SPECTRUM+
AT REUNION RESORT

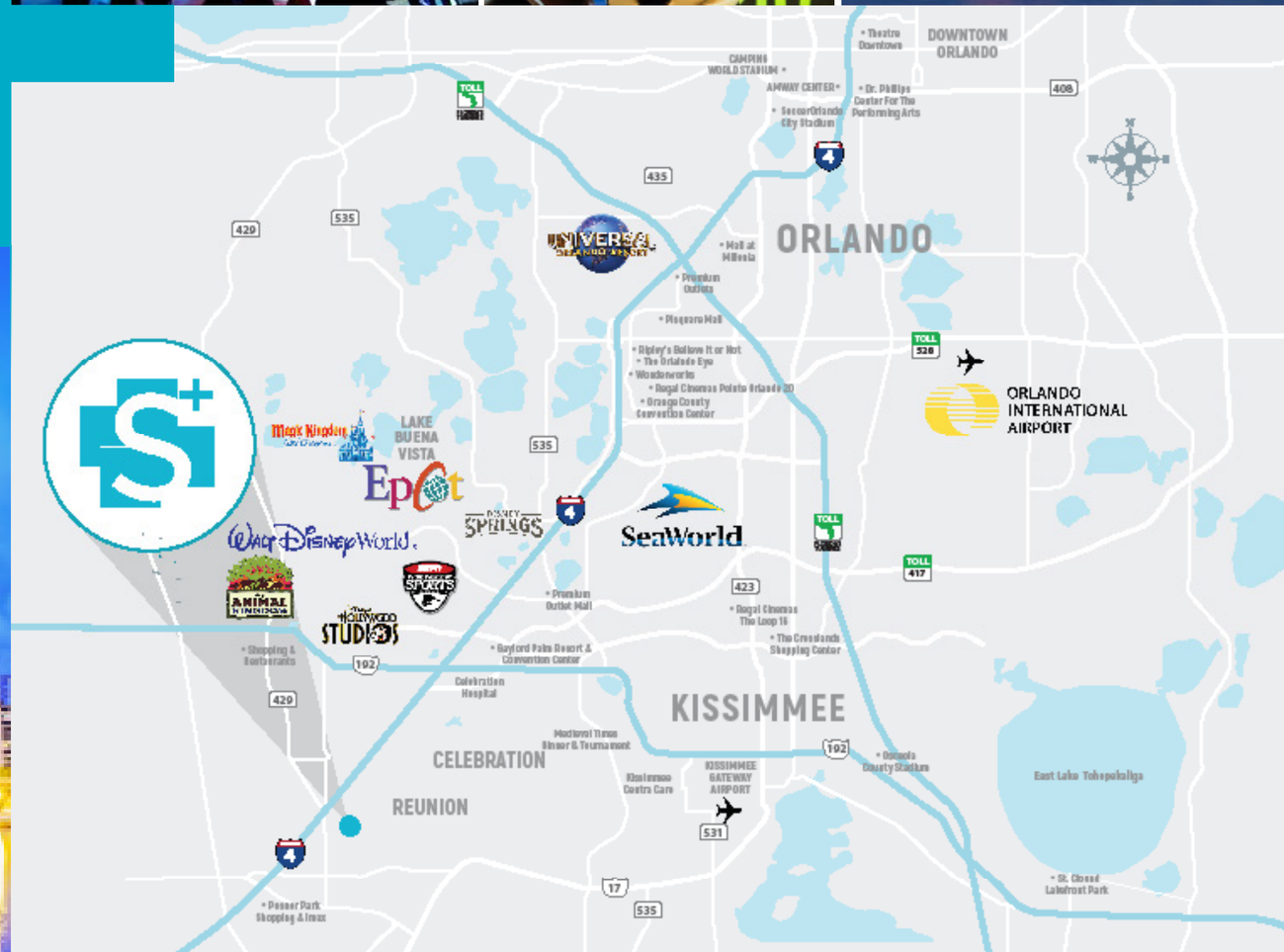
CONTEMPORARY RESORT LIVING REIMAGINED

YOUR VACATION LIFESTYLE STARTS HERE

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.

