



SPECTRUM AT REUNION RESORT

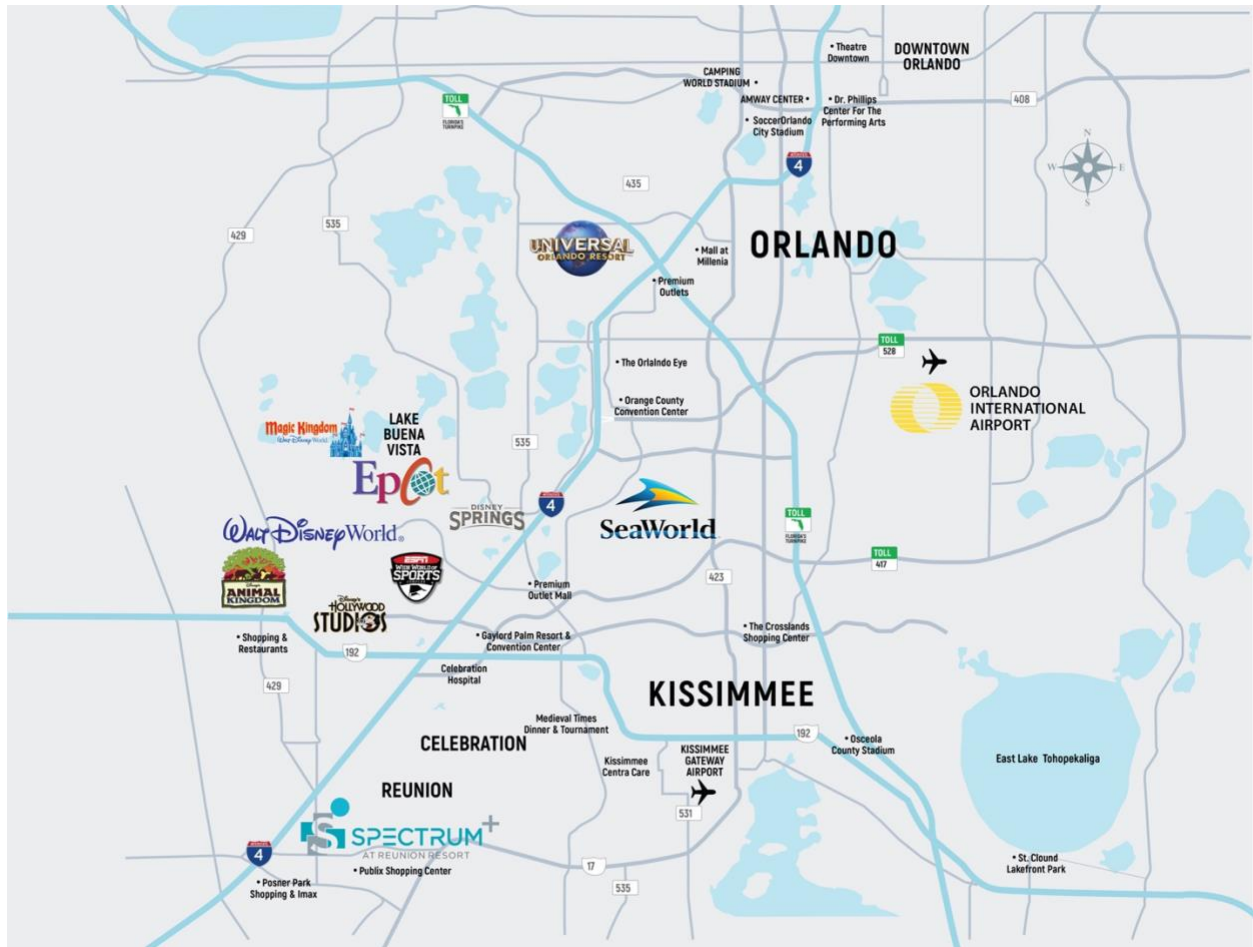
Contemporary resort living.

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.

