



WINDSOR
Island Resort

DMIC

I N V E S T M E N T S

F L O R I D A P R O P E R T Y

WINDSOR
Island Resort

WWW.DMICINVESTMENTS.COM

NOTE FROM CEO

I launched DMIC Investments Florida Property after nearly a decade of working in the Florida real estate market for multiple successful companies. I built my reputation by putting my clients first 24/7 which has led to millions of dollars in real estate transactions during my property career thus far. The owners of the company are British, Irish and American Nationals with over 30 years of experience in International Real Estate which has produced billions of dollars in global sales to over 23,000 clients worldwide.

The market here in Florida has been incredible for the last 2 years and having realtors who are trained to assess what's ahead, good or bad, is crucial hence why the experience our company yields is nothing but a massive advantage for our current and future clients.

My team of realtors have a database of owners, buyers and investors that have followed them to DMIC such is the excellent relationships that have been built up over time and will continue long into the future. The one defining statistic that sets excellent realtors apart from others is 'repeat business rate' and this team of realtors average 2 property transactions every 20 months to the same clients. This is testament to the success, service and results the team has produced for these clients historically long before they came on board with DMIC.

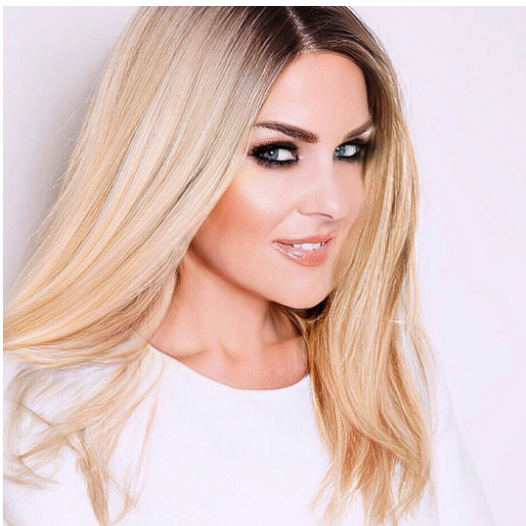
At DMIC, we represent owners of properties here in Florida and take the stress away from listing and selling your property. My record through 2019-2022 is selling my listings inside of 20 days from the point of signing the listing agreement to having a signed sales contract. Many of the owners are located in Europe and outside of the USA and the process is seamless and professional top to bottom.

If you are looking to relocate to Florida, we have you covered from buying, to moving, to visa advice as well as providing mortgage advice you require. If it's an investment income producing property you want; again, we ensure a seamless and process given our large degree of expertise in this area. If it's an overseas holiday home for rental and personal use, again this an area we have spent over two decades working and succeeding in. If you have a property that needs to be sold quickly, then look no further and contact us today for a free valuation report on your property.

A critical part of the success of our customers are the properties we source, promote, support and sell. We hand pick new and existing properties based on their value for lifestyle enhancement and appeal for investment. We proudly present one such property in this brochure.

We look forward to working with you!

Kissandra MacAnthony



INTRODUCTION

The ultimate family vacation home destination - Windsor Island Resort.

Get ready to sit back, relax and enjoy your time in the Florida sun in a new home community where there is fun for everyone in the family.

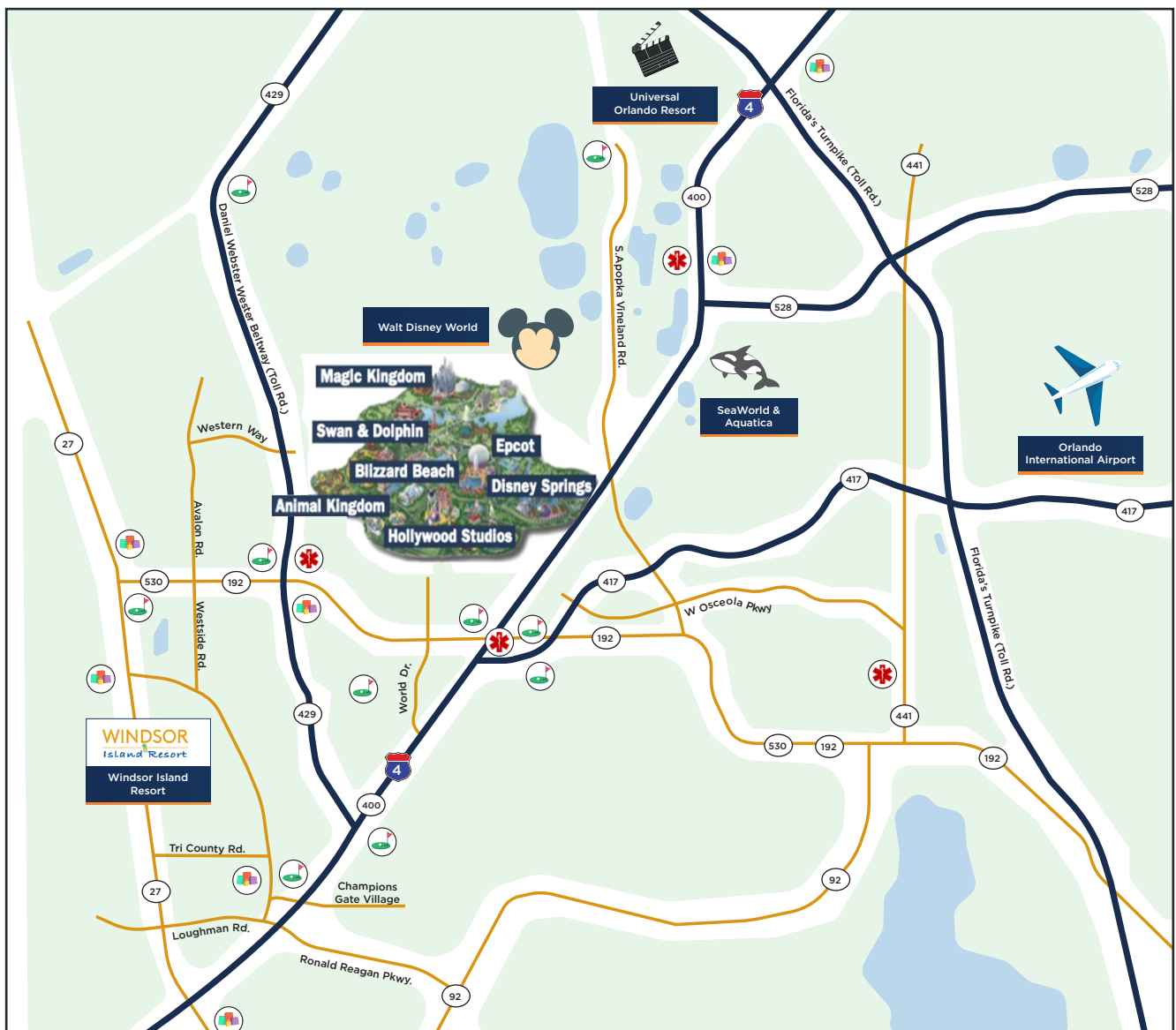
No matter your age, you will love Windsor Island Resort! Soak up the sun by the pool or enjoy all of the other activities that the community offers.



