

Champions Gate

ORLANDO - FLORIDA



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THE RETREAT - TOWNHOUSES

Royale Palm

Champions Gate

ORLANDO - FLORIDA

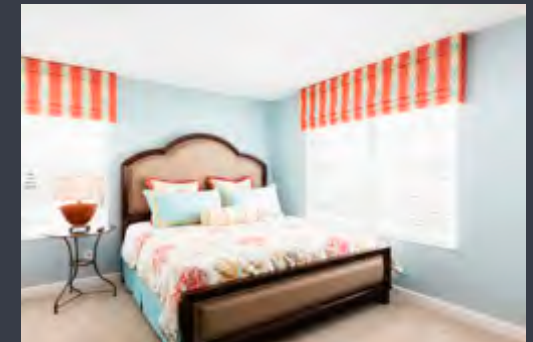
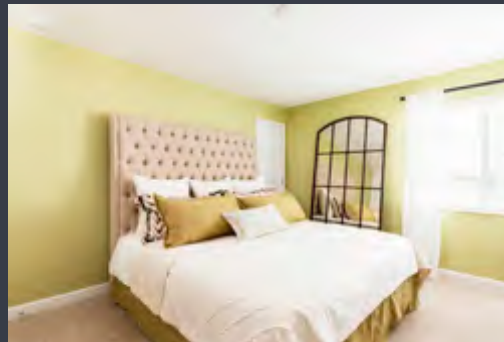


2,128 Sq. Ft., 5 Bedroom, 4 Bath

Royale Palm

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The Retreat Town Homes – HOA Fees

Homeowner's Association Dues **\$3,900** Per Year

One Time Capital Contribution Fee

Retreat at ChampionsGate HOA = \$500.00 * ChampionsGate Master Association = \$500.00, * Oasis Club = \$500.00

Included Features

- Basic Cable, Telephone, Internet—Bright House Network
- Lawn Maintenance—Down to Earth, Inc.
- Daily Valet Trash Service—Invisible Waste
- Exterior Paint of Building—Every 7-10 Years As Needed
- Roof Replacement—Every 30 Years
- Home Security Monitoring—Southeast Wiring Solutions
- Gated Main Entrance (Master Association)
- Tennis Complex (Planned) (Master Association)
- Adult Quiet Pool (Oasis)
- Lazy River (Oasis)
- Splash Park (Oasis)
- Fitness Center (Oasis)
- Business Center (Oasis)
- Movie Theater (Oasis)
- Sundries Store (Oasis)
- Tiki Bar (Oasis)
- Indoor and Outdoor Dining (Oasis)
- Volleyball Courts (Oasis)
- Private Air-Conditioned Cabanas with Private Services (Oasis)

Champions Gate



THE RETREAT

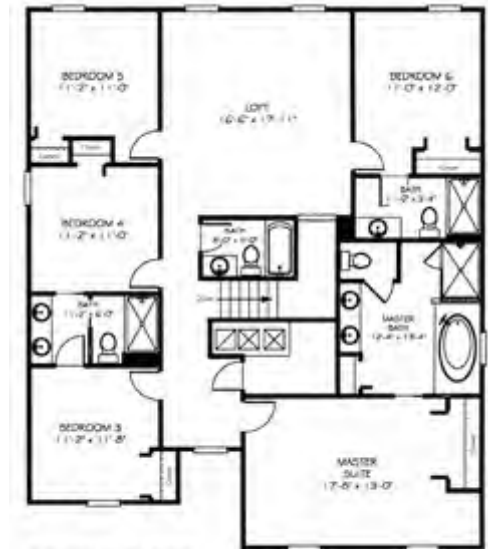
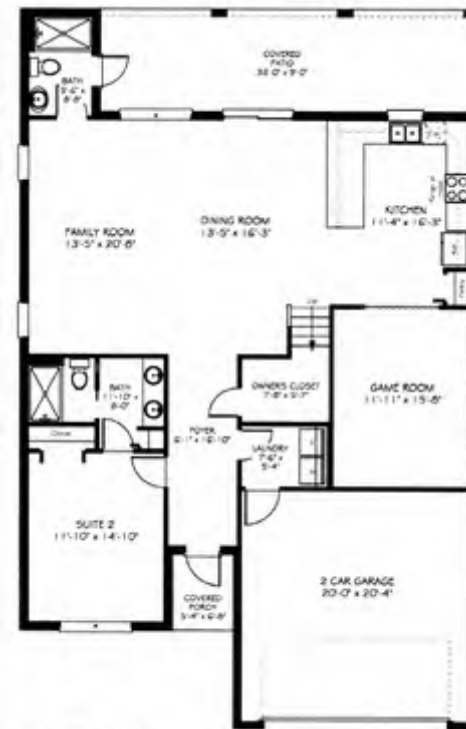
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The Fiji