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	PLATINUM MEMBERSHIP* (OPTIONAL)
• 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 <i>*Additional Fee</i>	• 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 <i>*Details as of April 2020</i>

LOCATION



Own a vacation home at Spectrum+ at Reunion Resort and you'll enjoy unprecedented access to three championship golf courses, and amenities that are fun for the entire family. Lounge by multiple community pools, or grab the kids and have fun in your own exclusive water park. There's even a sand volleyball court and BBQ area, a community clubhouse, a state-of-the-art fitness center as well as a grab-and-go market. If that isn't enough, Spectrum+ at Reunion Resort is convenient to the Orlando International Airport and best of all, the most sought-after vacation destination in the world. With easy access to Interstate 4, you're only minutes from **Walt Disney World, Universal Orlando Resort, Sea World**, other themed attractions, and world-class shopping and dining.



CONDOMINIUM FEE SHEET

CONDO HOA MONTHLY DUES.....\$567.05/MONTH

WATER, DIGITAL CABLE, HIGH SPEED INTERNET, PHONE, LANDSCAPING AND IRRIGATION,
BUILDING INSURANCE, PEST CONTROL, TRASH PICK UP, REUNION MASTER ASSOCIATION

*FOR MORE INFORMATION REGARDING HOA DUES PLEASE CONTACT ARTEMIS LIFESTYLES AT
407-705-2190 Reunion Adcomm Cable Services: 1-866-581-4527*

SPECTRUM CLUB MONTHLY DUES \$64.00/MONTH

POOL, CLUBHOUSE, GYM, 24/7 CONCIERGE SERVICE, GOLF CART/ GOLF CART
TRANSPORTATION WITHIN SPECTRUM+

MANDATORY MEMBERSHIP

REUNION GOLD MONTHLY FEE

(MANDATORY).....\$435.00/MONTH

MONTHLY DUES IF PLACED IN RENTAL PROGRAM WITH LRR.....(DISCOUNT) \$217.50/MONTH
+ Tax Monthly Dues if NOT placed in rental program are 25% off the regular price of \$435.00 +
Tax if paid monthly

Monthly Dues if NOT placed in rental program are 35% off the regular price of \$435.00 + Tax if
paid in advance for the Year.

(Discount will be applied the first of the month following the unit being rental ready)

*FOR MORE INFORMATION ON REUNION'S GOLD AND PLATINUM MEMBERSHIPS
PLEASE CONTACT THE REUNION MEMBERSHIP TEAM AT 407-662-1070 OR
rrmembership@reunionresort.com*

REUNION GOLD INITIATION FEE

ONE TIME FEE TO ACTIVATE MEMBERSHIP \$3,750 Plus Tax**

****INCENTIVE - DEVELOPER IS TAKING CARE OF THE OTHER HALF TO COMPLETE THE \$7500 ONE
TIME INITIATION FEE**

REAL ESTATE TAXES

1.5% BASED ON VALUATION

CDD

\$2,253.41 /YEAR PAID WITH PROPERTY TAXES

ONE TIME \$200 TRANSFER FEE.

Fees are subject to change without notice 02/2022

PRICING & PAYMENT TERMS

Reservation: \$5000 (for 5 days)

30% At contract (\$-5000)

