



# EAGLE TRACE

— AT REUNION —

# BUILDER'S STORY



## NEIL EISNER

Neil Eisner brings more than 25 years of high level development experience to Eagle Trace. His expertise runs the full gamut of homebuilding, including: market and demographic research & analysis, sales & marketing, land acquisition, development, and construction operations. He is an accomplished and recognized expert in operations and management, a skill he perfected before joining Encore, as the Chief Operating Officer and President of Transeastern Homes.

The phenomenal growth of Transeastern – from 11 employees and gross revenues of \$7 million per year to over 700 employees and gross revenues exceeding \$650 million per year – can be attributed to Mr. Eisner and the unique culture he helped to create. By implementing company-wide set of standard operating procedures, he was able to run Transeastern, throughout the State of Florida, with a maximum of efficiency and sophistication that rivaled many of the much larger, public homebuilders. This distinctive culture of efficiency, communication, and camaraderie allowed Transeastern to deliver high-quality homes and an unrivaled experience to homebuyers.

Mr. Eisner was a two-term President of Florida's Gold Coast Builders Association (GCBA) and has been recognized as the GCBA's builder of the year. He is an active member of the National Association of Home Builders (NAHB), and has been a frequent guest speaker at NAHB events and the Builder 100 Conference. Mr. Eisner is also involved with numerous charitable organizations and has built and donated multiple homes for charity.

## ARTHUR J. FALCONE

Art Falcone brings more than 30 years of experience and success in the Florida real estate market through his role as Co-Founder and Managing Principal of the Encore Funds, and their related companies. He is a proven leader, with unmatched entrepreneurial spirit and unparalleled expertise in all areas of real estate. Encore owns and operates \$2 billion worth of real estate nationwide and has committed equity in excess of \$1 billion.

In addition to Encore, Mr. Falcone serves as Chief Executive Officer of the Falcone Group, a vertically integrated real estate and land development organization that has developed over 30,000 residential lots, more than one billion dollars in commercial and apartment assets, and has invested and financed over three billion dollars in real estate ventures. He is also Co-Founder and Managing Principal of Miami Worldcenter, a 15 million square foot, mixed-use, master-planned urban development comprising 21 contiguous acres in the heart of downtown Miami.

In 1986, he formed Transeastern Homes and Transeastern Properties and within 15 years Transeastern became the largest private builder in the State of Florida and a Top 25 homebuilder nationally delivering over 10,000 homes. In 2005, as the market peaked, Mr. Falcone sold Transeastern in one of the largest transactions in the history of homebuilding.

Mr. Falcone serves on the Board of Directors for Nova Southeastern University and was inducted into the school's Entrepreneur Hall of Fame in 2006. He also serves on the Board of Directors of Crohn's and Colitis National Foundation, as well as the SOS Children's Villages Florida, and the Junior Achievement Hall of Fame.