LOCATION

The residents of Windsor Island Resort fall in love with where and how they vacation. Windsor Island Resort offers unparalleled short-term new rental vacation homes designed just for you! Windsor Island is located off state road 192 and US 27, and near I-4, just eight miles from Disney World, Animal Kingdom, and Orlando's world-famous attractions.

Your vacation home is situated close to shopping and dining at world-famous malls like the Mall at Millenia, Florida Mall as well as numerous other Outlets. Windsor Island Resort is only 30 miles from Orlando International Airport and makes travel convenient for you and your guests when visiting your luxurious new vacation home.



	Windsor Island Resort		Walt Disney World Resort		SeaWorld Resort
	Orlando International Airport		Universal Orlando Resort		Shopping & Entertainment
	Golf Courses		Medical Care		

FACILITIES



24 Hour Manned Gated Community



Clubhouse with Fitness Center



Stainless Steel Appliances



Granite and Tile Throughout Kitchens and All Bathrooms



Children's Splash Pad



Sports Courts



5 Bedroom Townhomes



5-10 Bedroom Single-Family Homes



Full Service Concierge & Activities Director



Dual Water Slides and Children's Splash Pad



Community Playground



Short Term Rentals



CRAFTS
On-Site Tavern and Grill



NEIGHBOURHOOD FEATURES
Resort Amenities On Site



POOLS
Resort-Style Pool with Lazy River & Spa



SPECIFICATIONS

RESORT AMENITIES ON SITE

- 24 Hour Manned Gated Community
- Clubhouse with Fitness Center
 - Stainless Steel Appliances
 - Children's Splash Pad
 - Sports Courts
 - 5 Bedroom Townhomes
- 5-10 Bedroom Single-Family Homes
- Full Service Concierge & Activities Director
 - Dual Water Slides and Children's Splash Pad
 - Community Playground
 - Short Term Rentals

KEY HOME FEATURES

- Floor Plans to Maximize Rentals/Returns
 - Shingle Roof
 - Private Heated Pool
- 5, 6, 7 Bedrooms with 12' x 24' Pool
- 8, 9, & 10 Bedrooms with 12' x 26' Pool
 - Townhomes with 7.5' x 18' Pool
- Brick Paver Driveways and Pool Decks
 - Stainless Steel Appliances
 - Owners Storage Closet
- Granite and Tile Throughout Kitchens and All Bathrooms
 - Blinds Included
- Covered Lanai with Child Safety Fence
 - Washer & Dryer