70% At closing



PHASE	BED/BATH	BLDG UNIT #	ADDRESS	SQ. FT	PRICE	LOCATION	ESTIMATED DELIVERY
1st FLOOR 3 Bed PLUS PATIO							
8	3 bed/3 baths	17 135	7770 SANDY RIDGE DR	1,500	\$442,900	GREEN	SOLD
9	3 bed/3 baths	9 136	7740 SANDY RIDGE DR	1,500	\$447,900	GREEN	SOLD
9	3 bed/3 baths	16 139	7770 SANDY RIDGE DR	1,500	\$447,900	GREEN	SOLD
9	3 bed/3 baths	33 140	7770 SANDY RIDGE DR	1,500	\$467,900	GREEN	March 2023
12	3 bed/3 baths	35 100	7760 SANDY RIDGE DR	1,500	\$452,900	SPINE RD.	SOLD
12	3 bed/3 baths	36 104	7760 SANDY RIDGE DR	1,500	\$452,900	SPINE RD.	SOLD
12	3 bed/3 baths	37 108	7760 SANDY RIDGE DR	1,500	\$457,900	SPINE RD.	July 2023
12	3 bed/3 baths	38 112	7760 SANDY RIDGE DR	1,500	\$457,900	SPINE RD.	July 2023
1st FLOOR 4 Bed / 3 baths PLUS PATIO							
8	4 bed/3 baths	8 134	7740 SANDY RIDGE DR	1,769	\$469,900	GREEN	SOLD
8	4 bed/3 baths	17 133	7770 SANDY RIDGE DR	1,769	\$480,900	GREEN	RESERVED
9	4 bed/3 baths	44 139	7740 SANDY RIDGE DR	1,769	\$490,900	GOLF	SOLD
9	4 bed/3 baths	9 138	7740 SANDY RIDGE DR	1,769	\$480,900	GREEN	SOLD
9	4 bed/3 baths	16 137	7770 SANDY RIDGE DR	1,769	\$480,900	GREEN	RESERVED
9	4 bed/3 baths	33 142	7770 SANDY RIDGE DR	1,769	\$490,900	WATER PARK	SOLD
12	4 bed/3 baths	35 102	7760 SANDY RIDGE DR	1,769	\$485,900	SPINE RD.	RESERVED (PW)
12	4 bed/3 baths	36 106	7760 SANDY RIDGE DR	1,769	\$485,900	SPINE RD.	April 2023
12	4 bed/3 baths	37 110	7760 SANDY RIDGE DR	1,769	\$485,900	SPINE RD.	July 2023
12	4 bed/3 baths	38 114	7760 SANDY RIDGE DR	1,769	\$485,900	SPINE RD.	July 2023
2nd FLOOR 2 LEVELS 5 Bed / 4 baths PLUS TERRACE							
6	5 bed/ 4 baths	19 227	7770 SANDY RIDGE DR	2,703	\$605,900	GREEN AREA	SOLD
7	5 bed/ 4 baths	7 228	7740 SANDY RIDGE DR	2,703	\$665,900	GREEN AREA	December 2022
7	5 bed/ 4 baths	18 229	7770 SANDY RIDGE DR	2,703	\$625,900	GREEN AREA	SOLD
8	5 bed/ 4 baths	8 232	7740 SANDY RIDGE DR	2,703	\$635,900	GREEN AREA	SOLD
8	5 bed/ 4 baths	8 234	7740 SANDY RIDGE DR	2,703	\$665,900	GREEN AREA	SOLD
8	5 bed/ 4 baths	17 235	7770 SANDY RIDGE DR	2,703	\$635,900	GREEN AREA	SOLD
8	5 bed/ 4 baths	17 233	7770 SANDY RIDGE DR	2,703	\$665,900	GREEN AREA	SOLD
9	5 bed/ 4 baths	44 241	7740 SANDY RIDGE DR	2,703	\$685,900	GOLF	April 2023
9	5 bed/ 4 baths	44 239	7740 SANDY RIDGE DR	2,703	\$675,900	GOLF	SOLD
9	5 bed/ 4 baths	33 240	7770 SANDY RIDGE DR	2,703	\$675,900	WATER PARK	March 2023
9	5 bed/ 4 baths	33 242	7770 SANDY RIDGE DR	2,703	\$675,900	WATER PARK	March 2023
9	5 bed/ 4 baths	9 236	7740 SANDY RIDGE DR	2,703	\$670,900	GREEN AREA	February 2023
9	5 bed/ 4 baths	9 238	7740 SANDY RIDGE DR	2,703	\$670,900	GREEN AREA	February 2023
9	5 bed/ 4 baths	16 239	7770 SANDY RIDGE DR	2,703	\$670,900	GREEN AREA	March 2023
9	5 bed/ 4 baths	16 237	7770 SANDY RIDGE DR	2,703	\$670,900	GREEN AREA	March 2023

7698 Tradition Boulevard, Reunion, FL 34747

<https://spectrumreunionresort.com/>

407-635-8488

PRICING AS OF 3/24/2022

DELIVERY DATES ARE ESTIMATED FOR UNITS UNDER CONSTRUCTION

Stated square footages are approximate and should not be used as representation of the home's precise or actual size. Spectrum+ at Reunion reserves the right to make changes to these floorplans, specifications, features, dimensions and elevations without prior notice.

No guarantee is made that proposed or planned features will be constructed or that if constructed, the number, type, size and location will be depicted. Photos are for representational purposes only.

Void where prohibited by law. Completion date subject to change without notice. Pricing and incentives are subject to change without notice. Equal Housing Opportunity. ©2021 Spectrum+.

