

Bahama Bay

RESORT
Orlando



Resort Facilities

- 70 acre site
- 498 condominiums of 1, 2 and 3 bedrooms all with private balconies
- Resort style community
- Lush Tropical Landscaping with Recreational Areas
- Water features throughout the resort
- 17,000 sq. ft. Recreation Center and Club House incorporating:

Snack Bar	Shop
Saunas	Spa Facilities
Recreation Area	Fitness Center
Fully Equipped Men's and Women's Locker and Shower Facilities	Lounge Area
Kiddie Pool	Game Room
Mini Cinema	Conference Facilities
Internet Cafe	

Additional Facilities including:

- Restaurant
- Walking Trails
- Tennis Courts
- Volleyball
- Basketball
- Four Heated Pools some with their own in ground spa
- Direct access onto Lake Davenport
- Sandy Beach
- Fishing Dock
- 24 hr. Manned Gated Security

Bahama Bay Resort • Orlando Maesbury Homes

3050 Michigan Avenue • Kissimmee, Florida 34744
Main Office: 407.518.7433 • Sales Office: 863.424.2919

INTRODUCING



*Bahama Bay can be found nestling on the banks
of Lake Davenport in one of the best locations
in Central Florida. The resort complex offers
superior facilities within ten minutes of
Disney and the other major attractions
Central Florida has to offer, with
excellent road and air access.*

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Bahama Bay offers its owners and their guests facilities which are worthy of a first class resort. Its Caribbean style buildings, lush landscaping and breathtaking views over Lake Davenport will make it hard to leave.



Standard Features

• Structural and Exterior Features

Termite soil protection
Concrete foundation will be 2500 psi reinforced with wire mesh and Steel Vapor barrier
Steel reinforced structural lintel with structural door, and window headers
Block and frame construction
Low maintenance stucco exteriors with siding
Hurricane resistant requirements
Engineered roof trusses and floor system
Architectural shingles with manufacturer's warranty
Maintenance free 6" fascia and soffit system
Roof and soffit ventilation

• Energy Saving Features

High efficiency 10.0 seer heat pump
R19 roof insulation
Foil insulation on exterior masonry walls
Exterior door is insulated with weather stripping and adjustable threshold for a tight seal
40-gallon quick recovery hot water heater
Water conserving toilets and showerheads
Roof and soffit ventilation

• Plumbing Features

CPVC water lines
Emergency turn-off valves at exposed plumbing lines
Dual lever sink faucets
Scald guard on shower
Double compartment stainless steel sinks with spray Disposal
Ice making line
Dishwasher Maytag

• Electrical Features

150 Amp electrical services
Safety ground fault electrical receptacles in kitchen, baths and on balconies
Front door bell with chime
2 phone prewires
2 cable prewires
3 fan prewires
Smoke detectors in bedroom wings

• Appliances - Standard

Range	PER 5510 Coil Top
Dishwasher	PDB 3600 Quiet pack sound package
Microwave	CMV 1000 Mounted under cabinet
Refrigerator	PTB 1953
with Icemaker	UKI 1500
Washer	PAV 2300
Dryer	PYE 2300
In three bed Abacos substitute washer and dryer for a stack unit LSE 7806	

• Appliances - Upgrade Pack

Range	PER 5710 Ceramic Top
Dishwasher	PDB 4600 Digital
Refrigerator	PSD 2350 Side by Side

• Kitchen Features

42" Kitchen Designer Wall Cabinets
Floor Tiles
Corian Counter Tops

• Windows, Doors and Interior Trim

Exterior doors are insulated
Six panel colonial style masonite doors
Six panel colonial style masonite bi-folds
Colonial style base molding and door casing
White aluminum framed windows with screens
Marble window sills
10 ft. ceilings with knockdown finish

• Upgrade Package Grand Bahama and Andros Models

Polished Brass Fixtures in Master Bath
Gold Trim Master Shower Enclosure
50/50 White Porcelain Kitchen Sink

• Color Selection

Package 1

White wall tile with Beige accent strip
Summer Straw carpet color
Navona floor tile with Malt color grout
Whispy White wall color
White trim

Package 2

White wall tile with Gold accent strip
Antique Linen carpet color
Noce floor tile with Bone color grout
Whispy White wall color
White trim

Package 3

White wall tile with Green accent strip
Garden Dew carpet color
Durango Floor tile with Straw color grout
Whispy White wall color
White trim

