

PRELIMINARY

BROCHURE



Preliminary Brochure



Everything's Included Homes



7/06



Everything's Included Homes



Quality. Value. Integrity.

7/06

# Value, Simplicity, Quality.

## Everything's Included Homes

We understand the importance of choosing the right home for your family, and do everything we can to make the home-buying process quick, easy and stress-free. That's why we introduced **Everything's Included**<sup>®</sup>, a dynamic program that gives you more value for your money by including outstanding, name-brand features in every home we build at no extra cost. Look for EI buttons placed on included amenities when you tour our models, and if you visit communities from other builders, be sure to check the boxes below to see how they compare. We're confident you'll be impressed with **Everything's Included**<sup>®</sup>.

### Eye-catching Exteriors:

*Competition Hillside Village*

- Charming architectural detailing
- Fire-resistant concrete tile roofs in a complementary color that harmonize with exterior color scheme
- Roll-up steel insulated sectional garage doors with electronic opener and transmitters
- Block wall fencing
- Salt-finished concrete driveways
- HOA maintained landscaped front yards

### Inviting Interiors:

*Competition Hillside Village*

- SHERWIN WILLIAMS<sup>®</sup> two-tone paint
- Staircases with stain grade handrails and inside skirtboards.
- Designer-selected ThermaTru front entry doors
- Raised-panel interior doors
- Ceiling fan in all bedrooms and family room
- Wired for high-speed computer access
- Laundry rooms with full washer & gas dryer

### Kitchens Of Distinction:

*Competition Hillside Village*

- GE<sup>®</sup> white-on-white appliances including:
  - 30" GE<sup>®</sup> Profile<sup>™</sup> slide-in range with Spacemaker microwave mounted above range
  - GE<sup>®</sup> CustomStyle<sup>™</sup> refrigerator with exterior water and ice dispenser
  - GE<sup>®</sup> Triton multi-cycle dishwasher
- Pre-finished maple cabinetry with concealed hinges and recessed panel doors
- Convenient under-cabinet task lighting
- Granite countertops with 6" full splash at range
- MOEN<sup>®</sup> polished chrome pull-out kitchen faucet
- French doors (select homes)

### Magnificent Bedrooms:

*Competition Hillside Village*

- Walk-in closet with double-sided mirrored doors in master
- Mirrored wardrobe doors in secondary bedrooms
- CAT 5E and RJ6 coaxial cable television outlets in all bedrooms
- Telephone jack in each bedroom for same line throughout home

**Comfortable Baths:***Competition Hillside Village*

- MOEN® polished chrome faucets
- Separate tub and shower with 6" x 6" ceramic tile walls in master shower
- Ceramic tile countertops in master and secondary bath (powder baths have pedestal sinks - no countertop)
- Designer-selected master bath light fixture with maple cabinetry with concealed hinges and recessed-panel doors
- Beveled mirror in master bath

**Valuable Advantages:***Competition Hillside Village*

- CAT 5E and RJ6 coaxial cable television outlets in living room, all bedrooms & family room
- Fully dry-walled, textured interior garage walls
- Smoke detectors throughout
- DECORA® switches throughout
- Energy-efficient 50-gallon water heater
- Roof mounted pre-wired satellite dish provided for each home
- Vinyl windows with Low-E glass
- Electrical wiring for high-speed computer and wiring for surround sound at desk area (if applicable)
- Honeywell security system with motion sensor, siren and battery included

Please Take Note: In a continuous effort to improve product, Lennar reserves the right to change floorplans, specifications, including exterior color schemes and prices without notice. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom designed walls, patio treatments and many other items featured in and around the model homes are decorator suggested and are not included in the purchase price. Please ask a Sales Associate for clarification prior to purchase. All renderings, floorplans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not necessarily to scale. All square footages are approximate. Window locations vary per residence. Fencing and walls, if included, will vary according to size and location of homesites. Not all options are available with every phase due to preplotting by Lennar for construction timing.

As a Lennar homeowner, you automatically gain full membership and voting rights in the Homeowner Association. This Association sees to the care of all common areas. Such community maintenance is financed by a monthly fee paid by all members of the Association. Ask a Sales Associate for complete details prior to purchase. 7/06



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**LENNAR**  
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# RESIDENCE ONE