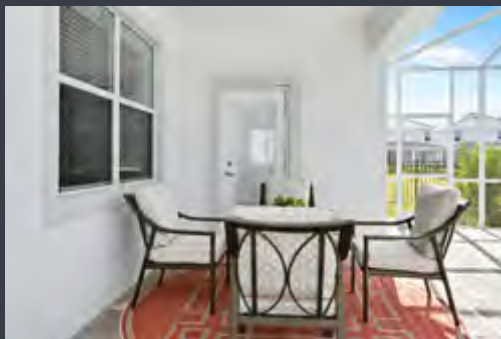
6 Bedrooms, 6 Baths, Game Room,
Loft, 2 Car Garage, 3,346 sq.ft.



The Fiji

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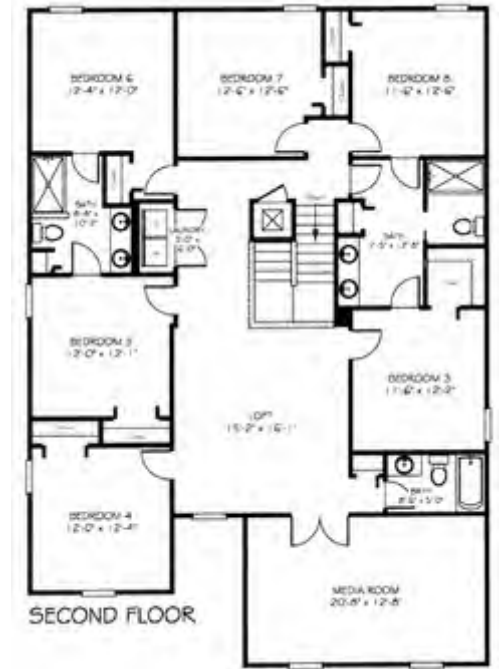


The Maui

8 Bedrooms, 5 Baths, Media Room,
Loft, 2 Car Garage, 3,826 sq.ft.



FIRST FLOOR



SECOND FLOOR

The Maui

Champions Gate

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The Retreat – HOA Fees

Homeowner's Association Dues **\$3,900** Per Year

One Time Capital Contribution Fee

Retreat at ChampionsGate HOA = \$500.00 * ChampionsGate Master Association = \$500.00, * Oasis Club = \$500.00

Included Features

- Basic Cable, Telephone, Internet—Bright House Network
- Lawn Maintenance—Down to Earth, Inc.
- Home Security Monitoring—Southeast Wiring Solutions
- Gated Main Entrance (Master Association)
- Tennis Complex (planned) (Master Association)
- Adult Quiet Pool (Oasis)
- Lazy River (Oasis)
- Splash Park (Oasis)
- Fitness Center (Oasis)
- Business Center (Oasis)
- Movie Theater (Oasis)
- Sundries Store (Oasis) · Tiki Bar (Oasis)
- Indoor and Outdoor Dining (Oasis)
- Volleyball Courts (Oasis)
- Towel Service (Oasis)
- Oasis Kids' Camp (Oasis)
- Private Air-Conditioned Cabanas with Private Services (Oasis)