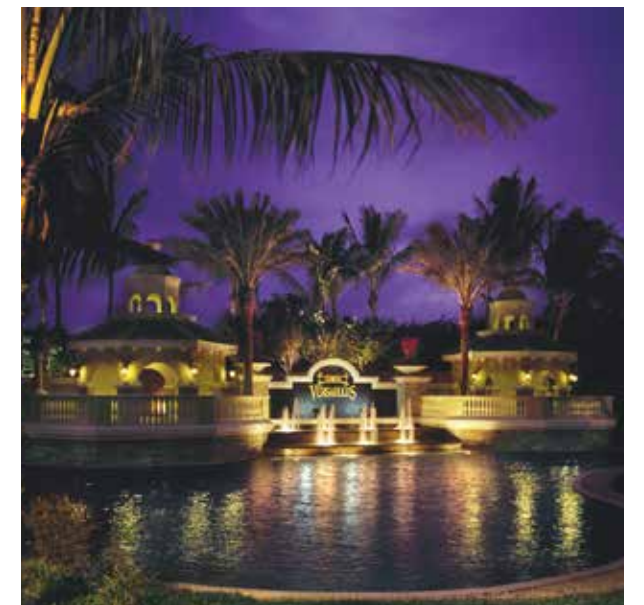
Encore Resort at Reunion



Live Oak - Tampa



Independence - Orlando



Versailles - Wellington



# REUNION

Reunion Resort is a 2,300-acre resort with highly-rated vacation accommodations and an impressive variety of recreational choices including three golf courses designed by golf greats Jack Nicklaus, Arnold Palmer and Tom Watson. The resort also features a hotel, golf academy, meeting space, a full-service boutique spa, multiple pools, slides, water playgrounds with a 1,000- foot lazy river. Additional fees and memberships may apply.





# LOFTY LOCATION EXQUISITE LIVING

Surrounded by Orlando's finest golf courses inside the renowned Reunion resort, Eagle Trace presents an exclusive enclave of 60 elegant two-story homes nestled along stunning fairways.

The lush setting of the Jack Nicklaus Golf Course and practice greens creates a serene environment ideally suited to luxury living with the convenience of maintenance-free, lock-it and leave-it lifestyle, allowing more time to enjoy life's pleasures just minutes from Orlando's iconic attractions.

## Fairway Living up to Par

Luxury, elegance and convenience reflect Eagle Trace's natural surroundings in stunning town home style. Large windows allow an abundance of natural light. Spacious open floorplans offers 3 bedrooms and 2.5 bathrooms showcasing contemporary architectural lines, elegant features and appointments including modern kitchens.

Comfort and graceful living make these homes ideal full-time residences or second homes.

## Eagle Trace. Fairway living perfected.

With a membership to Reunion Resort, the Jack Nicklaus Clubhouse, Reunion's famed golf courses and practice green, owners and guests have access to an impressive selection of amenities a full-service bar and restaurant, concierge and state-of-the-art waterpark, resort pool and a full calendar of activities.

A contemporary oasis along scenic fairways offer an exclusive selection of just 60 town homes for those who seek the contemporary amenities and access to the excitement of Orlando while enjoying the privacy of a gated access community. Residences are available from the mid \$360's.







3 BEDROOMS | 2.5 BATHS | 1 CAR GARAGE | UNDER A/C: 1659 SQ. FT. | TOTAL LIVING UNDER ROOF: 2015 SQ. FT.

3 BEDROOMS | 2.5 BATHS | 1 CAR GARAGE | UNDER A/C: 1704 SQ. FT. | TOTAL LIVING UNDER ROOF: 1996 SQ. FT.

Turnberry model can be an end unit or interior unit. End units will be additional price.





EAGLE TRACE  
AT REUNION



SITE PLAN



# FEATURES

EVERYTHING IS INCLUDED WITH OUR TOWNHOMES



### ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed custom elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- 1 car garages with acrylic coat finish
- Concrete block construction on first floor. Wood frame construction on second floor with sand finish
- Aluminum white fascia and soffits
- High efficiency tankless water heaters
- Professionally designed landscape package
- Decorative coach lights
- Brick paver walks, driveways, entry & lanai
- Firewall separation between each home

### DESIGNER INTERIORS WITH LUXURY FEATURES

- Contemporary designs, with spacious living areas
- 10' ceilings on first floor, 9' ceilings on second floor
- 5 1/4" base trim
- Luxurious ceramic tile flooring in living areas and all wet areas
- Designer carpet in all bedrooms and vinyl on second floor common areas
- Wood handrail, half wall with drywall.
- Sherwin Williams interior paint colors. One color walls & ceilings and one color semi gloss on baseboards & trim
- Knock down ceilings and light orange peel texture on walls
- Luxury Master bedroom suites with walk-in closets
- Vinyl clad shelving in all closets
- Top load washer and dryer

