



# TRANQUILITY TOWNHOMES

*exclusively by*



A LUXURY VACATION HOME COMMUNITY

# WELCOME TO ORLANDO

**Our Dream Communities are located in the very heart of the ultimate family vacation destination.**

When choosing this location, we wanted to be close to all the action and entertainment, yet still provide a peaceful, natural setting to decompress and disconnect. Giving our homeowners accessibility to world-class attractions, dining and shopping, yet without being in the middle of the hectic hustle and bustle.

Whether you are planning to live in the property or rent it out as a vacation home, our Dream Communities are a smart and affordable investment opportunity.

**Discover all that our family vacation homes in Orlando and across the state offer.**



# MEET THE ZEN-ECO HOME

Tranquility is a collection of 112 eco-friendly vacation townhomes that sit on over 25 acres, offering our owners an unmatched natural setting.



## STUNNING MODERN DESIGN

Each of our Tranquility townhomes are the height of modern design. Bright, stylish exteriors, complemented by elegant stonework, are crafted with excellence. Each floor plan features a spacious layout, standard premium finishes, and a private heated pool.



## STANDARD LUXURY FEATURES

Our homes continue to push our industry forward offering standard luxury finishes such as premium quartz countertops, stunning modern cabinets, durable porcelain flooring, and stainless-steel appliances. Our kitchens feature Moen hardware, LED pendant lighting, and pop-up countertop outlets in every floor plan.



## ECO-FRIENDLY CONSTRUCTION METHODS

Concrete creates a strong barrier to insulate your home from outside air, preventing temperature fluctuations and other forms of energy waste. Combined with Spray-Foam insulation, your home can routinely save between 30-50% of energy costs each year.



## FLORIDA'S NATURAL BEAUTY

Tranquility is part of our Dream Communities which feature over 145 acres of development and joins the five other neighborhoods including Hidden Forest, Serenity, The Retreat, Hidden Lakes, and Sunrise Pointe. The community was designed with lush landscaping, solar-powered street lights and an ECO-CLUB.

DISCOVER OUR ULTIMATE EXPRESSION OF MODERN EXCELLENCE



# OREL

4 BEDS, 3 BATHS, 2,256 SQFT



Each of our Orel townhomes feature four bedrooms and offer the height of modern living. A bright and spacious floor plan features standard luxury finishes, a private heated pool and a serene natural setting.

Every Tranquility kitchen features stunning modern cabinets, premium quartz countertops, stainless-steel appliances, and durable porcelain tile flooring.

## LUXURY REALIZED

[CLICK HERE TO TAKE A VIRTUAL TOUR](#)





# ASHER

3 BEDS, 3 BATHS, LOFT, 2,266 SQFT



Every Asher floor plan has been carefully crafted with premium finishes, creating a luxurious refuge for you and your guests. The perfect place to plan your day's adventures around Central Florida.

Asher features a loft space upstairs that gives our owners limitless options to make the space their own.

## ARTFUL PRECISION

[CLICK HERE TO TAKE A VIRTUAL TOUR](#)



**MODERN CABINETS**

PREMIUM SOFT CLOSE CABINETS

**STAINLESS STEEL APPLIANCES**

ALSO AVAILABLE IN BLACK STAINLESS

**LED PENDANT LIGHTING**

MATCHED TO YOUR HARDWARE FINISH

**POP-UP COUNTER OUTLET**

MATCHED TO YOUR HARDWARE FINISH

**MOEN FIXTURES**

IN EACH KITCHEN & BATHROOM

**QUARTZ COUNTERTOPS**

FEATURING A WATERFALL EDGE

**PORCELAIN TILE FLOORING**

FEATURED IN THE OPEN-CONCEPT LIVING, KITCHEN, AND EACH BATHROOM

# LUXURY COMES STANDARD

"It was a dream of ours to own a property here, and it hasn't disappointed. I would 100% recommend Zenodro, you do actually feel like part of a family...the whole team always makes you feel so welcome."

- LINDSEY







# FLOOR PLANS








## MEET OREL



## MEET ASHER



-  2,256 SQ FT
-  4 BEDROOMS
-  3 BATHROOMS
-  PRIVATE POOL
-  LANAI
-  OPEN LIVING AREA

-  2,266 SQ FT
-  3 BEDROOMS
-  3 BATHROOMS
-  LOFT
-  PRIVATE POOL
-  LANAI
-  OPEN LIVING AREA



All plans and elevations are artist renderings and may vary somewhat in precise detail and dimensions. All measurements are approximate. Builder reserves the right to change or alter materials, specifications, features, dimensions, designs, and price without prior notice.



EXISTING COMMUNITY

## LOCATION MATTERS

### THE HEART OF THE FAMILY VACATION DESTINATION

Situated on 25 acres, Tranquility offers serene views of nature and is still within close proximity to the world-class theme parks, attractions, golf courses, restaurants and shopping that Orlando has to offer. When choosing this location, we wanted to be close to all the action and entertainment, yet still provide a peaceful, natural setting to decompress and disconnect. Giving our homeowners access to everything without being in the middle of the hectic hustle and bustle.