GATEWAY TO THE MAGIC

10 MIN. TO DISNEY
30 MIN. TO AIRPORT



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

+ 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

Additional Fee

EXPERIENCE REUNION RESORT

PLATINUM MEMBERSHIP* (OPTIONAL)

+ 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
+ Plus so much more!

*Details as of April 2020

5

COMMUNITY POOLS & EXCLUSIVE WATER PARK

6

REUNION RESTAURANTS

Fitness Center + Tennis center with Pro-shop + Children's camp and activities + Driving Range
Mini Golf and Foot Golf + Shuttle services within Reunion + Bicycle rentals + Resort spa

PGA GOLF COURSES

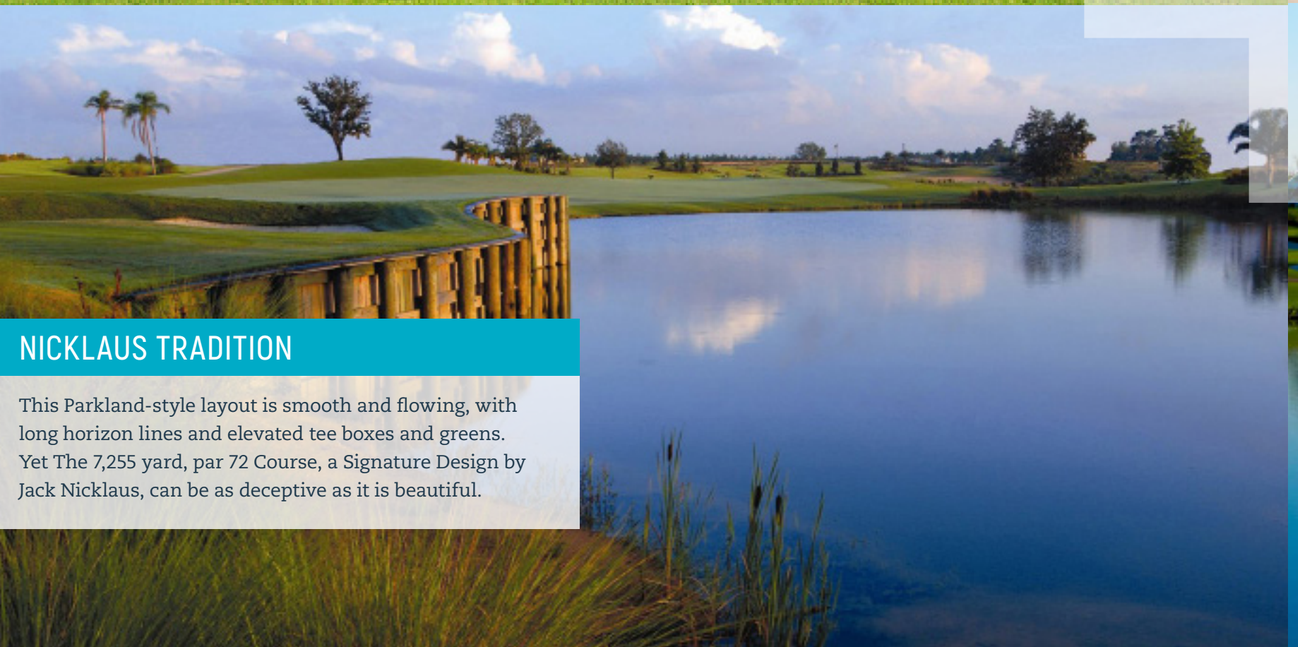
3

GOLF LEGENDS

SIGNATURE DESIGN COURSES
ONLY AT REUNION

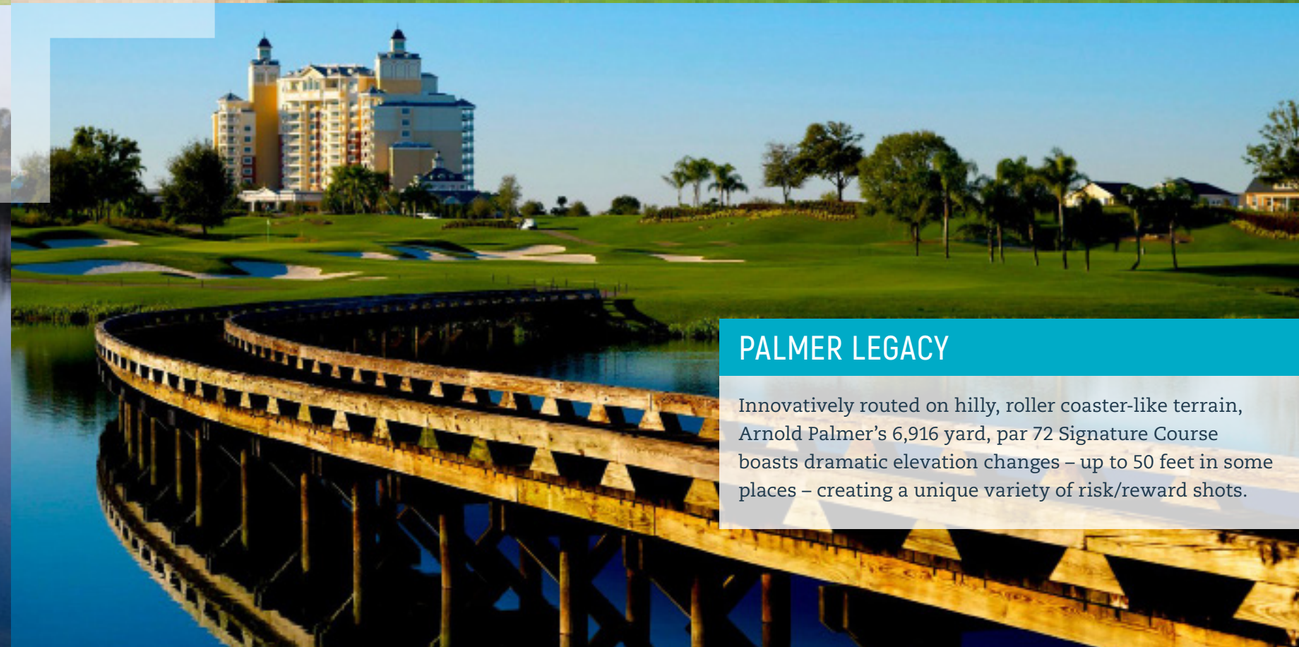
WATSON INDEPENDENCE

Highlighted by fast, firm and wide rolling fairways, a variety of strategically placed bunkers and large greens, the 7,154 yard, par 72 Course, a Signature Design by Tom Watson, is as much about strategy as it is about length.



NICKLAUS TRADITION

This Parkland-style layout is smooth and flowing, with long horizon lines and elevated tee boxes and greens. Yet The 7,255 yard, par 72 Course, a Signature Design by Jack Nicklaus, can be as deceptive as it is beautiful.



PALMER LEGACY

Innovatively routed on hilly, roller coaster-like terrain, Arnold Palmer's 6,916 yard, par 72 Signature Course boasts dramatic elevation changes – up to 50 feet in some places – creating a unique variety of risk/reward shots.

CLUB LIVING AT SPECTRUM+

Own a vacation home here and enjoy amenities that are fun for the entire family. Lounge by our resort-style pool, or grab the kids and have fun at your own exclusive playground. There's even a community clubhouse with a game room, a state-of-the-art fitness center as well as a grab-and-go market.

+ Clubhouse with game room and concierge services
+ Dining and bartending experiences by World-Class Chefs
+ State-of-the-art fitness center
+ Dimension, Grab-and-go market at SPECTRUM+
+ Resort style pool with cabanas
+ Children's playground
+ Park flex space dedicated to family gatherings and fun activities
+ Internal golf-cart transportation service
+ Complimentary transportation to the theme parks

CLUBHOUSE : POOL

CLUBHOUSE : GAME ROOM

ARTIST CONCEPTUAL RENDER. DEVELOPER MAY CHANGE WITHOUT NOTICE.

