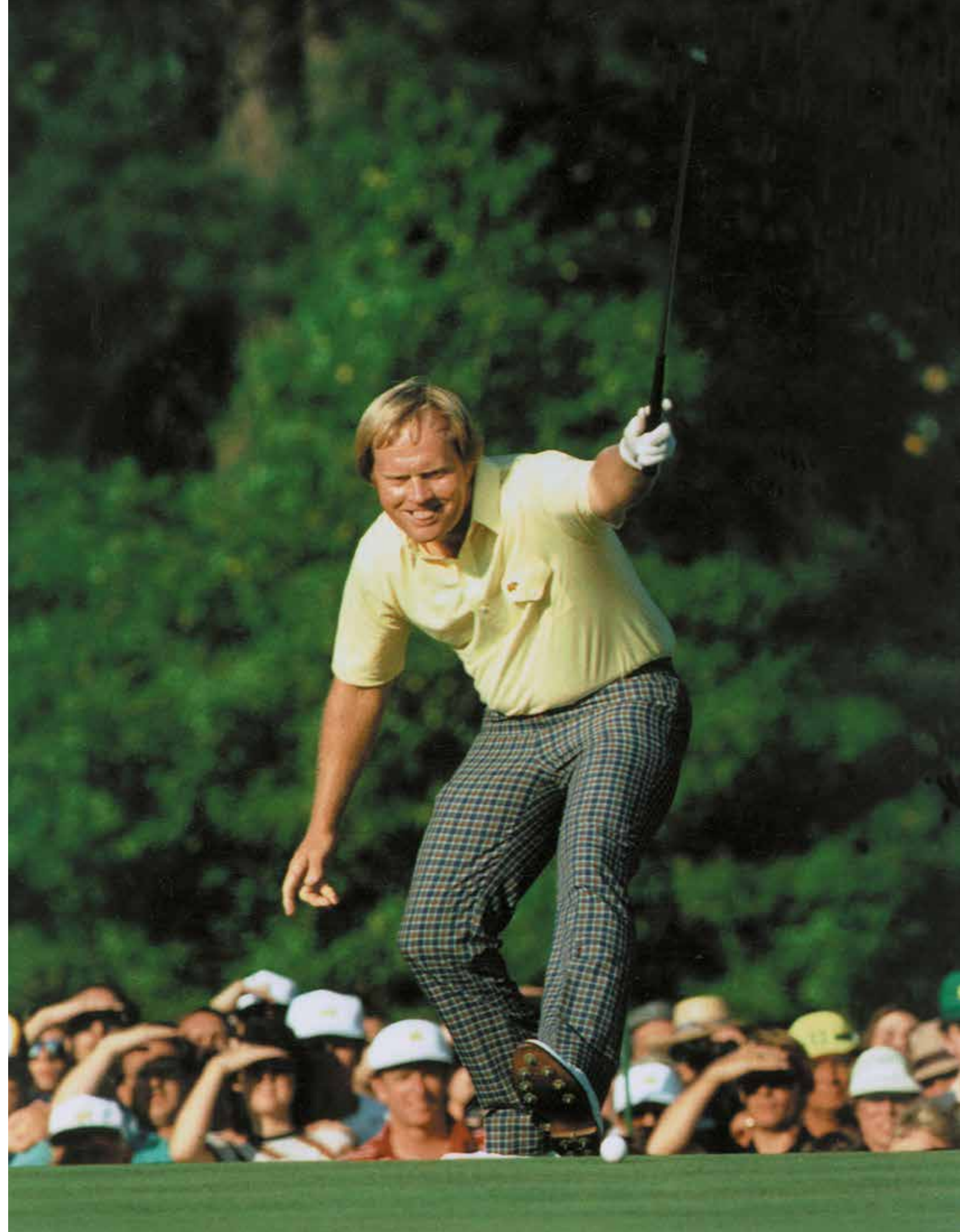




**THE BEAR'S DEN**  
— AT REUNION —

JACK NICKLAUS





## THE BEAR'S DEN - A NEW CONCEPT IN LEGENDARY LIVING

Fine living is elevated to new standards at The Bear's Den at Reunion where Orlando's best builders reveal remarkable estate homes along a spectacular championship golf course designed by the world's top golf course designer, Jack Nicklaus. No name is more synonymous with greatness in the sport of golf than Jack Nicklaus, and no single person has

impacted the sport more than Jack Nicklaus - as a player, course designer, philanthropist, and goodwill ambassador. The spectacular 17th and 18th fairways of this Jack Nicklaus Championship Golf Course frame The Bear's Den's stunning setting as the last and only gated enclave in Reunion, Orlando's most celebrated resort destination.



