

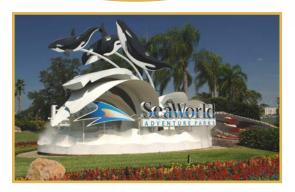


A SUN AND FUN PARADISE IN FLORIDA.

## SURROUND YOURSELF WITH WORLD FAMOUS ATTRACTIONS, LAKES, GOLF AND EXCEPTIONAL SHOPPING AND DINING.



The Orlando area is the world's favorite destination for vacations and fun - more than 50 million people from all over the world visit each year. Tuscany Preserve at Lake Marion puts you in the heart of all the Florida fun, but it's also a quiet community along the shores of beautiful Lake Marion, a 2,990-acre freshwater lake. Nearby you will find:



### **WORLD FAMOUS ATTRACTIONS**

- Walt Disney World Resort, including the Magic Kingdom, EPCOT, Animal Kingdom and Disney's Hollywood Studios. Plus several championship golf courses, shopping, dining and entertainment in Downtown Disney.
- Universal Studios Florida, including Islands of Adventure and the Wizarding World of Harry Potter.
- Sea World Adventure Parks, including Aquatica and Discovery Cove.
- Legoland, the hottest new theme park in nearby Winter Haven.
- Busch Gardens and the Seminole Hard Rock Casino in Tampa, one of the largest casinos in the world.
- Bok Tower, major league baseball spring training in several nearby cities and fabulous beaches on the Atlantic Ocean and the Gulf of Mexico.



#### SPECTACULAR GOLF COURSES

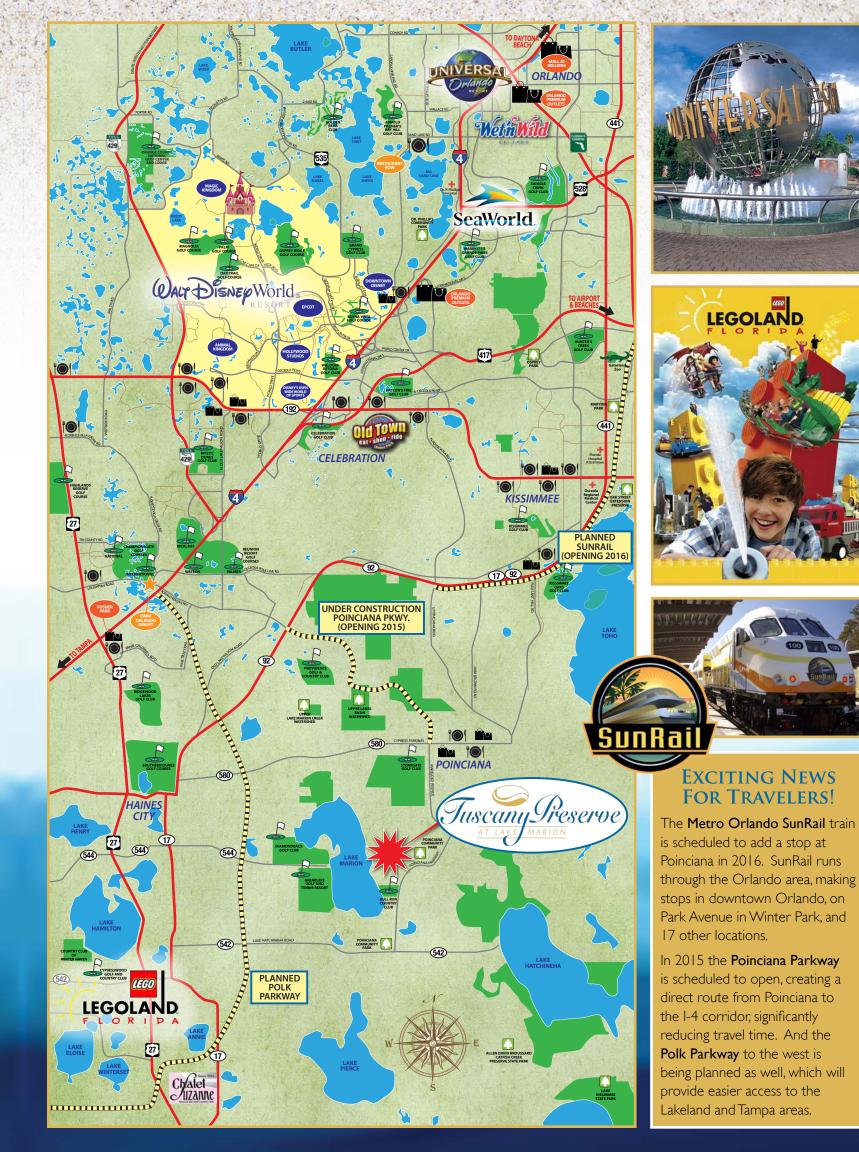
The area is blessed with weather that allows play throughout the year, and more than 100 courses on which to play. Dozens of courses are close to Tuscany Preserve at Lake Marion, including:

- Stonegate Golf Club at Solivita
- Diamond Back Golf Club
- Grenelefe Golf and Tennis Resort
- Cypresswood Golf and Country Club
- Southern Dunes Golf and Country Club
- Kissimmee Oaks Golf Club
- Providence Golf Club
- Reunion three championship courses designed by Arnold Palmer, lack Nicklaus and Tom Watson.
- ChampionsGate two courses designed by Greg Norman



#### SHOPPING, DINING AND ENTERTAINMENT

There are many exceptional areas close to Tuscany Preserve for a wide variety of shopping, whether you're looking for a bargain at one of the outlet malls or designer styles at Bloomingdales. Incredible restaurants abound as well, whether you crave a gourmet meal or just want to keep the family happy. Everything from fresh local cuisine to classic favorites prepared by renowned chefs.



LEGOLAND

# ENJOY THE LAKE AND RESORT LIFESTYLE AT TUSCANY PRESERVE AT LAKE MARION.

Whether your idea of a perfect day is visiting one of the world famous theme parks in Central Florida, or just relaxing in a lounge chair, Tuscany Preserve has what you want.

At Tuscany Preserve you can sit poolside at the Clubhouse and read a book, or enjoy water sports of all kinds on sparkling Lake Marion, a 2,990-acre natural lake. Take a scenic boat ride or try your luck catching fish, then sit back with your favorite beverage and watch the sun set over the water.

If you want to workout, the Tuscany Preserve Clubhouse includes a fitness center, plus there are lighted tennis courts, a basketball court and a playground for the kids. There's also a lakefront park with picnic pavilions and sand volleyball courts. It's also a great area for bicycling, and the Bull Run Golf Course is less than 5 minutes away.

So come to Tuscany Preserve at Lake Marion for the time of your life. There's so much to do and see, and it's all so convenient.









## CHOOSE A HOME THAT'S RIGHT FOR YOU.



At Tuscany Preserve there's a home that's perfect for you and your family, whether you prefer a two-story townhome or a single-story villa.



All of the homes are designed with the Florida lifestyle in mind – bright, open spaces that are accessible to the outdoors. Large great rooms and dining areas that flow into the kitchen, making it easy to entertain and talk about all the wonderful activities your family enjoyed that day. Master suites with luxurious baths designed to be quiet retreats for the times you want privacy.

Depending on your needs, there are two home styles at Tuscany Preserve:

- Villas with 2 bedrooms and 900 square feet of living space.
- Townhomes with 3 or 4 bedrooms, I-car garages and I,450 to I,950 square feet of space.

All include large kitchens with 42-inch cabinetry that open to dining areas and great rooms designed for large groups. A master suite with private bath plus a secondary bath for the other bedrooms.

No matter which home you choose, it's a short walk to the Tuscany Preserve Clubhouse where you can enjoy the fitness center, adult or kids swimming pool, a heated spa and all of the recreational amenities.