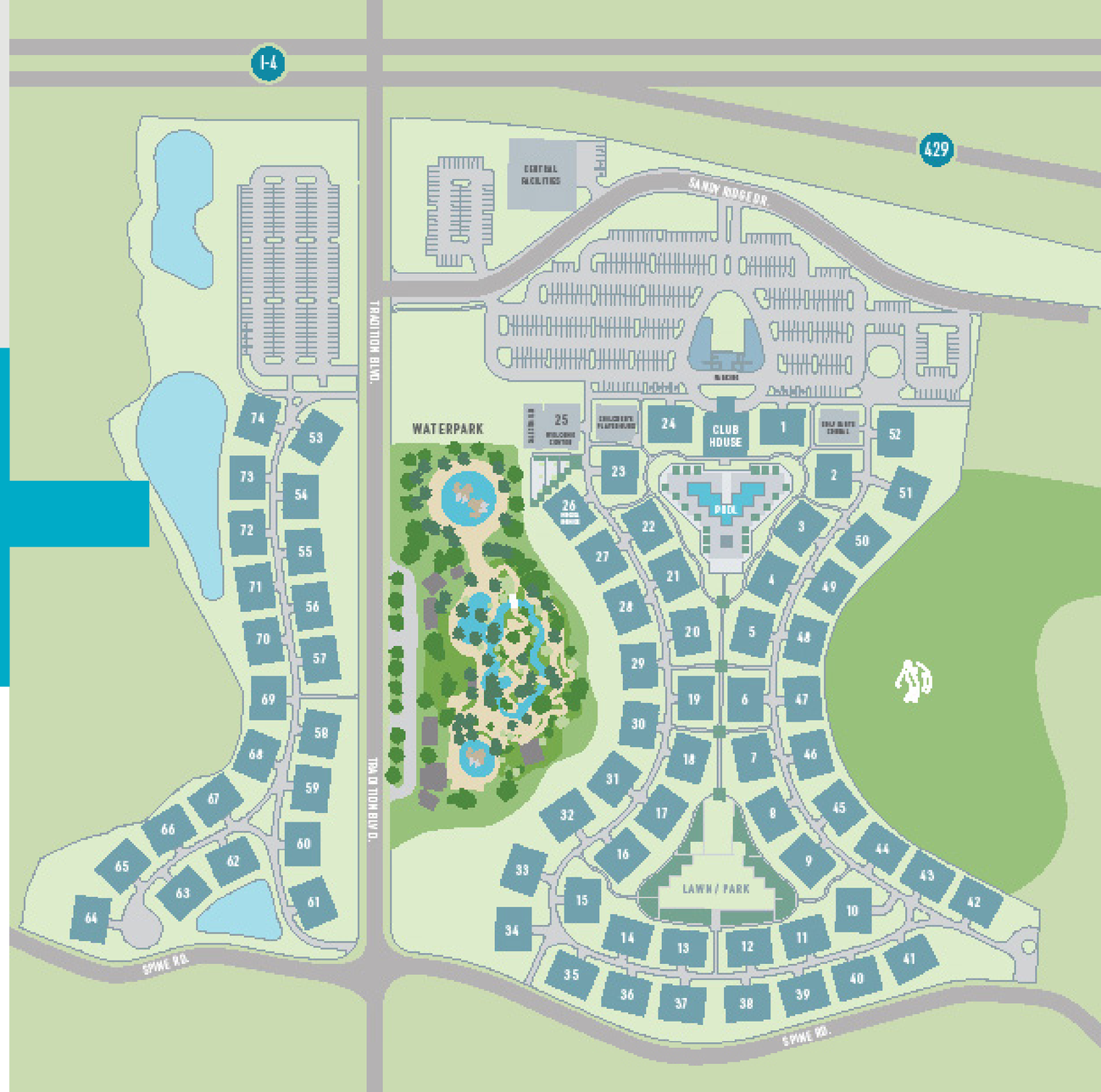
THE FUN STARTS HERE.

