POSNER RESERVE

POSNER
reserve



YOUR PLACE IN FLORIDA

OWN IT. ENJOY IT. SHARE IT.

The World's #1 Leading Vacation Destination



LOCATION, LOCATION, LOCATION!

Enjoy the epic amusement parks Orlando has to offer, just minutes away from your vacation home.



POSNER PARK SHOPPING CENTER

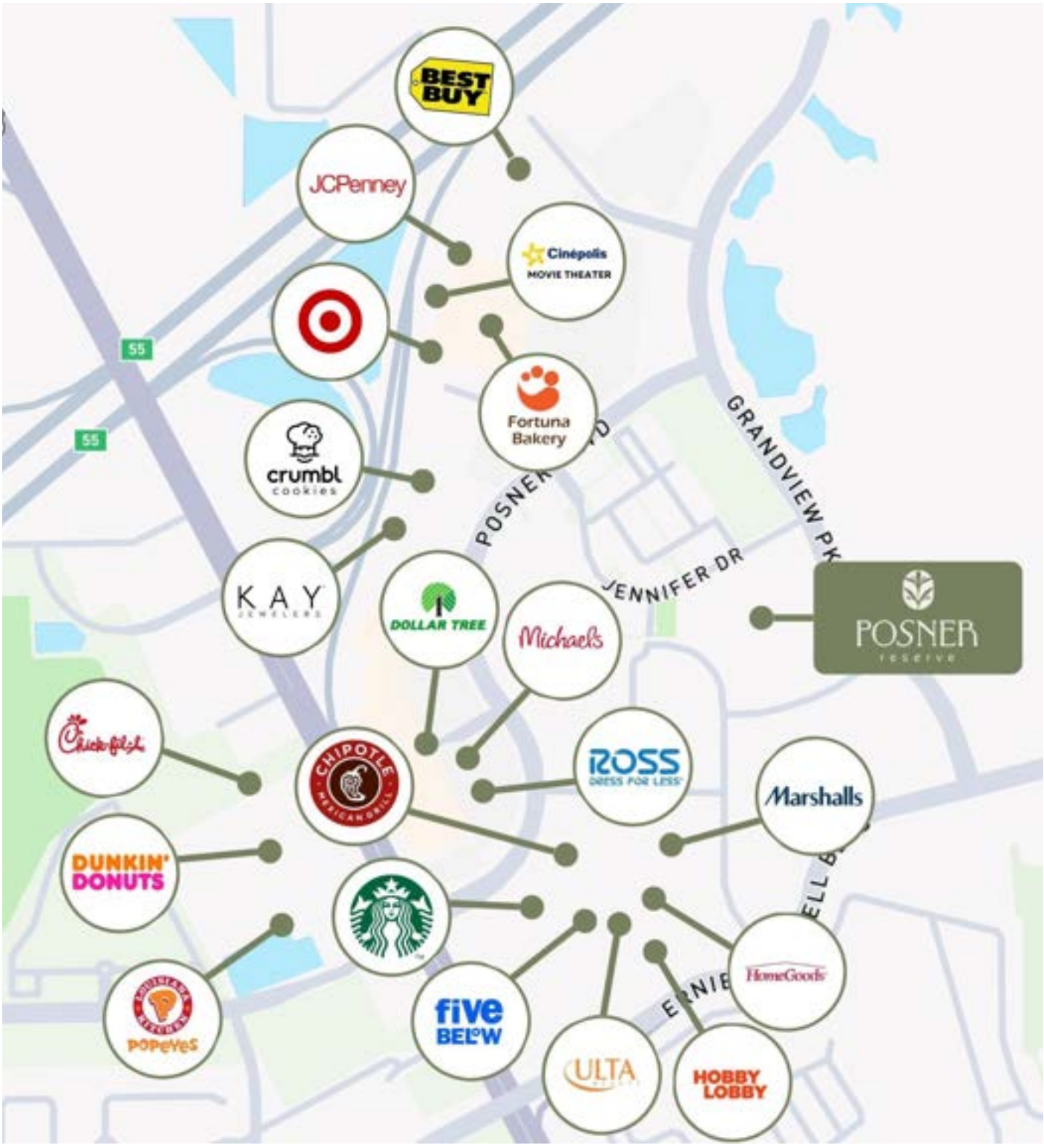
Walking Distance!

Home to over 60 businesses, offering a variety of shopping and dining experiences!



Nearby Shopping

Experience the benefits of an epic shopping, dining, and entertainment experience just minutes from your vacation home. Posner Park holds over 60 businesses all within walking distance of Posner Reserve.