All homes come with individual locked closet

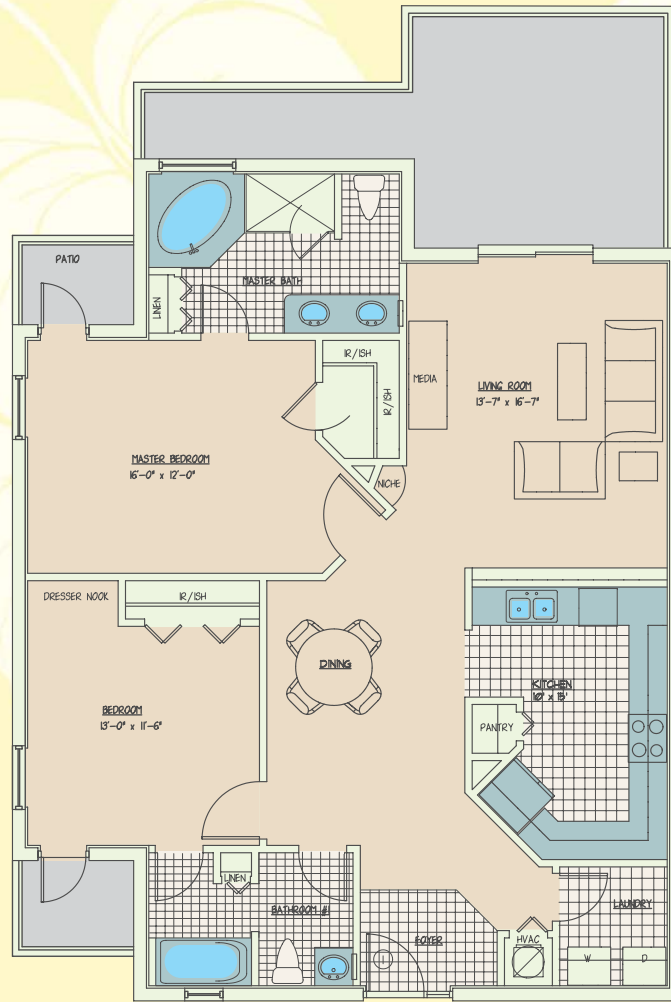
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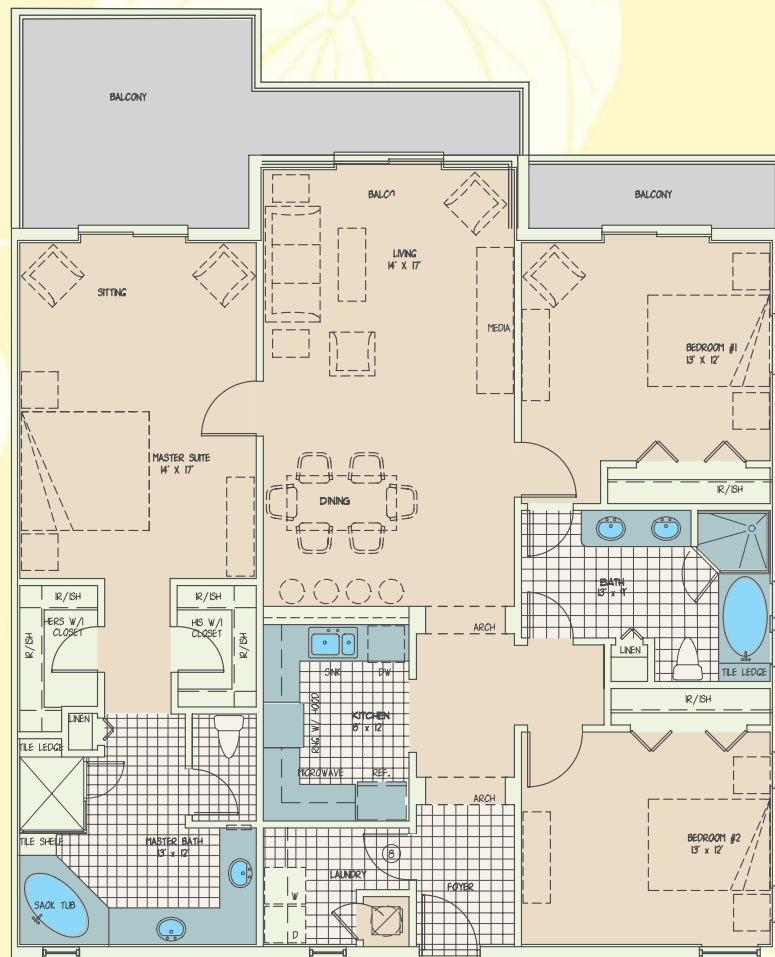


◀ *Andros -
2 Bedroom (1,394 sq. ft.)*

This luxury home offers excellent facilities with its two master suites both with their own private screened outside areas.



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*Penthouse Grand Bahama - ▶
3 Bedroom (1,739 sq. ft.)*

This home offers everything you would expect in this superior resort, with its spacious master bedroom and its large balconies. This is the perfect place to relax after a hard day at the spa!

All plans and elevations are artist's renderings and may vary in detail and dimensions. Builder reserves the right to alter materials, specifications, features, dimensions, designs and prices without prior notice. Floor plan may vary according to elevation.

Pool Area

The pool areas in Bahama Bay will provide an oasis for relaxation in the pools or one of the spas.



Residence

All the accommodation buildings have been designed and positioned to provide an open airy feeling with the added attraction of all homes having individual screened enclosed patios or balconies which will overlook either lakes, swimming pools or gardens.



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Front Elevation

With its crisp lines and open breezeways these Caribbean style homes will provide an attractive and welcoming place to return to year after year.