296 RESIDENCES

LUXURY RESIDENCE FEATURES

+ one-story residences with 10-foot ceilings, two-story residences with double-height living rooms (11-foot ceilings on second level)
+ 24x24 white matte floor tile in main living areas, master bath and secondary bath floors
+ Designer carpet in all bedrooms
+ Maple kitchen cabinets 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

The Residences at SPECTRUM+ at Reunion Resort offer luxurious open floor plans with gourmet kitchens, premium finishes and large outdoor spaces - perfect for Florida's indoor/outdoor lifestyle. Select from one- and two-story residences ranging from three to five bedrooms. Designed with families in mind, you'll find everything you want for the perfect start to vacation living. We'll even help you select furniture from City Furniture planned for your new home.



ARTIST CONCEPTUAL RENDER. DEVELOPER MAY CHANGE WITHOUT NOTICE.

MODEL A : LIVING AREA

MODEL A : LIVING AREA

MODEL B : LIVING AREA

MODEL B :MASTER BEDROOM

MODEL B : GAMING AREA

MODEL B : LIVING AREA

MODEL B : OUTDOOR TERRACE

SPECTRUM+ OFFERS THREE FLOORPLANS

MODEL A

1- Story // 3 Bedroom + Patio // 2.5 Baths

Occupancy 6-8 people

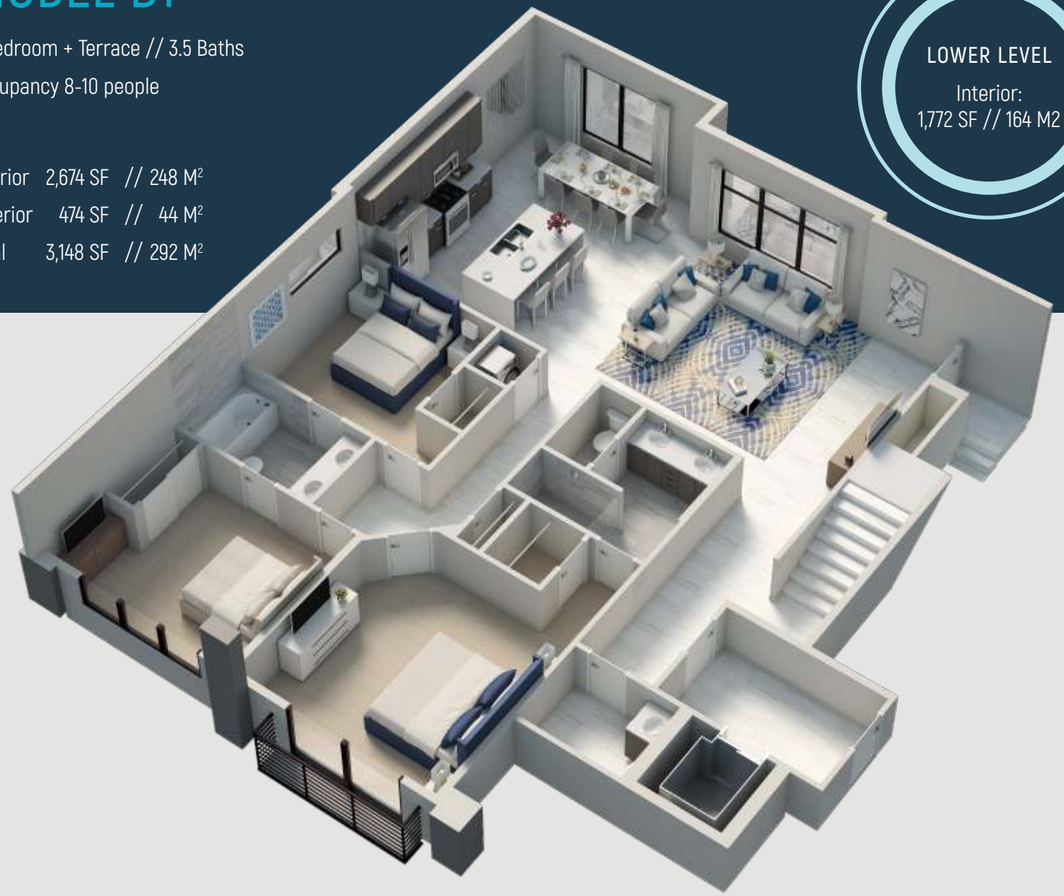
Interior	1,491 SF	//	139 M^2
Exterior	647 SF	//	60 M^2
Total	2,138 SF	//	199 M^2