Exterior and Pool Deck **Digital Rendering*

WHY POSNER RESERVE?

Nestled in a prime, central location just minutes from major attractions, Posner Reserve offers an epic resort-style vacation experience like no other. Within walking distance to premier shopping and dining, each unit is thoughtfully designed with a private pool, perfect for unwinding after a day of exploration. Enjoy world-class amenities and unmatched convenience to nearby shopping—Posner Reserve truly sets a new standard for vacation living.

- **Resort Amenities On-Site**
- **Minutes from World Class Attractions**
- **Floor Plans that Maximize Rentals/Returns**
- **Key Home Features**
    - Private pool
    - Stainless steel appliances
    - Owners storage closet
    - Walking distance to main clubhouse and amenities



*Aerial View of Community *Digital Rendering*



1. CLUBHOUSE
2. RESORT STYLE POOL
3. POOL LOUNGES
4. YOGA LAWN
5. HAMMOCK GARDEN
6. GRILL & DINING AREA
7. FIRE PIT LOUNGE
8. OPEN GAME LAWN
9. SPLASH PAD
10. PLAYGROUND
11. TENNIS COURT
12. HALF-BASKETBALL COURT
13. SAND VOLLEYBALL COURT

EPIC RELAXATION



Tennis / Pickleball Courts **Digital Rendering*

Unparalleled Amenities

On-site amenities at your vacation home provide unparalleled convenience, allowing you to enjoy relaxation and entertainment without ever leaving the property. With access to pools, fitness centers, and recreational spaces just steps away, you can maximize your downtime and experience resort-style living in complete privacy. It's the perfect blend of luxury and ease, making your stay both comfortable and memorable.

- **Half Basketball Court**
- **Tennis / Pickleball Court**
- **Resort Style Pool**
- **Playground**
- **Sand Volleyball Court**
- **Dog Park**



Community Fitness Center **Digital Rendering*



Private Clubhouse



Clubhouse Game Room **Digital Rendering*



Clubhouse Entrance **Digital Rendering*

CHOOSE YOUR FLOOR PLAN





**Digital Renderings, Exterior color schemes and interior design will vary based on community requirements.*







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PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7

- A Clubhouse
- B Resort-Style Pool
- C Basketball & Tennis Courts
- D Fire Pit Lounge
- E Splash Pad
- F Dog Park
- ★ Model Homes

