



ORLANDO BRAZIL
INVESTMENTS



MIAMI BRAZIL
INVESTMENTS

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EAGLE TRACE
— AT REUNION —



PRELIMINARY



PINEHURST

4 BEDROOMS | 3 1/2 BATHS | 2 CAR GARAGE | LIVING AREA: 2621 SQUARE FEET



PRELIMINARY





SITE PLAN





FEATURES

ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed custom elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- Designer 8' garage doors with 2 garage door opener with 2 remotes
- Garage floor with acrylic coat finish
- Concrete block construction on first floor with sand finish
- Wood frame construction on second floor with sand finish
- Aluminum white fascia and soffits
- High efficiency tankless gas water heaters
- Professionally designed landscape package
- Decorative coach lights
- Brick paver walks, driveways, entry, pool deck & lanai
- Covered rear lanais

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 18 "X 18" ceramic tile flooring in living areas and all wet areas**
- Designer carpet in all bedrooms and second floor common areas
- 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 (one set)**

WINDOWS, DOORS & HARDWARE

- Insulated, Low E vinyl windows
- Vinyl tempered, insulated sliding glass doors
- Elegant 8' front doors
- Decorative Kwikset lever style brushed nickel hardware
- 8' designer interior doors
- Carpet stairs with wood handrail, half wall with drywall

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

ELECTRICAL

- 200 Amp minimum electrical service with circuit breaker panel
- USB outlets per plan
- Décora switches with receptacles above counter height
- Designer lighting package
- High resolution RG-6 cable TV outlets in family room and all bedrooms
- Pre wired for ceiling fan in family room, all bedrooms & lanai
- Pre wired for cable and data outlets
- Pre wired for Security System
- Pre wired for surround sound in movie theater (per plan)
- Energy efficient LED lighting through out home

ELEGANT KITCHENS AND BATHS

- 42" upper cabinets with full overlay in kitchen
- Granite countertops in kitchen and baths
- Single bowl undermount Stainless Steel sink in kitchen
- Samsung Stainless Steel appliances, 30" gas cooktop, built in oven and microwave, dishwasher and refrigerator with three year warranty (Semi-custom homes)
- Decorative Stainless Steel stand alone hood over gas cooktop
- Ceramic 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 and showers

COMMUNITY PRIVATE AMENITIES

- Located near world-famous area attractions and minutes from Disney
- Contoured practice green with sand traps
- 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



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EagleTraceReunion.com

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