### WINDOWS, DOORS & HARDWARE

- Insulated, Low E vinyl windows
- Aluminum white insulated sliding glass doors
- Elegant 8' front doors
- Decorative Kwikset lever style hardware
- 8' designer interior doors

### AIR CONDITIONING AND INSULATION

- ENERGY STAR-rated Carrier 15 SEER high-efficiency, electric heat pumps and cooling system with programmable thermostat
- R-13 fiberglass batts insulation in exterior framed wall
- R-4.1 insulation on all exterior concrete walls
- R-38 ceiling insulation
- R-11 fiberglass batts insulation between fire rated walls

### ELECTRICAL

- 150/200 Amp minimum electrical service with circuit breaker panel (per plan)
- USB outlets per plan
- Décora switches with receptacles above counter height
- High resolution RG-6 cable TV outlets in family room and all bedrooms
- Pre wired for ceiling fan in family room, all bedrooms & lanai
- Energy efficient LED lighting through out home (excludes bedroom)
- Structured wire panel box in owners closet

### ELEGANT KITCHENS AND BATHS

- 42" upper cabinets with full overlay in kitchen
- Quartz countertops in kitchen
- Single bowl undermount Stainless Steel sink in kitchen
- Samsung Stainless Steel appliances, 30" slide-in gas range, microwave, dishwasher and refrigerator with three year warranty
- Level one ceramic tile backsplash
- Moen modern fixtures with matching bath accessories
- Comfort-height, elongated toilets
- Gentlemen's height vanity cabinets

# HOA DUES & MEMBERSHIP FEES

\$467.18 PER MONTH

Gated Community  
Digital Cable TV  
Trash Pick-up  
Pest Control  
Lawn, Landscape Maintenance and Irrigation  
High Speed Internet (1 GB)  
Home Phone  
Building Insurance to Structural Insurance up to Block Walls  
Exterior Paint Reserves  
Roof Replacement  
Community Pool

### TAXES

Real Estate Taxes 1.5% Based on Valuation  
+/- \$2,000 CDD

### (MANDATORY ) REUNION MEMBERSHIP FEES

FULL MEMBERSHIP	
Membership Initiation Fee*	\$7,500
Platinum Membership Monthly Dues	\$660
Gold Membership Monthly Dues	\$420

\*May be subject to Membership activation fee

### REUNION RESORT AMENITIES & SERVICES

- 3 Signature Golf Courses\*
- Restaurant & Bars\*
- Reunion Golf Academy\*
- Spa & Salon\*
- Tennis Center\*
- Fitness Center^
- Kids Crew Club\*
- Water Park^
- 10 Community Pools^
- Bocce Ball\*
- Pickle Ball\*
- Fitness Classes\*
- On-Property Shuttle Service^
- Valet and Self-Parking^

\*Social Membership or Golf Membership Required.  
Initiation Fee and Monthly Fees Apply.  
^Included with Daily Resort Fee



All amenities, features, facilities and fees described and contained herein are proposed based upon current development plans, which plans are subject to change without notice, and there is no guarantee that said amenities, features and facilities will be provided, or, if provided, will be of the same type, size or nature as described. All renderings, floorplans and siteplans contained herein are based on the current development plans, are conceptual only, and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail, and are subject to change without notice. These materials are not intended to and shall not constitute an offer to sell nor a solicitation of offers to buy or lease real estate at Encore Resort Homes at Reunion by residents of Connecticut, New York, New Jersey and in any jurisdiction where prior registration, license or advance qualification is required but not yet completed or where otherwise prohibited by law. Void where prohibited by law. Copyright © 2021 Eagle Trace. 5/2021



# REUNION MASTER SITE PLAN

# NOTES

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# EAGLE TRACE

## AT REUNION

**AN ENCORE RESORT COMMUNITY**

407-396-9000 • [EagleTraceReunion.com](http://EagleTraceReunion.com)  
7884 Nicklaus Clubhouse Lane, Reunion, FL 34747

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