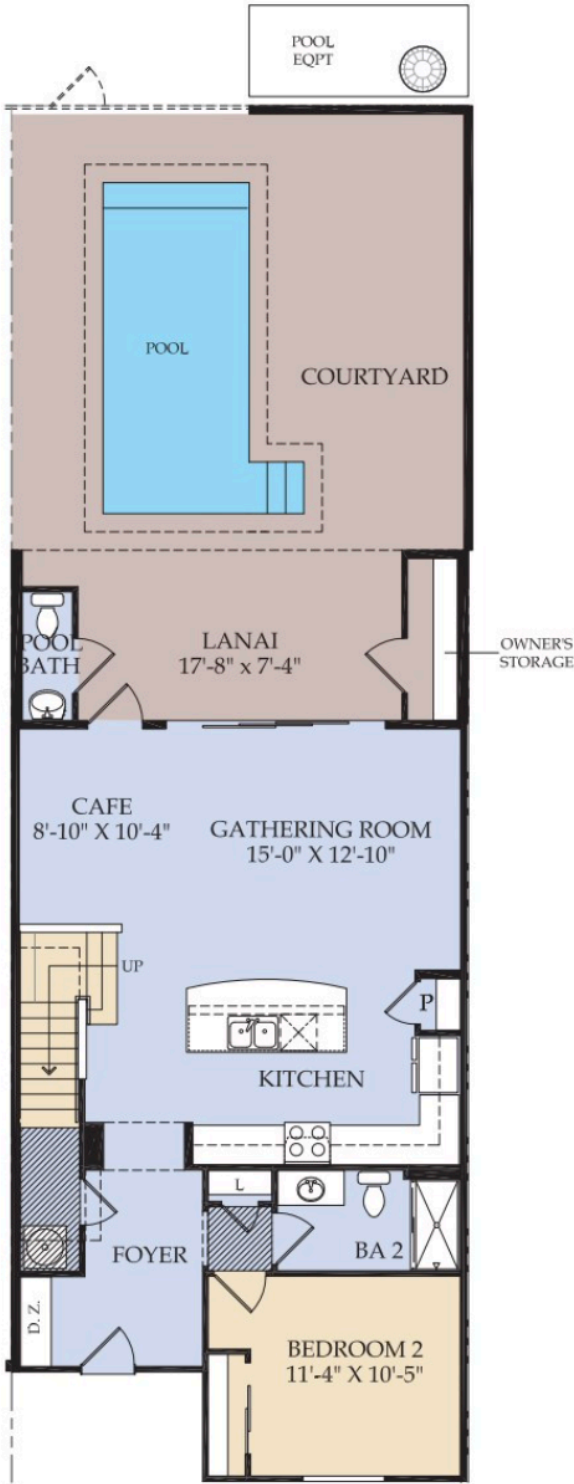


FLOOR PLANS

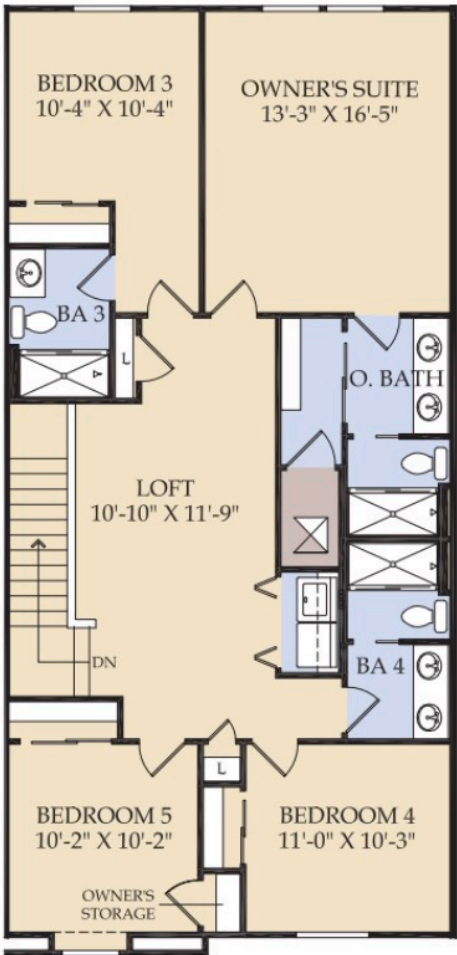
CASTAWAY
TOWNHOME

210 Square Meters - 2,263 Square Feet | 5 Bedrooms | 4.5 Baths

- FIRST FLOOR -



- SECOND FLOOR -

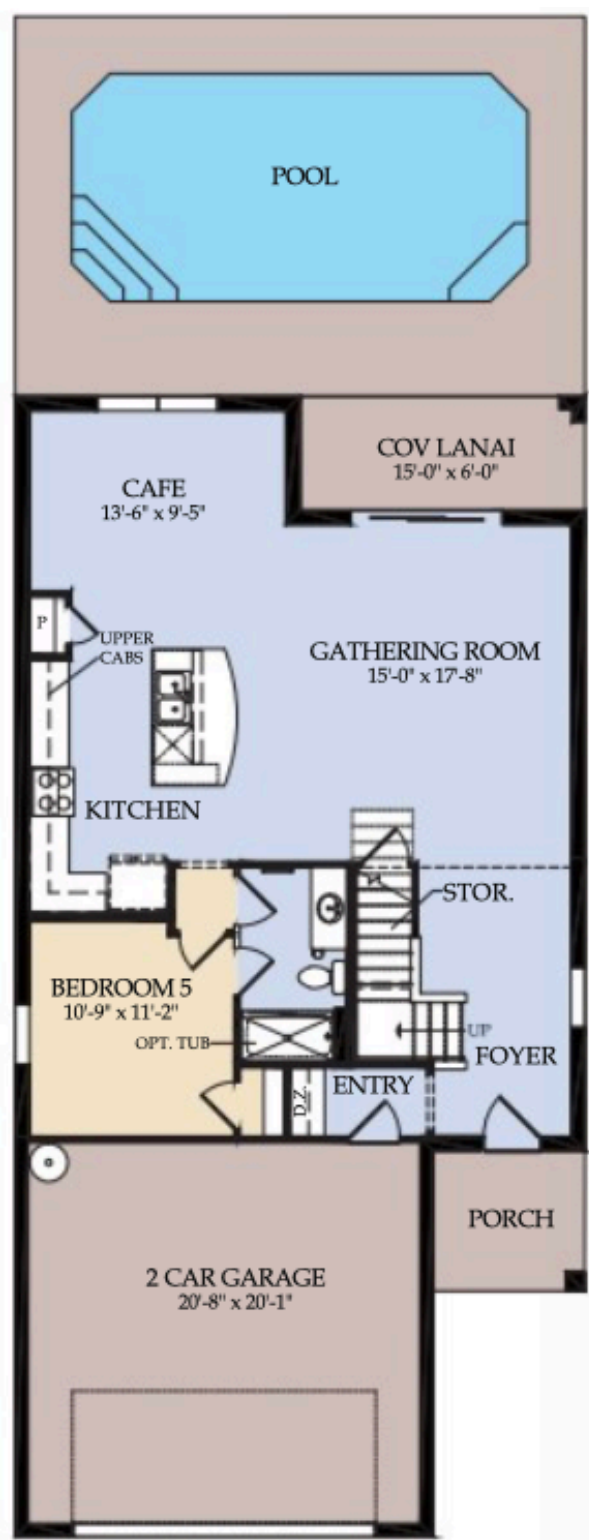


FLOOR PLANS

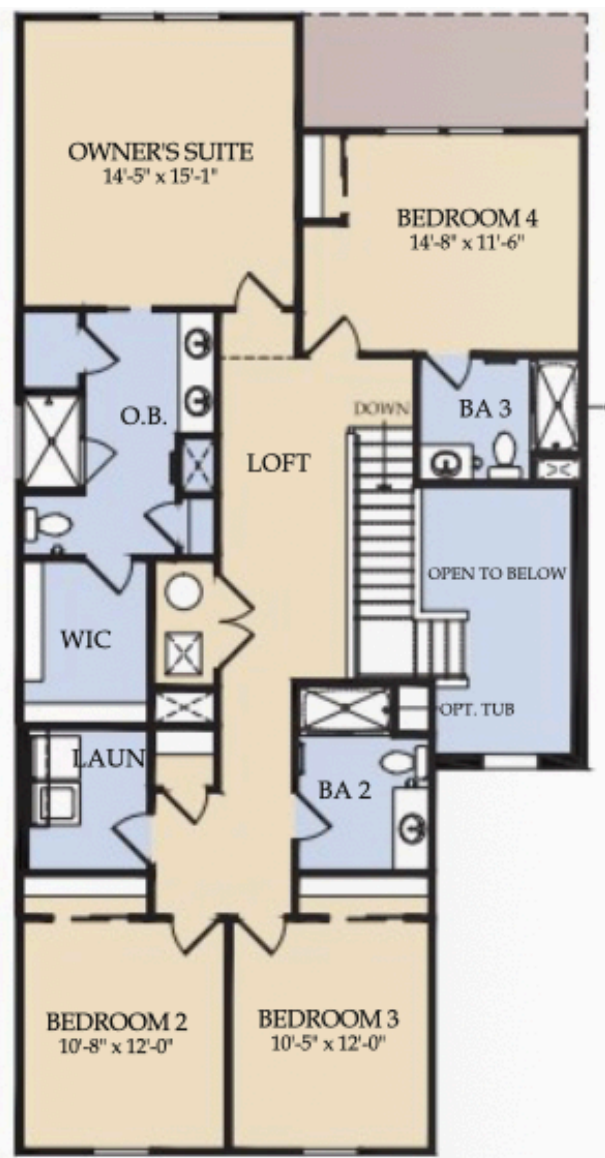
WINSTONE SINGLE-FAMILY

