



LUXURY CUSTOM HOME FEATURES ON THE NICKLAUS GOLF COURSE

ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed custom elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- Luxurious 18 X 30 swimming pool with spa and gas heater
- Designer garage doors with garage door opener
- Garage floor with acrylic coat finish
- Concrete block construction on first floor with stucco finish
- Wood frame construction on second floor with sand finish stucco
- Summer kitchen - includes sink, bar area & BBQ
- High efficiency tankless gas water heaters
- Professionally designed landscape package
- Decorative coach lights
- Brick paver walks, driveways, entry
- Travertine pool deck & lanai
- Large covered rear lanais
- Lanai ceilings tongue and groove

DESIGNER INTERIORS WITH LUXURY FEATURES

- Dynamic designs, with spacious living areas
- Crown molding in main living areas
- 7 1/4" base trim
- Custom built in closet systems in all secondary bedrooms
- Pantry shelving per plan
- Luxurious porcelain tile flooring in living areas and all wet areas
- Designer carpet in all bedrooms
- Home automation access control
- Sherwin Williams interior paint colors
- Level 4 smooth finish on all walls
- Motorized lanai screens per plan
- Security system
- Luxury Master bedroom suites with walk-in closets
- Custom cabinets throughout
- Front load washer and dryer with pedestals

WINDOWS, DOORS & HARDWARE

- Insulated, Low E vinyl windows
- Vinyl tempered, insulated sliding glass doors
- Elegant 8' entry front doors
- Decorative Schlage brush nickel hardware
- 8' designer interior solid core doors
- Lever-style hardware on interior doors
- Wood stair treads, with wood handrail and metal balusters

AIR CONDITIONING AND INSULATION

- ENERGY STAR-rated Carrier 15 SEER high-efficiency, electric heat pumps and cooling system with programmable thermostats
- R-13 fiberglass batts insulation in exterior framed wall
- R-4.1 insulation on all exterior concrete walls
- R-38 Ceiling insulation
- Sound deadening foam insulation between first and second floor
- Radiant barrier decking in attic

ELECTRICAL

- 200 Amp minimum electrical service with circuit breaker panel
- USB outlets per plan
- Décora rocker switches and receptacles above counter height
- Designer lighting fixture package
- High resolution RG-6 cable TV outlets in family/great room and all bedrooms
- Ceiling fan in family/great room and all bedrooms & lanai
- Structural wiring for current home media with 1 GB supplied by Century link
- Designer in wall staircase lighting
- Toe kick lightning in all baths
- Wall outlets located _____?
- Energy efficient LED recessed lighting through out home

ELEGANT KITCHENS AND BATHS

- Beautifully crafted 42" upper cabinets with crown molding and light valance in kitchen
- Granite countertops in kitchen and baths
- SubZero Stainless Steel Top of the Line Appliances 36" Gas Range, Oven/Microwave, Dishwasher and Refrigerator with two year warranty
- Decorative hood over gas range
- Designer tile backsplash
- Moen fixtures with matching bath accessories
- Comfort-height, elongated toilets
- Gentlemen's height vanity cabinets
- Floor to ceiling coordinated tile in all baths
- Free standing tub in master baths per plan
- Rainhead showerheads in master baths

COMMUNITY PRIVATE AMENITIES

- Located near world-famous area attractions and 5 minutes from Disney
- Contoured practice putting green
- Informal lawn
- Sand Volleyball
- Children's playground
- Berming and landscaping to buffer roadway
- Private gated community
- Perimeter community fencing
- Small and large dog parks
- Street lights & sidewalks throughout community



THE BEAR'S DEN

— AT REUNION —

407-630-8688 • BearsDenReunion.com • 955 Jack Nicklaus Court • Reunion, Florida 34747

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