MODEL B1

4 Bedroom + Terrace // 3.5 Baths

Occupancy 8-10 people

Interior	2,674 SF	// 248 M²
Exterior	474 SF	// 44 M²
Total	3,148 SF	// 292 M²



LOWER LEVEL

Interior:
1,772 SF // 164 M2

UPPER LEVEL

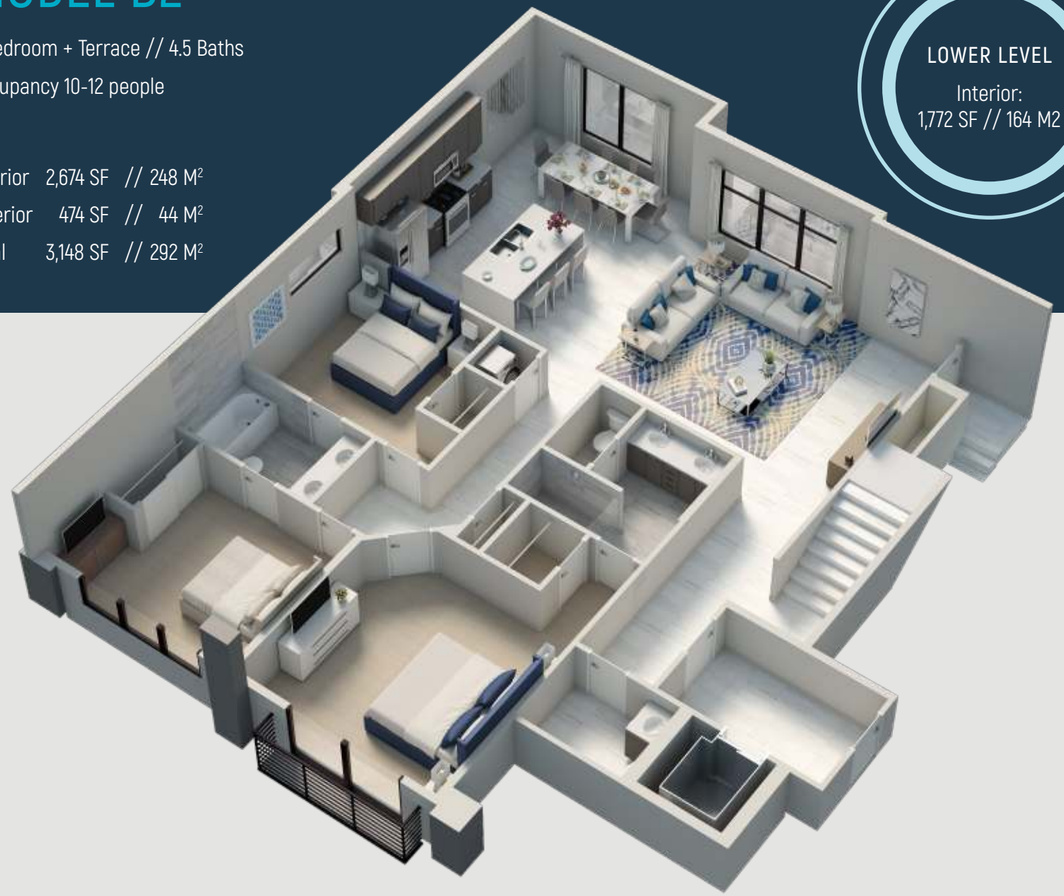
Interior:
902 SF // 84 M2

MODEL B2

5 Bedroom + Terrace // 4.5 Baths

Occupancy 10-12 people

Interior	2,674 SF	// 248 M²
Exterior	474 SF	// 44 M²
Total	3,148 SF	// 292 M²



LOWER LEVEL

Interior:
1,772 SF // 164 M2

UPPER LEVEL

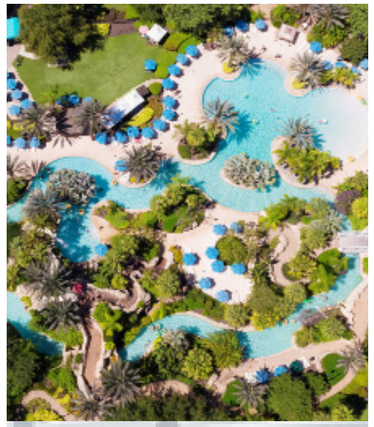
Interior:
902 SF // 84 M2

TOP FIVE REASONS TO OWN AT SPECTRUM+

YOUR GATEWAY TO THE MAGIC

1

JUST MINUTES FROM DISNEY & OTHER MAJOR THEME PARKS



2

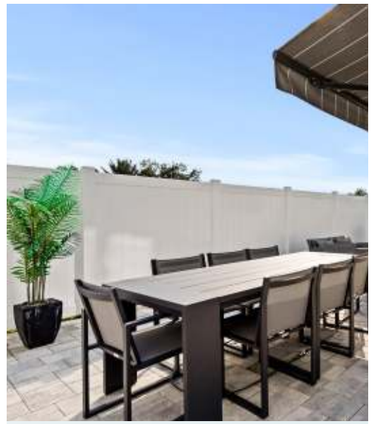
GATED COMMUNITY WITH ACCESS TO REUNION RESORT AMENITIES

3

GOLF AT 3 PGA GOLF COURSES:
PALMER LEGACY
NICKLAUS TRADITION
WATSON INDEPENDENCE

4

NO RENTAL RESTRICTIONS
LIVE YEAR ROUND,
USE AS A SECOND HOME
OR RENT IT OUT



5

MODERN STYLE LUXURY RESIDENCES WITH CONTEMPORARY FLOOR PLANS AND LARGE OUTDOOR SPACE

THE TEAM AT SPECTRUM+

SPECTRUM+ at Reunion Resort is a collaboration of seasoned experts with a history of success in the fields of real estate investment and development, sales and marketing as well as property management.

DEVELOPER

ENCORE CAPITAL MANAGEMENT is a diversified, vertically integrated, real estate investment and development firm. Encore utilizes its breadth of development experience and expertise to invest in distressed and opportunistic properties, multifamily apartments, large master-planned residential and resort communities, and high barrier to entry urban infill projects. Including current and completed projects Encore is developing more than 20,000 rental apartments, homes for sale and residential lots with estimated gross revenue of approximately $4 billion. Encore manages over $1 billion across three funds and several investment vehicles.

PROPERTY MANAGEMENT

Luxury Residential Resorts is a subsidiary of NDM Hospitality that performs owner facing property management services for branded vacation home resorts. Founded in 2015, LRR has quickly become the leader in the property management business. Through excellent performance, service to our homeowner partners, & detailed oversight of the properties, LRR has established a formula of success that yields the highest financial returns and owner satisfaction.

SALES AND MARKETING

ONEWORLD PROPERTIES led by Peggy Olin, is a Florida-based full-service Real Estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas.

OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program that has allowed us in the last few years to close over 2,500 properties totaling over $3 billion in residential sales.

SPECTRUM+
AT REUNION RESORT

Sales Gallery:
7698 Tradition Blvd
Reunion, Florida 34747
407.635.8488

LiveSpectrumReunion.com

SALES & MARKETING BY ONEWORLD PROPERTIES

ENCORE HOUSING OPPORTUNITY FUND

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.