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THE RETREAT - LUXURY VILLAS

Alexander Palm

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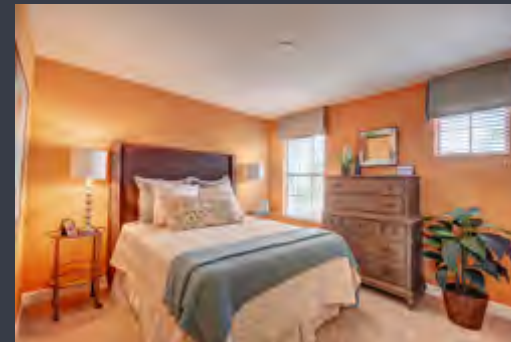
5 Bedrooms, 5 Baths, 1 Car Garage,
3,014 sq.ft.



Alexander Palm

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Majesty Palm

Champions Gate

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6 Bedroom, 5 Baths, 1 Car Garage,
3,275 sq.ft.



Majesty Palm

Champions Gate

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The Retreat – HOA Fees

Luxury Vacation Villas

Homeowner's Association Dues **\$3,900** Per Year

One Time Capital Contribution Fee

Retreat at ChampionsGate HOA = \$500.00 * ChampionsGate Master Association = \$500.00, * Oasis Club = \$500.00

Included Features

- Basic Cable, Telephone, Internet—Bright House Network
- Lawn Maintenance—Down to Earth, Inc.
- Daily Valet Trash Service—Invisible Waste
- Home Security Monitoring—Southeast Wiring Solutions
- Gated Main Entrance (Master Association)
- Tennis Complex (Planned) (Master Association)
- Adult Quiet Pool (Oasis)
- Lazy River (Oasis)
- Splash Park (Oasis)
- Fitness Center (Oasis)
- Business Center (Oasis)
- Movie Theater (Oasis)
- Sundries Store (Oasis)
- Tiki Bar (Oasis)
- Indoor and Outdoor Dining (Oasis)
- Volleyball Courts (Oasis)
- Private Air-Conditioned Cabanas with Private Services (Oasis)

Included Features

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INTERIOR DESIGN FEATURES

- Baby howe wood casing
- Colonial-style baseboard
- 2" smooth finish blinds
- Designer solid surface window sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Square corner bead
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full home security system
- Schlage® satin-nickel finish door hardware
- GE® topload washer
- GE topload dryer
- HomeTeam® built-in pest control

FLOORING FEATURES

- 12" x 24" ceramic flooring in kitchen, foyer, bathrooms, laundry, family room, dining room, living room (1st floor only)
- Mohawk® green certified plush wall to wall upgraded carpeting

EXTERIOR DESIGN FEATURES

- Fully landscaped and improved homesite
- 2,500-PSI concrete footer and slab
- Heated splash pool with screened enclosure
- Schlage Nexia Home automation systems controls your front door lock, light module and thermostat from your smartphone, tablet or any computer with internet access (subscription required after 3 month trial period)
- Tile roof

- Energy efficient Low E dual pane windows help keep the cool air in and the heat out and allows natural light into your home while saving energy

LENNAR ECOSMART ENERGY SAVING FEATURES

- Electric Hybrid Water Heater
- Double-pane, Low-E windows
- Foam filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max housewrap
- Programmable thermostats
- ENERGY STAR rated refrigerator and dishwasher
- 15 SEER HVAC

ELECTRICAL FEATURES

- Decora designer light switches
- Pre-wired for fans in all bedrooms and family room
- Cable outlets in all bedrooms and family room
- Designer lighting in all bathrooms
- Lighting in all walk in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom and kitchen
- Compact fluorescent light bulbs and LED lighting (iLO Recessed Cans)

ELEGANT BATHROOM FEATURES

- Maple wood cabinets in all baths
- 12" x 24" ceramic floor tile
- Designer light fixtures in all bath
- Granite countertops in all bath

- Master bath listello tile (per plan)
- 12" x 24" ceramic wall tile in master bath shower
- Elongated commodes in all baths
- Designer oval undermount sink bowl
- Raised counters in all baths
- 42" high mirrors in all baths

