

Your new family home in Central Florida



Tuscany Preserve
AT LAKE MARION by feltrim
group EST. 1996



LIVE, PLAY & RELAX

in your new community

AT TUSCANY PRESERVE AT LAKE MARION.

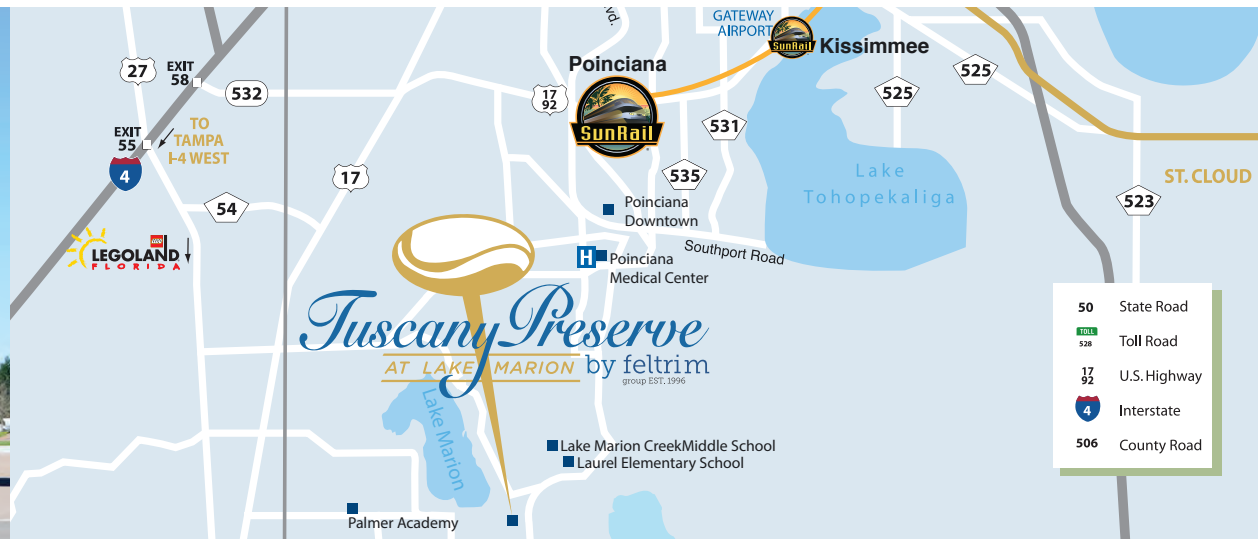


Tuscany Preserve by Feltrim is a modern private community located in Poinciana, Kissimmee in Central Florida next to the sparkling Lake Marion. A community of new homes with a range of amenities including a resort-style pool, fully equipped clubhouse and more, Tuscany Preserve is the ideal retreat for you and your family.

We have a selection of ideally designed 2-bedroom villas, 3-bedroom and 4-bedroom townhomes, and single-family homes to choose from. At Tuscany Preserve, you can have your very own quality home in a beautiful gated community, and at simply the best value.

A MAGICAL LOCATION IN CENTRAL FLORIDA

Placing you close to all the many wonderful attractions of Central Florida while allowing you to enjoy that Florida community lifestyle, Tuscany Preserve by Feltrim is ideally located. The community is not far from new and planned intersections as well as the new Poinciana Sun Rail station.





THE IDEAL FAMILY LIFESTYLE IN THE FLORIDA SUN

At Tuscany Preserve you can sit poolside at the Clubhouse and read a book, or enjoy water sports of all kinds on nearby 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 work-out, the Tuscany Preserve Clubhouse includes a fitness center, plus there are lighted tennis courts and a basketball court. It's also a great area for bicycling, and the Bull Run Golf Course is less than 5 minutes away.

Resort-style Pool | Clubhouse | Fitness Center | Basketball Court | Tennis Court

SURROUND YOURSELF WITH WORLD FAMOUS ATTRACTIONS, LAKES, GOLF AND EXCEPTIONAL SHOPPING AND DINING. AT TUSCANY PRESERVE AT LAKE MARION.



Tuscany Preserve is located in the fast-growing area of Poinciana in Kissimmee, right in the heart of Central Florida. With an abundance of local attractions, proximity to Disney World, over 100 nearby golf courses and all that great Florida sunshine, it's no wonder so many people are choosing to settle here or choosing Poinciana for their ideal winter residence

EXPANDING INFRASTRUCTURE

As the economy of Central Florida and Polk County in general expands rapidly into areas of high tech, education, life sciences the infrastructure of the area is developing strongly. The new Poinciana Parkway opened its first section during 2016 with further sections under construction, which has significantly reduced journey time to the I-4. More roads are also planned. Another exciting development includes the opening of the new Sun Rail station in Poinciana, connecting the area conveniently with downtown Orlando.



Site Plan



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.



YOUR ONE-STOP-SHOP FOR PROPERTY INVESTMENT IN ORLANDO, FLORIDA



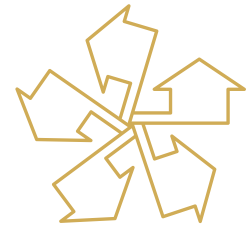
PROPERTY
DEVELOPMENT



AWARD WINNING
SALES & RENTALS



PROPERTY
MANAGEMENT



VACATION HOME
RENTALS

Feltrim was founded in the Orlando area in 1996 by Irish entrepreneur Garrett Kenny to build and manage homes for international buyers and investors. Over the last 20 years the firm has built and sold over \$800 million worth of property.

What makes Feltrim unique is that we offer a full range of services for clients under one roof; we build, we rent, we manage, we maintain and we sell. Making life easy for our clients who want a quality home or investment in this beautiful part of the world is what we are about.



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