Posner Park, Davenport, FL

Master Plan

ROYAL PALM | 40 UNITS



1st Floor



2nd Floor



Finished Attic

6 BEDS ◆ **4.5** BATHS ◆ **2,438** SQFT

480 SQFT BACKYARD / POOL • FINISHED ATTIC FLEX ROOM

MAGNOLIA | 56 UNITS



1st Floor



2nd Floor



Finished Attic

5 BEDS ◆ **4.5** BATHS ◆ **2,278** SQFT

440 SQFT BACKYARD / POOL • FINISHED ATTIC FLEX ROOM

BEGONIA | 20 UNITS



1st Floor



2nd Floor

5 BEDS ◆ **4.5** BATHS ◆ **2,072** SQFT

440 SQFT BACKYARD / POOL

AZALEA | 8 UNITS



1st Floor

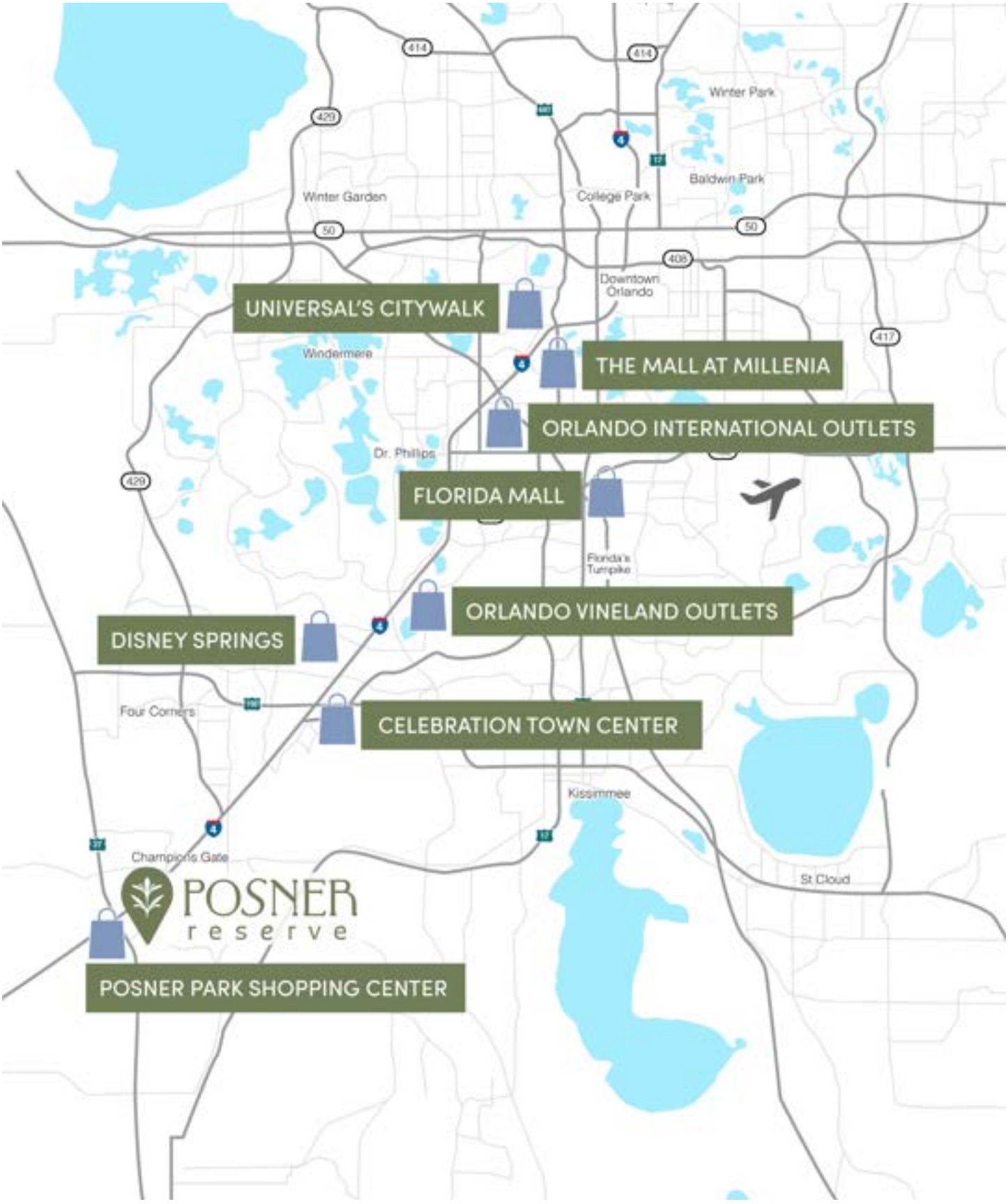


2nd Floor

4 BEDS ◆ **4.5** BATHS ◆ **2,072** SQFT

440 SQFT BACKYARD / POOL

EPIC SHOPPING IN ORLANDO









WHY ORLANDO? - *Experience Epic Vacations*

❖ #1 Destination in the World

- 32 different theme parks, convention hub, beautiful beaches on the east and west coast, only an hour and a half away in either direction

UNIVERSAL

Walt Disney World®

Busch Gardens®

EPIC UNIVERSE

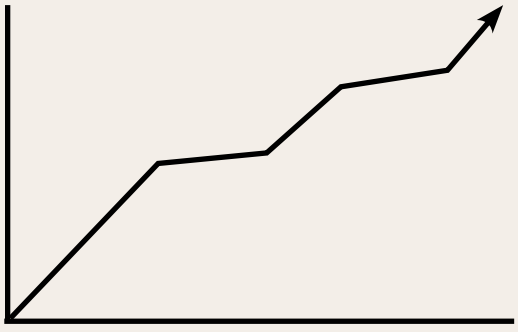
OPENING 2025!

LEGOLAND®

SeaWorld®

❖ Invest in one of the fastest growing cities in America

- Over 70 million visitors come to Orlando each year.
- Year-over-year return on investment



Orlando is among the fastest growing cities in America

Invest in Your Next Epic Vacation
Own a Home at Posner Reserve



Leron Homes & Pools

BUILDER

Leron Homes

WRA BUSINESS & REAL ESTATE

REAL ESTATE

WRA Business & Real State

407.721.2405

POSNER GROUP HOLDINGS

GROUP

Posner Group Holdings

**It is important to consider that 3D renderings contain inaccuracies due to assumptions or approximations made during the rendering process. It is also essential to recognize that any product, service, image, or text related to a 3D rendering has been designed for creative and visualization purposes only.*

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