231 Square Meters - 2,490 Square Feet | 5 Bedrooms | 4 Baths

- FIRST FLOOR -



- SECOND FLOOR -

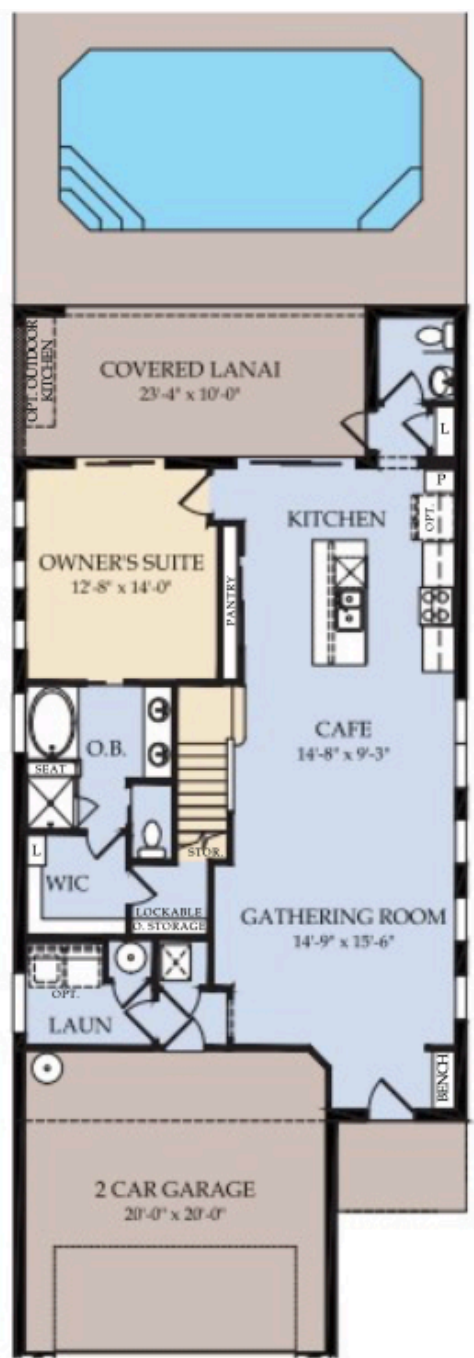


FLOOR PLANS

LAKESHORE
SINGLE-FAMILY

240 Square Meters - 2,587 Square Feet | 5 Bedrooms | 5.5 Baths

- FIRST FLOOR -



- SECOND FLOOR -



Bedroom 5 and Bath 5 ILO Game
Room Option Elevation (FM2C/D)