## GOLDEN BEAR PARK

A landscaped park welcomes visitors with a relaxing, native and natural sense of space for families and pets. A dog park with shaded gazebos and separate areas for large and small dogs encourages pets and owners to socialize. Children will enjoy the playground in the center of the park, and golfers can refine skills at the park's practice putting green. The meticulously-maintained lawn is the perfect place for lounging, picnicking, playing on the sand volleyball court.





## REUNION

Reunion Resort is a 2,300-acre resort with highly-rated vacation accommodations and an impressive variety of recreational choices including three golf courses designed by golf greats Jack Nicklaus, Arnold Palmer and Tom Watson. The resort also features a hotel, golf academy, meeting space, a full-service boutique spa, multiple pools, slides, water playgrounds with a 1,000-foot lazy river. Additional fees and memberships may apply.





FUTURE DEVELOPMENT



BEAR'S DEN SITE PLAN



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EXECUTIVE COLLECTION







## ARLINGTON II

3,883 SQUARE FEET OF LIVING AREA  
 4 BEDROOMS | 4 BATHS & 1 HALF BATH  
 GAME ROOM | POOL  
 2-CAR GARAGE





# TOSCANA

3,935 SQUARE FEET OF LIVING AREA  
 4 BEDROOMS | 4 BATHS & 1 HALF BATH  
 GAME ROOM | POOL  
 GOLF CART BAY | 2-CAR GARAGE





## HERITAGE

4,319 SQUARE FEET OF LIVING AREA  
 5 BEDROOMS | 5 BATHS & 2 HALF BATH  
 GAME ROOM | POOL  
 2-CAR GARAGE





## MONTECITO

4,485 SQUARE FEET OF LIVING AREA  
 5 BEDROOMS | 5 BATHS & 1 HALF BATH  
 GAME ROOM | THEATER  
 POOL | 2-CAR GARAGE





## PEBBLE BEACH

4,582 SQUARE FEET OF LIVING AREA  
 6 BEDROOMS | 6.5 BATHS  
 GAME ROOM | POOL  
 2-CAR GARAGE





## PEBBLE BEACH II

4,875 SQUARE FEET OF LIVING AREA  
 5 BEDROOMS | 5 BATHS & 2 HALF BATH  
 GAME ROOM | POOL  
 2-CAR GARAGE





## SANTA BARBARA

5,251 SQUARE FEET OF LIVING AREA  
6 BEDROOMS | 6 BATHS & 3 HALF BATH  
GAME ROOM | THEATER  
POOL | 2-CAR GARAGE





## MUIRFIELD

5,389 SQUARE FEET OF LIVING AREA  
7 BEDROOMS | 7.5 BATHS  
GAME ROOM | POOL  
2-CAR GARAGE

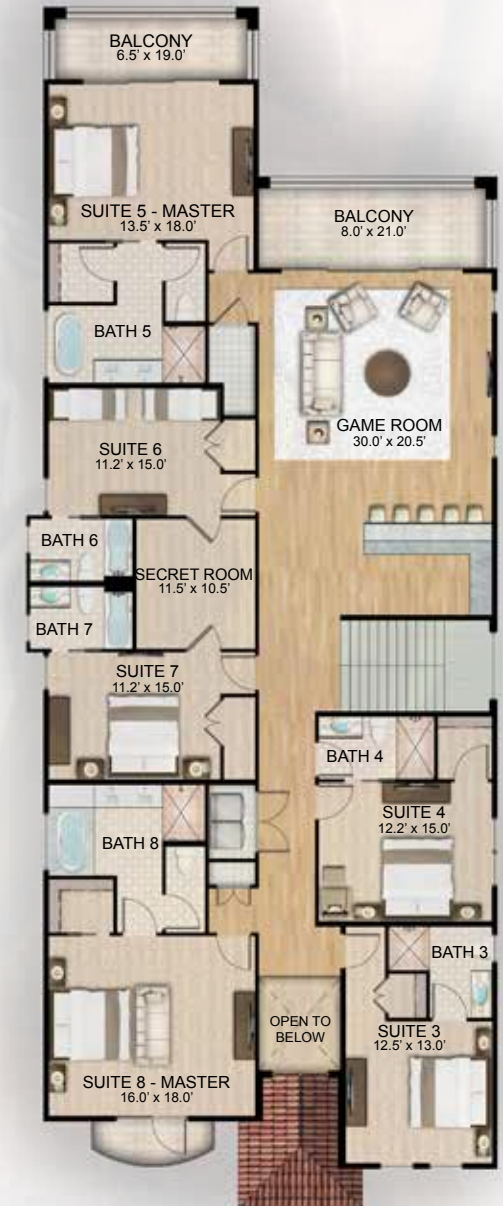






## PINE VALLEY

5,590 SQUARE FEET OF LIVING AREA  
 8 BEDROOMS | 8 BATHS & 2 HALF BATHS  
 GAME ROOM | POOL  
 2-CAR GARAGE



DISTINGUISHED DESIGNS SHOWCASE  
UNPARALLELED LIFESTYLE



These spacious homes comfortably accommodate multi-generational families, large groups of vacationers or visiting families and guests. The exquisite interior living spaces continue with the outdoor ar-

chitectural details designed to celebrate the Florida lifestyle with private pools, expansive decks and terraces that comprise the perfect setting to relax and enjoy after an active day in and around Orlando.

## AMENITIES

1. Encore Clubhouse
2. Encore Resort Homes
3. Nicklaus Tradition Course
4. Reunion Aqua Park
5. Reunion East Entrance
6. Encore Resort Homes
7. Heritage Crossing Pool
8. Centre Court Ridge Pool and Tennis Centre
9. Reunion Grande Hotel
10. Seven Eagles Pool, The Cove Restaurant and Fitness Center
11. Palmer Legacy Course
12. Reunion Driving Range
13. Homestead Pool
14. Watson Independence Course
15. Carriage Pointe Pool
16. Bear's Den at Reunion
17. Nicklaus Clubhouse



REUNION MASTER SITE PLAN

## REUNION RESORT AMENITIES & SERVICES

- 3 Signature Golf Courses\*
- 7 Restaurant & Bars\*
- Reunion Golf Academy\*
- Spa & Salon\*
- Tennis Center\*
- Fitness Center^
- Kids Crew Club\*
- Water Park^

- 10 Community Pools^
- Bocce Ball\*
- Pickle Ball\*
- Fitness Classes\*
- On-Property Shuttle Service^
- Valet and Self-Parking^

\*Social Membership or Golf Membership Required. Initiation Fee and Monthly Fees Apply. ^Included with Daily Resort Fee



# EXECUTIVE COLLECTION HOME FEATURES



# HOA DUES

## \$606.68 PER MONTH

### ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed custom elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- Luxurious 14X 28 swimming pool
- 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
- Large 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 two 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
- Free standing tub in master bath per plan with matching Moen fixtures

### 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

Gated Community

Digital Cable TV

Trash Pick-up

Pest Control

Private Swimming Pool Maintenance/Cleaning,

Lawn, Landscape Maintenance and Irrigation

High Speed Internet (1 GB)

Home Phone

## TAXES

Real Estate Taxes 1.5% Based on Valuation

+/- \$2,630.93 CDD

## A JACK NICKLAUS LICENSE COMMUNITY

A 3% Nicklaus Royalty Fee to be paid to Nicklaus Group on total Sales Price at Closing

\* Fees are subject to change without notice





# THE BEAR'S DEN

— AT REUNION —

A JACK NICKLAUS LICENSED COMMUNITY

407-630-8688 • [BearsDenReunion.com](http://BearsDenReunion.com)

BEAR'S DEN SALES CENTER  
NICKLAUS CLUBHOUSE AT REUNION RESORT

7880 NICKLAUS CLUBHOUSE LANE • REUNION, FL 34747

All amenities, features, facilities and fees described and contained herein are proposed based upon current development plans, which plans are subject to change without notice, and there is no guarantee that said amenities, features and facilities will be provided, or, if provided, will be of the same type, size or nature as described. All renderings, floorplans and siteplans contained herein are based on the current development plans, are conceptual only, and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail, and are subject to change without notice. These materials are not intended to and shall not constitute an offer to sell nor a solicitation of offers to buy or lease real estate at The Bear's Den at Reunion by residents of Connecticut, New York, New Jersey and in any jurisdiction where prior registration, license or advance qualification is required but not yet completed or where otherwise prohibited by law. Void where prohibited by law.