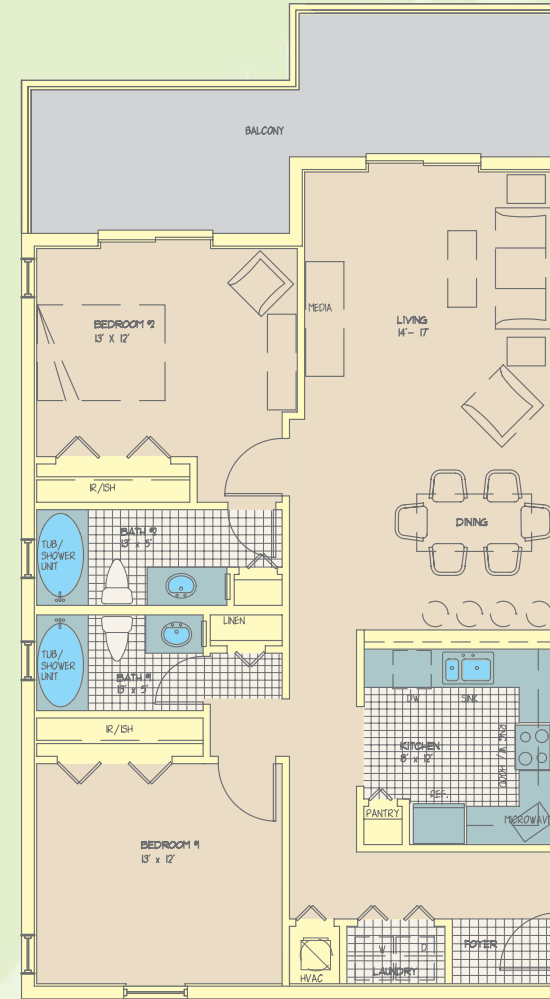


Rear Elevation

The homes have been designed to enable owners and their guests to enjoy the best of the Florida weather in private luxurious surroundings.

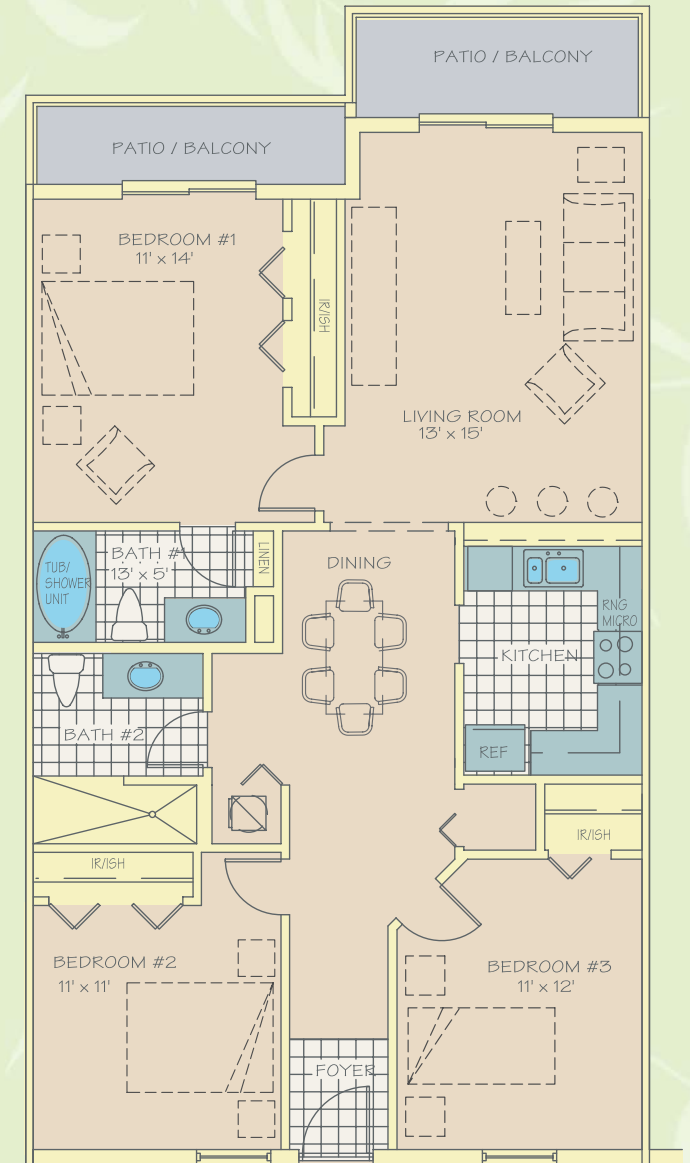


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◀ *San Salvador -
 2 Bedroom (1,176 sq. ft.)*

This home offers wonderful facilities with everything you will need to make your stay at Bahama Bay Resort both relaxing and enjoyable.



*Abacos - ▶
 3 Bedroom (1,232 sq. ft.)*

This spacious and well appointed home has many features designed to offer the best in casual family living with plenty of private space to make the most of the sun.

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