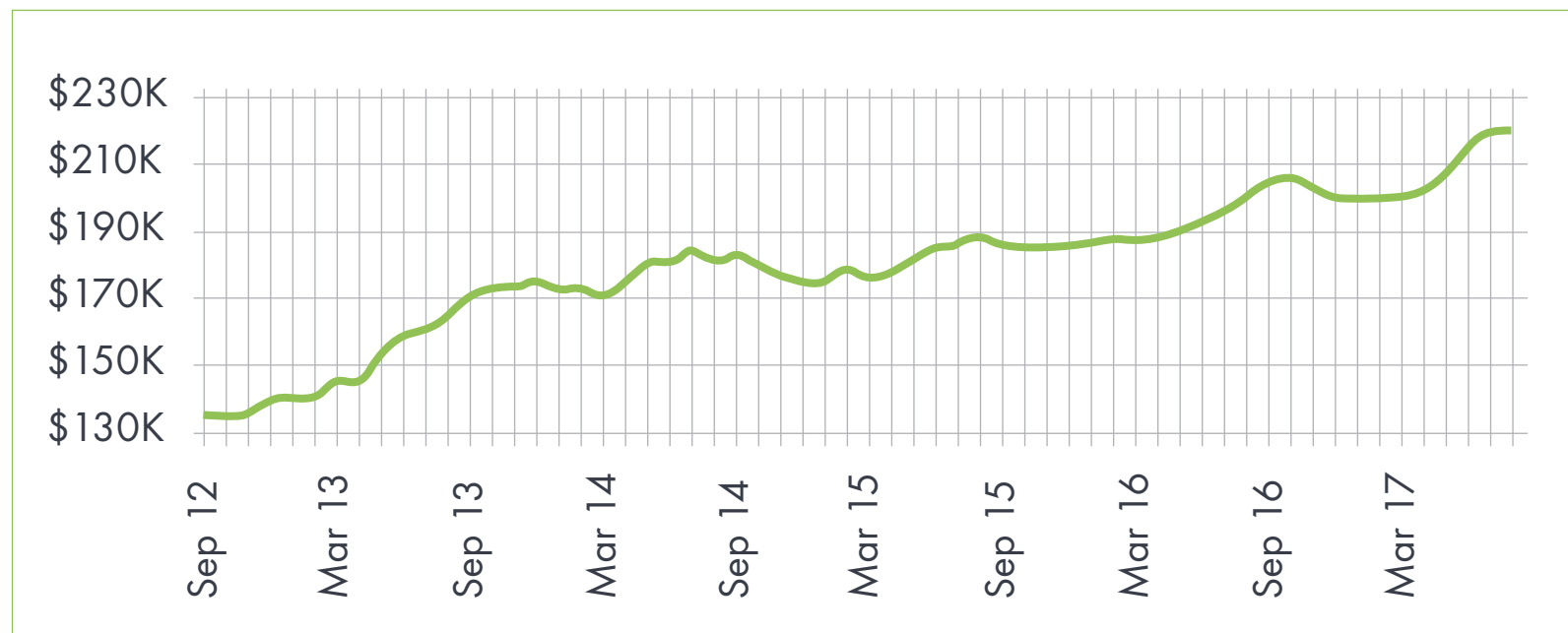
LUXURY KITCHEN FEATURES

- GE ENERGY STAR Stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE Stainless steel slide-in range with glass cook top
- GE ENERGY STAR Stainless steel dishwasher
- GE Stainless steel microwave
- Luxury 42" Shaker Panel raised panel wood cabinets with crown molding and satin nickel hardware
- Designer granite countertops
- Full Mosaic Tile Backsplash
- Designer faucet with built-in spray

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturer's warranties passed on to you
- 1-year full-service warranty on all new homes
- Traded on the NYSE (symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

Median Sales Price in Orlando - Florida



● All Properties

Source: https://www.trulia.com/real_estate/Orlando-Florida/market-trends/

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Developer

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