CONDOS FLOOR PLAN: DIAMOND 3

3 BEDROOM + TERRACE + 3 BATHS TOTAL 1,503 SF

https://spectrumreunionresort.com/wp-content/uploads/2021/09/Inserts_spectrum-2021_01.pdf



DIAMOND 3

3 Bedroom + Terrace // 3 Baths
Total 1,503 SF // 140 M²



CONDOS FLOOR PLAN: DIAMOND 4

4 BEDROOM + TERRACE + 3 BATHS TOTAL 1,771 SF

https://spectrumreunionresort.com/wp-content/uploads/2021/09/Inserts_spectrum-2021_02.pdf



DIAMOND 4

4 Bedroom + Terrace // 3 Baths

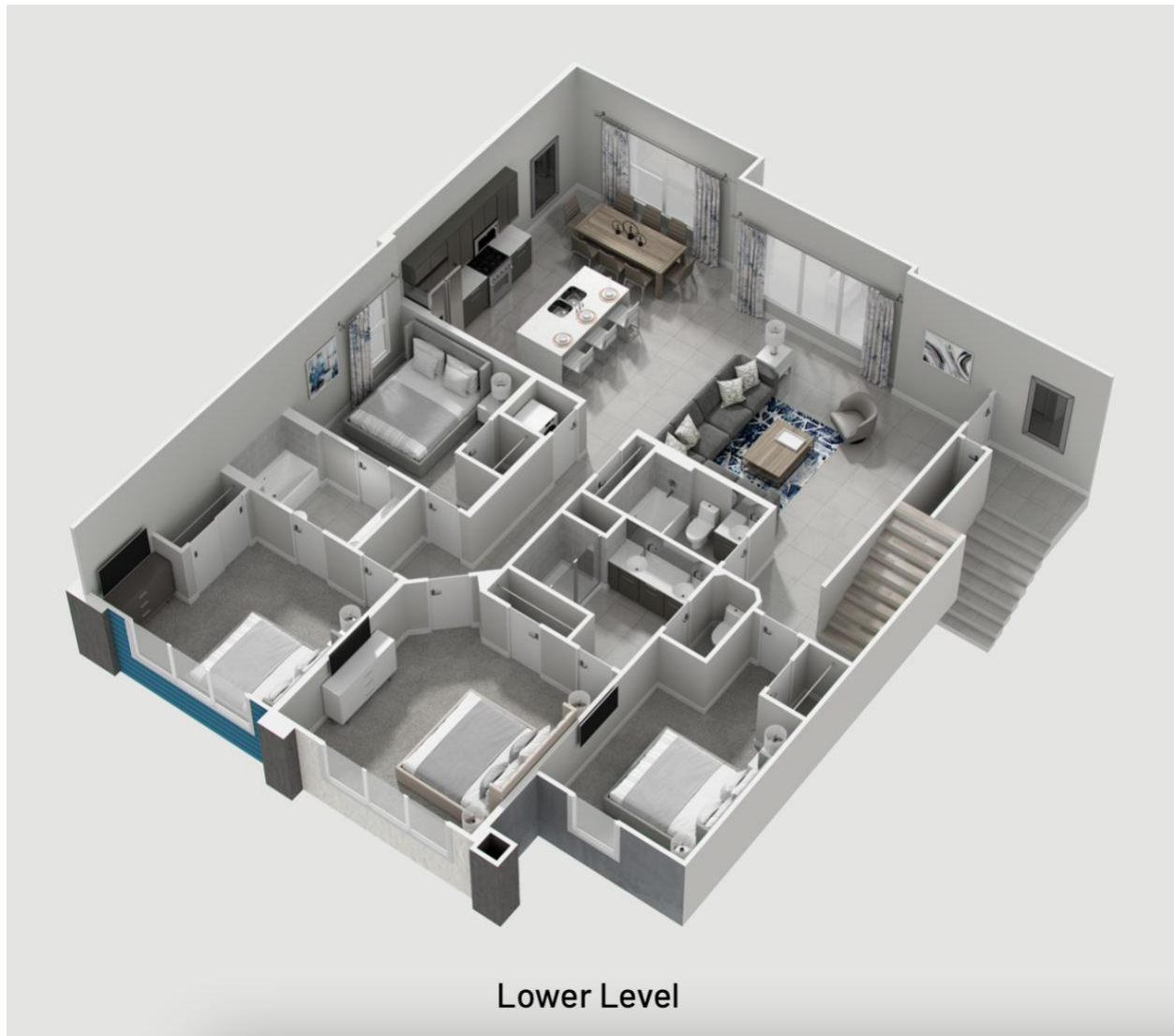
Total 1,771 SF // 165 M²



CONDOS FLOOR PLAN: SAPPHIRE

5 BEDROOM + TERRACE + 4.5 BATHS TOTAL 2,703 SF

<https://spectrumreunionresort.com/wp-content/uploads/2022/03/sapphire-condo.pdf>