FLOOR PLANS

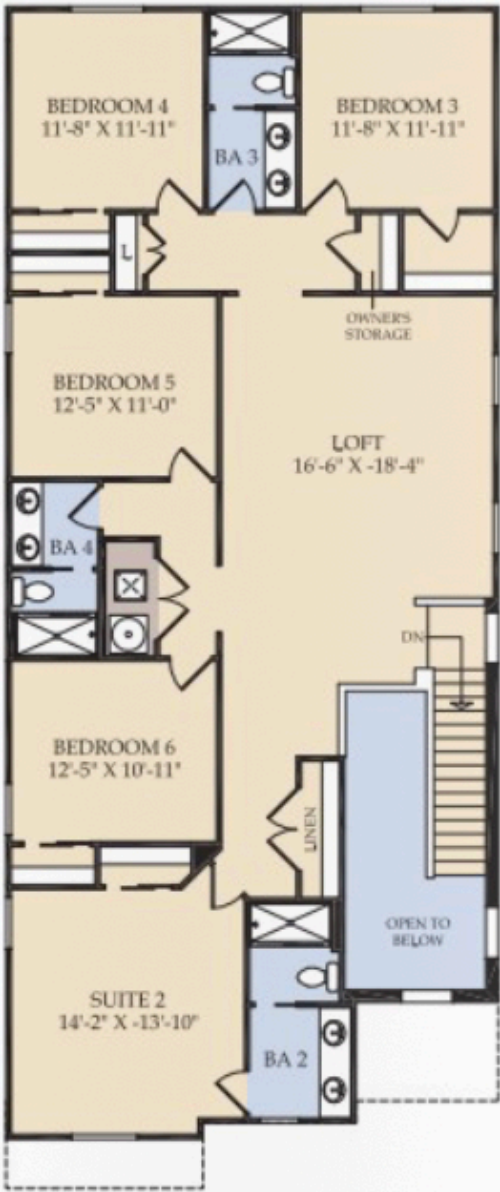
HIDEAWAY SINGLE-FAMILY

289 Square Meters - 3,117 Square Feet | 6 Bedrooms | 4.5 Baths

- FIRST FLOOR -



- SECOND FLOOR -



FLOOR PLANS

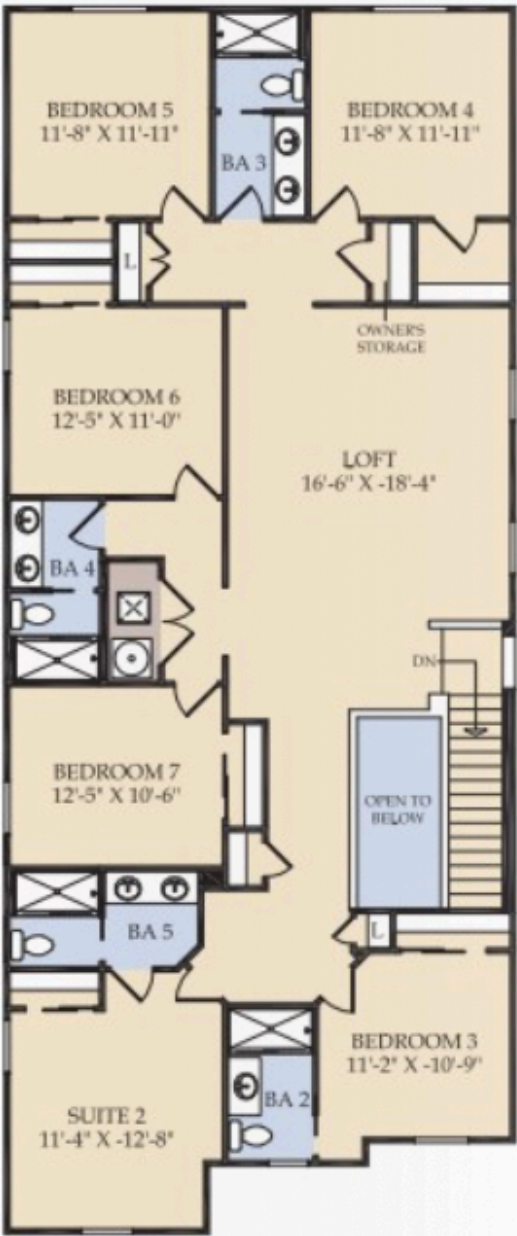
SEASHORE SINGLE-FAMILY

304 Square Meters - 3,281 Square Feet | 7 Bedrooms | 5.5 Baths

- FIRST FLOOR -



- SECOND FLOOR -

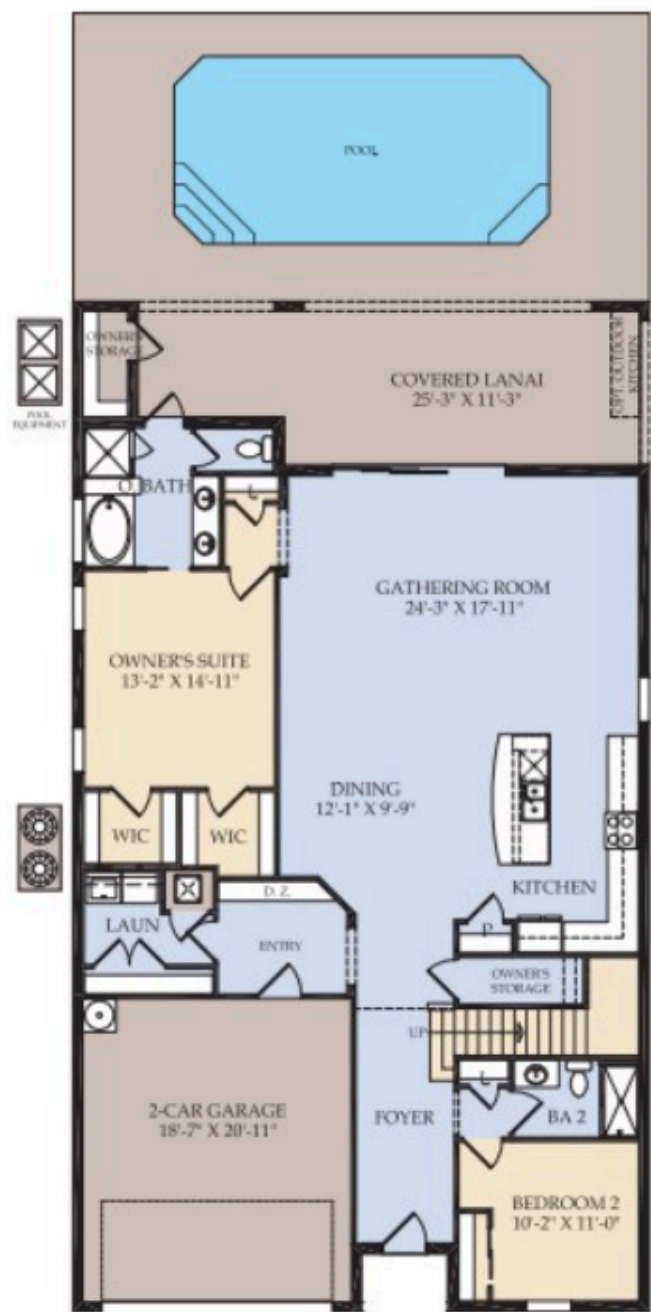


FLOOR PLANS

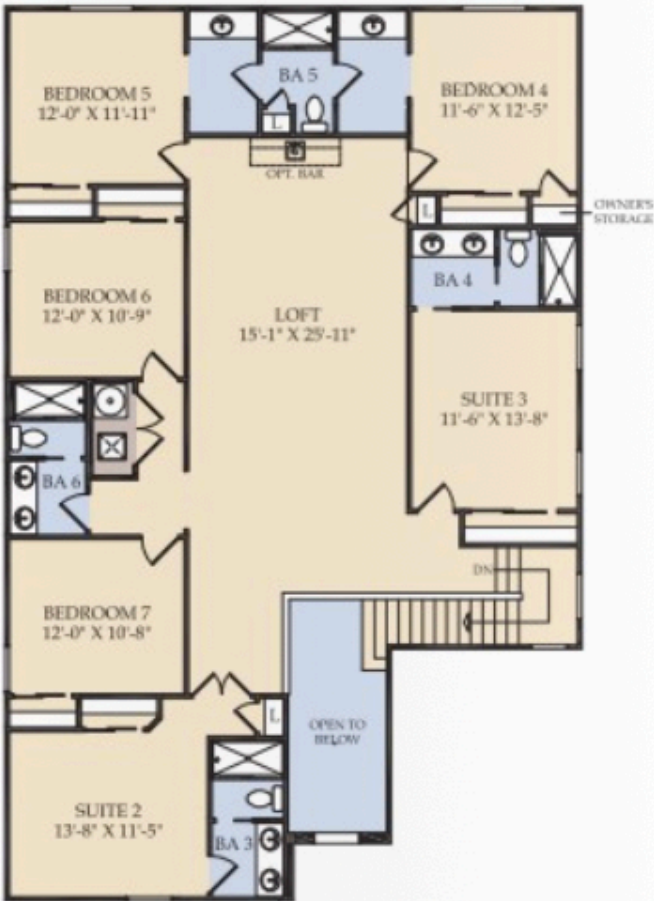
BAYMONT
SINGLE-FAMILY

374 Square Meters - 4,034 Square Feet | 8 Bedrooms | 6 Baths

- FIRST FLOOR -



- SECOND FLOOR -

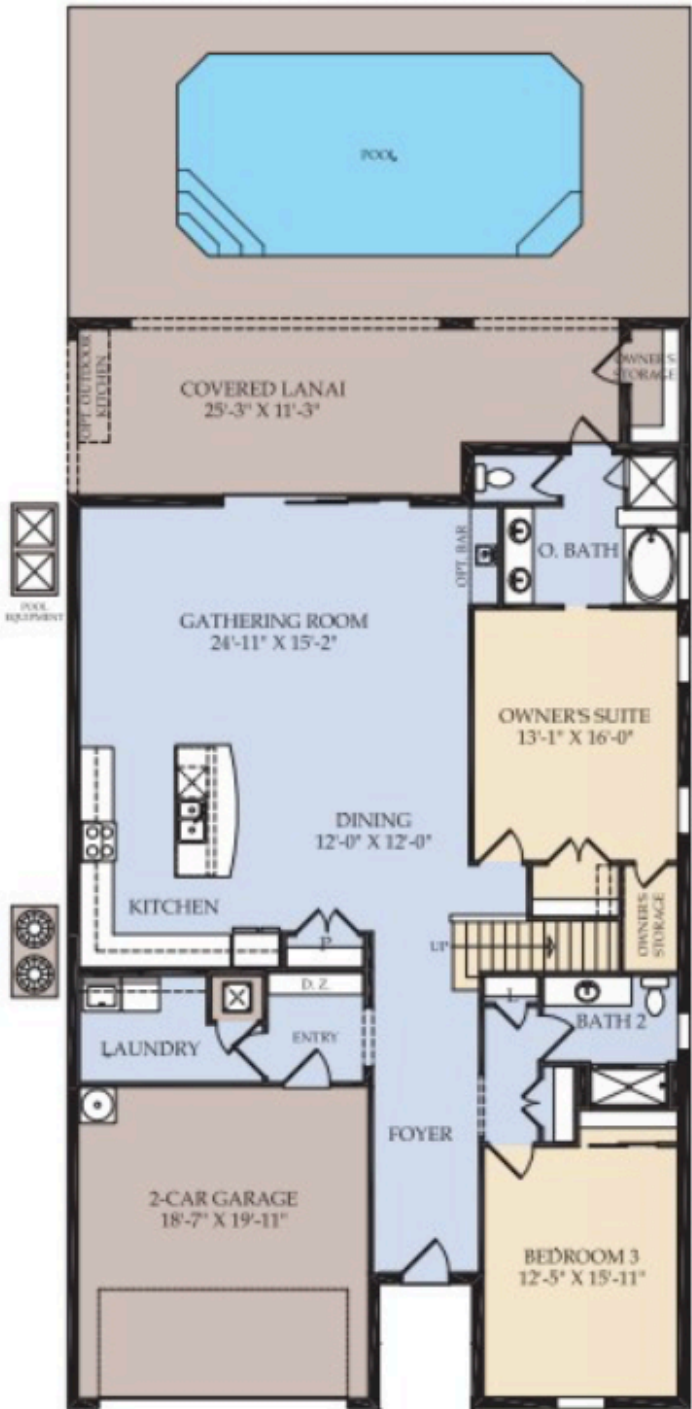


FLOOR PLANS

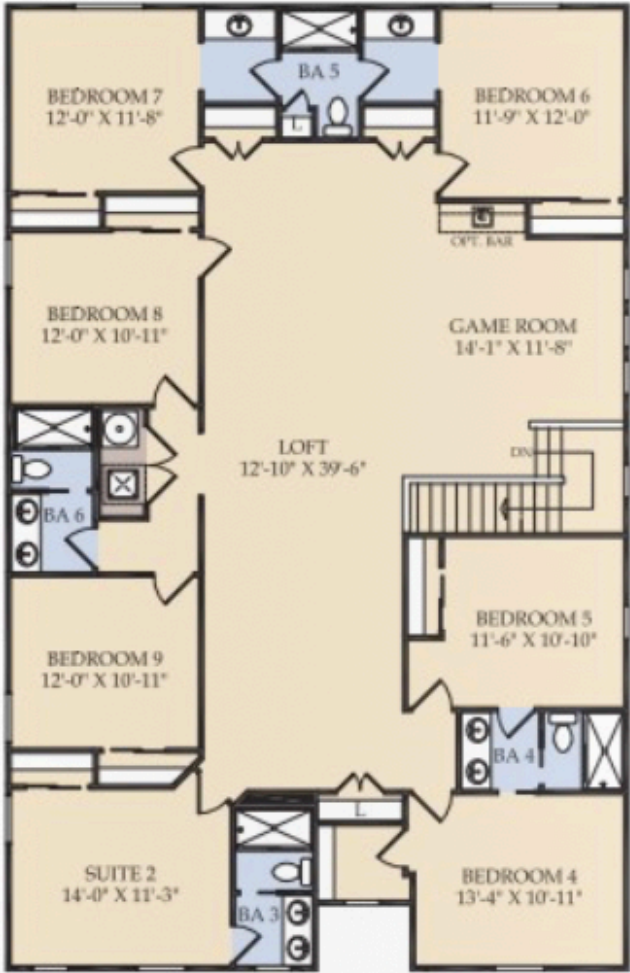
