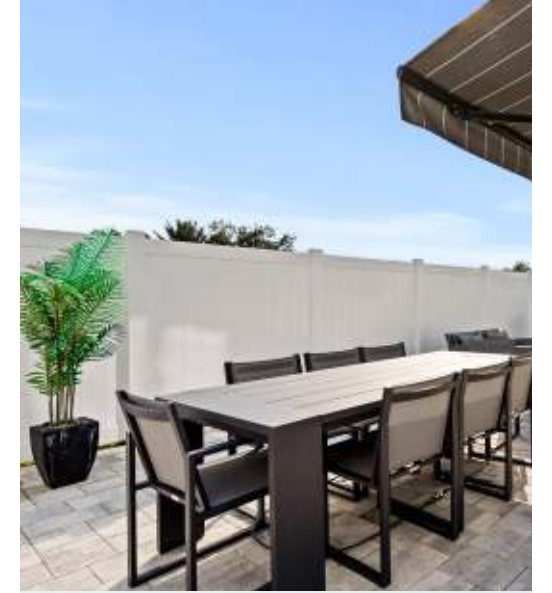
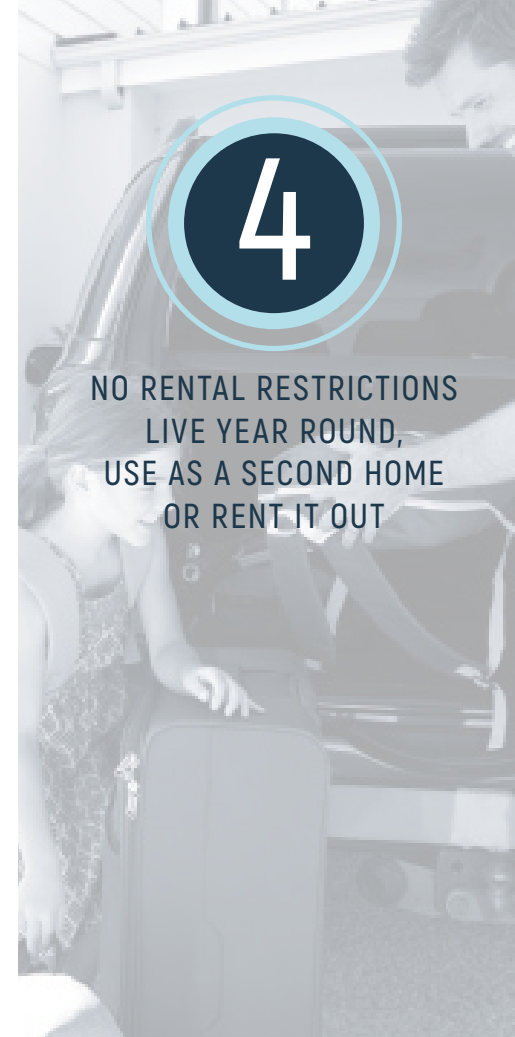
**3**

GOLF AT 3 PGA GOLF COURSES:  
PALMER LEGACY  
NICKLAUS TRADITION  
WATSON INDEPENDENCE



**4**

NO RENTAL RESTRICTIONS  
LIVE YEAR ROUND,  
USE AS A SECOND HOME  
OR RENT IT OUT



**5**

MODERN STYLE LUXURY  
RESIDENCES WITH  
CONTEMPORARY  
FLOOR PLANS AND  
LARGE OUTDOOR SPACE



## THE TEAM AT SPECTRUM+

SPECTRUM+ at Reunion Resort is a collaboration of seasoned experts with a history of success in the fields of real estate investment and development, sales and marketing as well as property management.

### DEVELOPER

ENCORE CAPITAL MANAGEMENT is a diversified, vertically integrated, real estate investment and development firm. Encore utilizes its breadth of development experience and expertise to invest in distressed and opportunistic properties, multifamily apartments, large master-planned residential and resort communities, and high barrier to entry urban infill projects. Including current and completed projects Encore is developing more than 20,000 rental apartments, homes for sale and residential lots with estimated gross revenue of approximately \$4 billion. Encore manages over \$1 billion across three funds and several investment vehicles.

### PROPERTY MANAGEMENT

Luxury Residential Resorts is a subsidiary of NDM Hospitality that performs owner facing property management services for branded vacation home resorts. Founded in 2015, LRR has quickly become the leader in the property management business. Through excellent performance, service to our homeowner partners, & detailed oversight of the properties, LRR has established a formula of success that yields the highest financial returns and owner satisfaction.

### SALES AND MARKETING

ONEWORLD PROPERTIES led by Peggy Olin, is a Florida-based full-service Real Estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas.

OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program that has allowed us in the last few years to close over 2,500 properties totaling over \$3 billion in residential sales.





Sales Gallery:

7698 Tradition Blvd

Reunion, Florida 34747

407.635.8488

[LiveSpectrumReunion.com](http://LiveSpectrumReunion.com)



SALES & MARKETING BY  
**ONEWORLD**  
PROPERTIES



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