

WELCOME TO MODERN DURAN

As Viera's only modern luxury community, Modern Duran is a private neighborhood featuring 19 unique home designs by contemporary architect Phil Kean, AIA. A stunning network of walking and biking paths, nature trails, parks and recreational facilities surround Modern Duran. Homesites overlook Duran Golf Club, which was voted 'Best Public Golf Course,' and Top 50 in the U.S. for practice ranges.

Just 15 minutes from Brevard's award-winning beaches, the community is only a 45-minute drive from Orlando International Airport and the Lake Nona Town Center, and 90 minutes from downtown Orlando and the attractions.

Exclusive Community Amenities

- Beautiful golf course views
- Professional lawn care services included
- Professional irrigation repair and maintenance included



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MODERNDURAN.COM



ELAN
BUILDERS

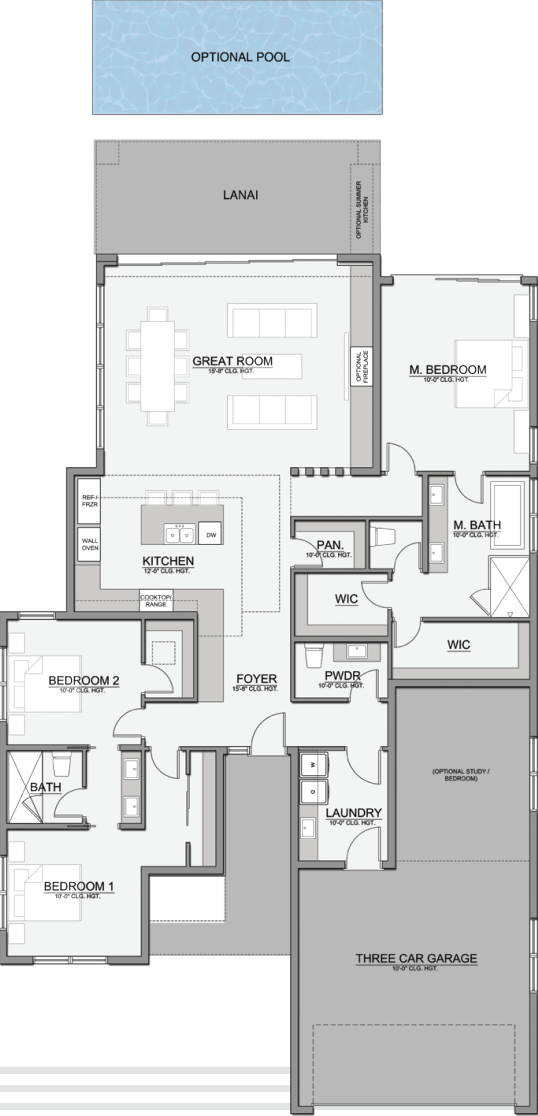
IRIS



MODERN DURAN

VIERA'S EXCLUSIVE MODERN COMMUNITY





IRIS

2,180 sq ft Living
2,890 sq ft Total

Overall Dimensions
48'-0" x 86'-8"

Floor Plan & Features

- 3 Bedrooms / 2.5 Bathrooms
- Tandem 3 Car Garage
- Great Room
- Lanai
- Office *(Optional)*
- Additional Bedroom *(Optional)*
- Summer Kitchen *(Optional)*
- Pool *(Optional)*



REAR ELEVATION *Shown with options

*Renderings are for presentation purposes only. The builder/developer has the right to make changes to renderings, home finishes and community amenities at any time.