CLEARWATER
SINGLE-FAMILY

408 Square Meters - 4,398 Square Feet | 9 Bedrooms | 6 Baths

- FIRST FLOOR -



- SECOND FLOOR -

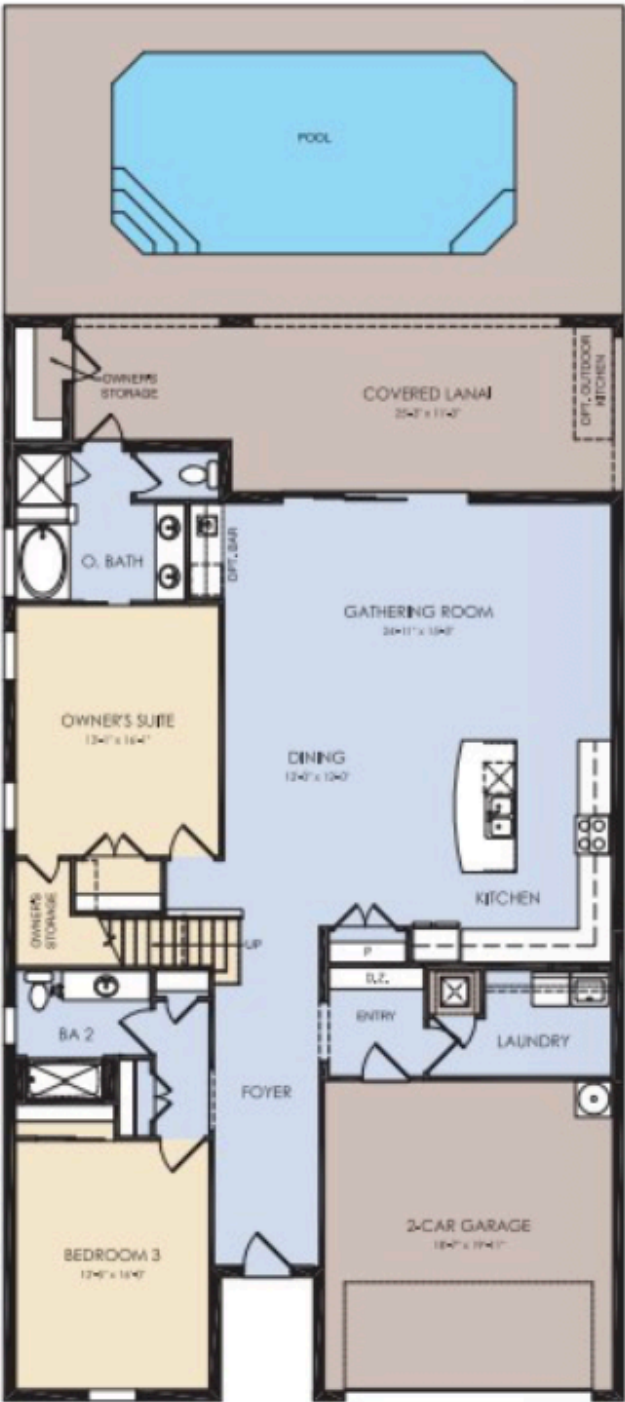


FLOOR PLANS

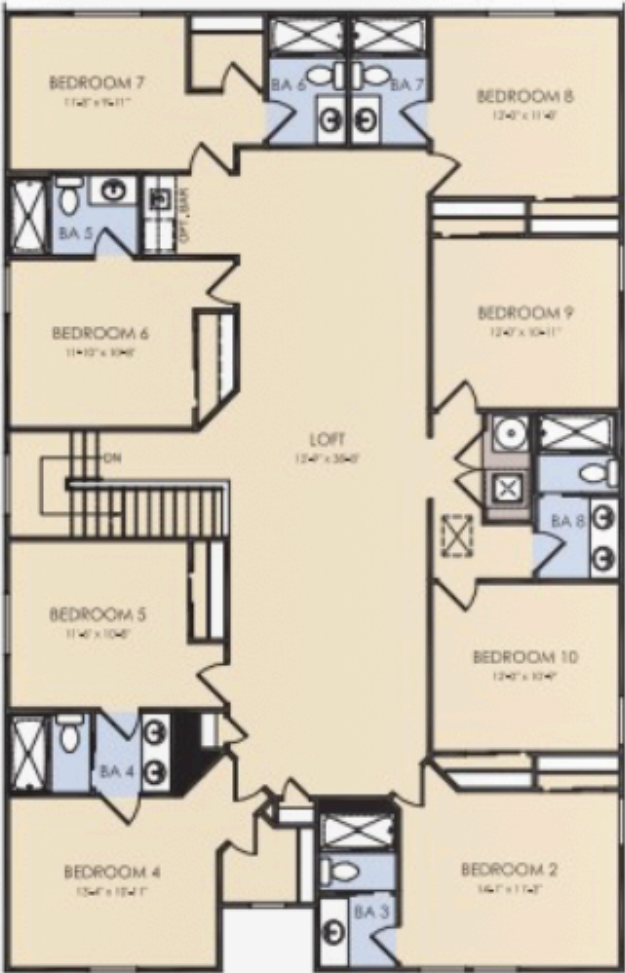
CLEARWATER GRAND
SINGLE-FAMILY

407 Square Meters - 4,383 Square Feet | 10 Bedrooms | 8 Baths

- FIRST FLOOR -



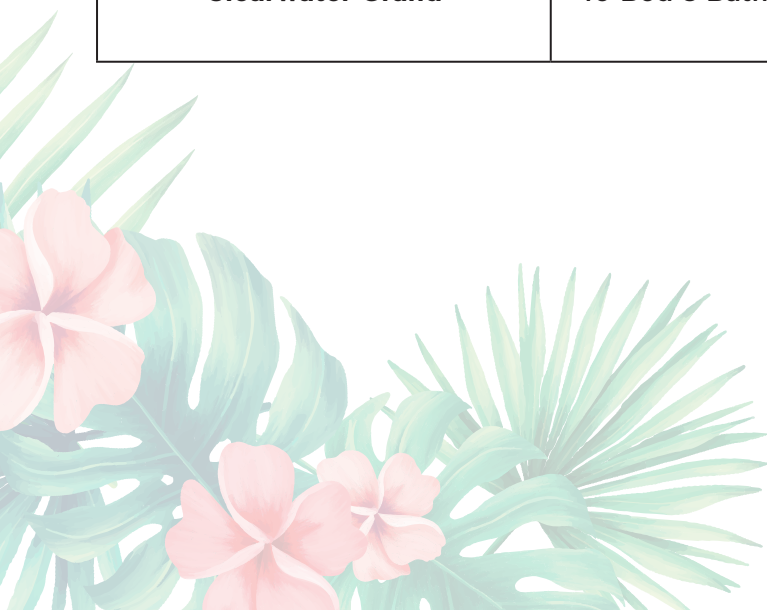
- SECOND FLOOR -



PRICES

We are currently awaiting our next release of homes which are expected this month. Our waiting list is running a few months out and as a result, we are seeing about a 2 to 5 month period from the point you enter the waiting list, to the