Residence One A



Residence One B



Residence One C

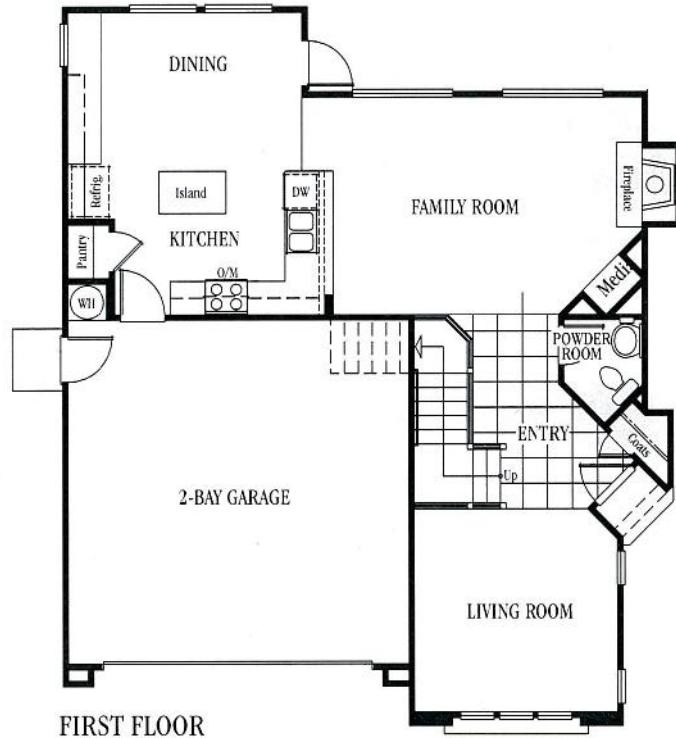


Residence One D

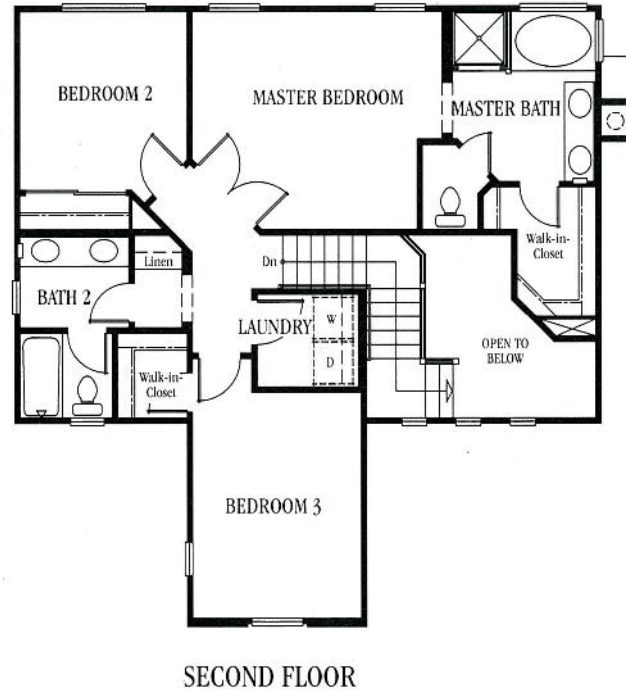
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## RESIDENCE ONE

- Approx. 1,709 Square Feet • Two Stories • 3 Bedrooms • 2½ Baths
- Family Room with Fireplace and Media Niche • Dining Room • Living Room
- Kitchen with Island • Master Bedroom • Interior Laundry • 2-Bay Garage



FIRST FLOOR



SECOND FLOOR

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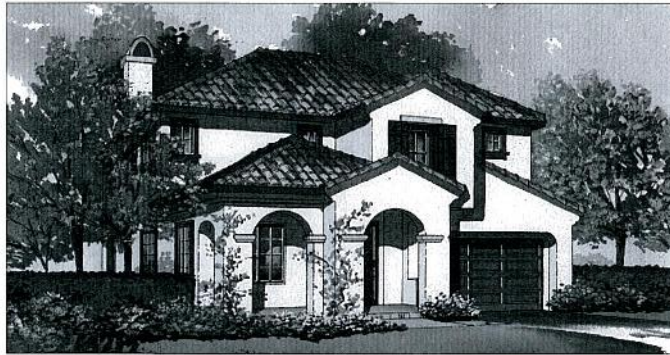


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# RESIDENCE TWO



Residence Two A



Residence Two B



Residence Two C

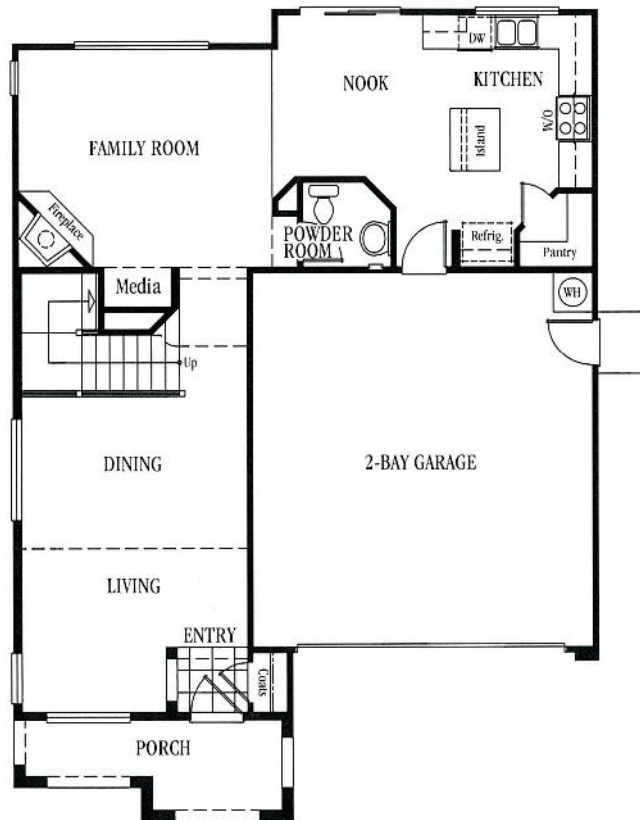


Residence Two D

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## RESIDENCE TWO

- Approx. 1,904 Square Feet • Two Stories • 3 Bedrooms • 2½ Baths
- Family Room • Dining Room • Living Room • Master Bedroom
- Interior Laundry • