

A DREAM COMMUNITY BY ZENODRO HOMES





4 BEDS 2256 SQFT

## OREL

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.







3 BEDS 2266 SQFT

## ASHER

Every Asher floor plan has been carefully crafted with premium finishes, creating a luxurious refuge for you and your guests. It is 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.

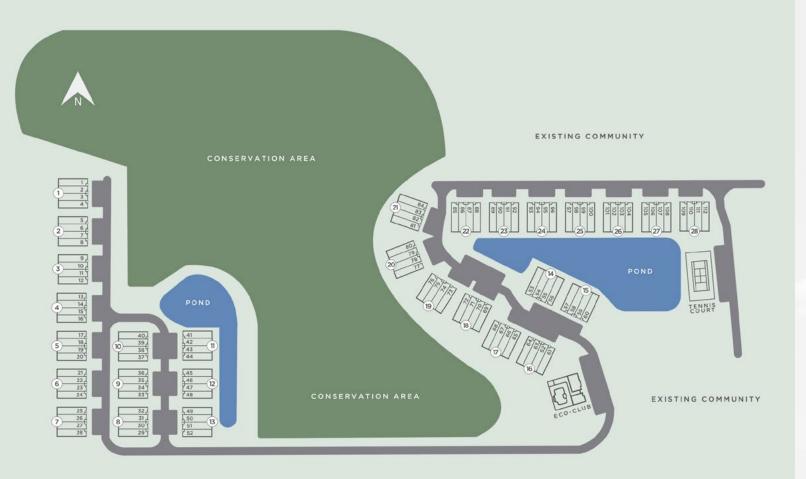








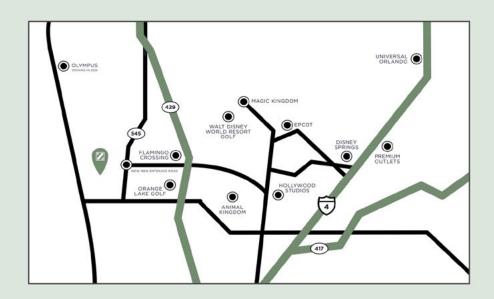




EXISTING COMMUNITY

## LOCATION MATTERS

Located on 25 acres of unmatched Florida nature, Tranquility offers serene views of nature and is still within close proximity to world-class theme parks, attractions, golf courses, restaurants and shopping.



#### AMUSEMENT PARKS

Walt Disney World Resort 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 Gold 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









## THE PURSUIT OF EXCELLENCE

#### AN INTRODUCTION TO ZENODRO

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.

At Zenodro, you're more than just a client; you're a much-valued member of our global family.

# EXPERIENCE THE ZENODRO DIFFERENCE

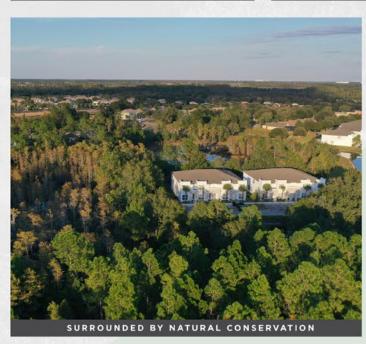
Here at Zenodro we aim to provide experiences that redefine industry standards. Our unwavering commitment to innovation, quality, and customer satisfaction are how we stand out in our competitive landscape.















#### **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, 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 Dual Vanities

Large Walk-In Closet

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

### UNIT DETAILS