Upper Level

TOWNHOMES FLOOR PLAN: AUGUSTA

3 BEDROOM + 2.5 BATHS 1 CAR GARAGE TOTAL 1,704 SF

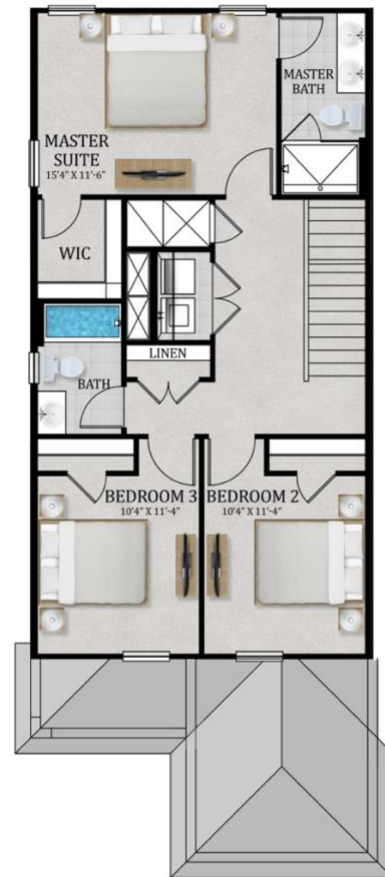
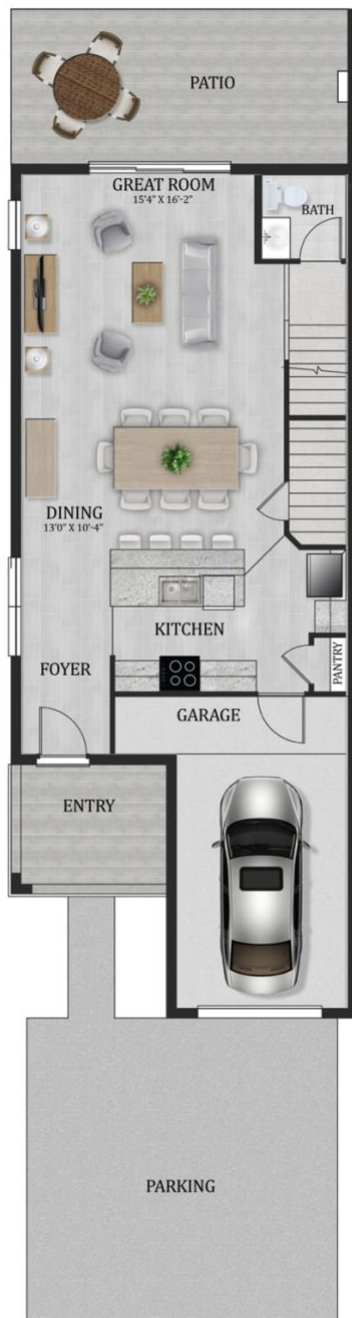
https://spectrumreunionresort.com/wp-content/uploads/2021/08/Eagle-Trace-floorplan_1704.pdf



TOWNHOMES FLOOR PLAN: TURNBERRY

3 BEDROOM + 2.5 BATHS 1 CAR GARAGE TOTAL 1,687 SF

https://spectrumreunionresort.com/wp-content/uploads/2021/08/Eagle-Trace-floorplan_1659.pdf



MASTER SITE PLAN

<https://spectrumreunionresort.com/spectrum-siteplan/>



LUXURY RESIDENCE FEATURES

- + One-story residences with 10-foot ceilings, two-story residences with double-height living rooms (11-foot ceilings on second level)
 - + Porcelain white matte flooring
 - + Designer carpet in all bedrooms
- + Kitchen cabinets in white or charcoal 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