point when you can secure a home using our reservation process. Below are the projected Price Ranges for our homes, **please understand that these are price ranges and not official prices and are subject to change without notice.** Completion Dates for this Release is Targeted for Mid 2023.

Townhomes: Castaway Interior	5 Bed 4.5 Bath With Pool	\$520K -540k
Townhomes: Castaway End	5 Bed, 4.5 Bath With Pool	\$550K—570k
Lakeshore	5 Bed, 5.5 Bath with Pool	\$655K -685k
Hideaway	6 Bed 4.5 Bath With Pool/Spa	\$710K -725k
Seashore	7 Bed 5.5 Bath With Pool/Spa	\$750K—765k
Baymont	8 Bed 6 Bath With Pool/Spa	\$820K—870k
Clearwater	9 Bed 6 Bath With Pool/Spa	\$850K -900k
Clearwater Grand	10 Bed 8 Bath With Pool/Spa	\$865K -915k



RESERVATION PROCESS



GETTING ON THE INTEREST LIST

We require 1 Email with:



Pre-qualification letter with Preferred Lender.



Proof of Funds for Cash sale



Copies of ID's



Contact info; email, phone, address.



Marital Status



Desired Home



LOCKING IN THE RESERVATION



Lot Reservation form and Deposit must be completed within 48hrs.



Full Deposit: 125k Single Family



Full Deposit: 75k Townhome



All Contract info (LLC info Trust Ect)



60 to 90 days to formal Contract



DMIC

INVESTMENTS

FLORIDA PROPERTY

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