### AMUSEMENT PARKS

Walt Disney World 8 miles  
SeaWorld 20 miles  
Universal Studios 23 miles

### GROCERIES

Publix 2.9 miles  
Target 6.8 miles  
Walgreens 2 miles  
Walmart 24hrs 2.5 miles

### GOLFING

Highlands Reserve Golf 6 miles  
Legends Golf & Country Club 12 miles  
Orange County National Golf 12 miles  
Orange Lake Golf 6.8 miles  
Polo Park East Golf 3.8 miles  
Walt Disney World Resort Golf 16 miles

### SHOPPING

Flamingo Crossings 7.7 miles  
Florida Mall 24 miles  
Premium Outlets 15 miles  
Premium Outlets 23 miles  
Mall at Millenia 25 miles



# EXPLORE THE ECO-CLUB

RELAXATION COMES STANDARD



RESORT-STYLE POOL



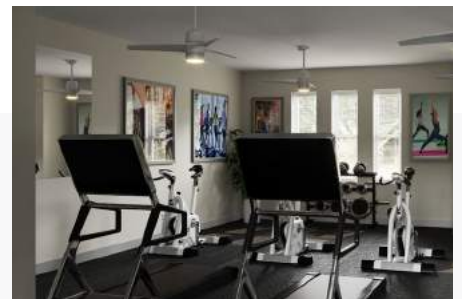
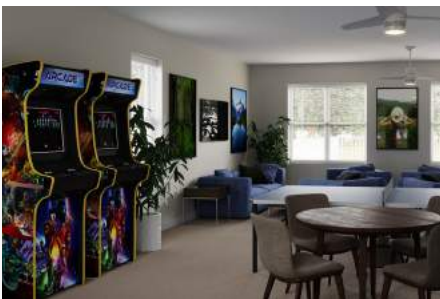
GAME ROOM



FITNESS CENTER

Our exclusive ECO-CLUB™ offers you and your guests amenities such as a fitness center, game room, sun bathing area, covered outdoor seating, hot tub, resort-style pool and restrooms to ensure your vacation is perfect in every way. Each clubhouse features a beautiful commissioned piece of art sitting atop the waterfall in our resort-style pool.

## SOAK IN THE FLORIDA LIFESTYLE



# WELCOME TO THE DREAM RESORT

DISNEY IS JUST AROUND THE CORNER



**Our dream communities are just an eight mile drive from Disney's western entrance gate.**

When choosing this location, we knew we wanted our communities to be close to all the action and entertainment, yet set back in nature and feel disconnected. Tranquility is close to west 192, which is considered to be the next I-Drive, giving our home owners access to everything without being in the middle of the hectic hustle and bustle.



# UNIT DETAILS

## ZEN-ECO STANDARDS

15 Seer Variable Speed A/C System Fresh Air Damper System  
Aluminum Energy-Efficient Low-E 12'0" Wide and 8'0" High Sliding Glass Doors  
Attic Spray Foam Insulation  
Block Wall Core Fill Masonry Insulation  
Complete First and Second Floor Concrete Block Structure  
Energy Star Rated Appliances  
Designer Low-Flow Water Fixtures  
WIFI Programmable Thermostats  
Solar-Powered Street Lights  
Energy-Efficient Double Pane Insulated Tilt Sash Low E Vinyl Windows

## LIVING AREAS

9'4" High Ceilings on 1st Floor  
9'0" High Ceilings on 2nd Floor  
Porcelain Tile throughout First Floor  
5 1/2" Square Wood Baseboard  
3 1/2" Square Wood Casing  
Quartz Designer Window Sills  
Front Load Washer and Dryer  
Recessed Lighting  
Upgraded Carpet and Padding on Stairs and 2nd Floor Common Areas

## KITCHEN

Porcelain Tile Floor  
Modern Cabinets  
Stainless Steel Energy Star Rated Appliances: Electric Range with Oven and Glass Cooktop, Over-the-Range Microwave, Dishwasher, and Counter Depth Side-by-Side Refrigerator with Built-in Ice maker and Water Dispenser.  
Designer Low-Flow Water Fixtures  
Quartz Countertops with Full-Height Backsplash  
Quartz Breakfast Bar with Waterfall Edge  
Designer Kitchen Faucet  
Walk-In Pantry

## BATHROOM

Porcelain Tile Floor  
Floor-to-Ceiling Porcelain Tile Shower  
Designer LED Mirrors  
Elongated Low-Flow Toilets  
Modern Cabinets  
Quartz Countertops with 4" Backsplash  
Designer Frameless Shower Doors  
Designer Bath, Shower, and Sink Faucets with Matching Bathroom Hardware

## MASTER BEDROOM

Ensuite Master Bathroom with Large Walk-In Closet  
Dual Vanities  
Upgraded Carpet and Padding

## SECONDARY BEDROOMS

Ensuite Bathroom  
Upgraded Carpet and Padding  
Walk-In Closet

## EXTERIORS

Aluminum Screen Enclosure  
Brick Paver Patios and Entry Porches  
Fully-Landscaped Home Site  
Rain Gutters Throughout  
Private Heated Pool with Spa Jets  
Upgraded Glass Panel Entry Door

## OPTIONS

Fan Package



# MEET ZENODRO

THE PURSUIT OF EXCELLENCE



Zenodro Homes has built over 400 homes throughout Central Florida. Our team's expertise ranges from Custom Luxury Residences, Vacation Home Communities, Residential Condominium Communities and Single Family Home Communities. We work with internationally recognized architects and interior designers to set ourselves apart and leave no stone unturned.

Smart, beautiful, and functional design is at the heart of all we do. Throughout Central Florida, we're renowned for quality. Working with some of the best people in their particular industry, from architecture right through to the finishing touches, we build homes that you're proud to call your own.

Each one a home away from home, in beautiful locations with a real community feel, a Zenodro home is more than just for vacations. It's a foundation for years of magical memories, that only Orlando can offer. The company has positioned itself at the cutting edge of constructing environmentally friendly vacation townhomes designed to work with nature itself. We continue to push ourselves and the industry forward.

Zenodro Homes was founded in 2005 as a fully integrated real estate development company that would deliver the highest quality homes at the best price in its market. We are a family-owned business rooted in an ethos of goodwill, community, and giving back. These values are not just what we aspire to be - they're at the core of who we are every single day.



## CONTACT US

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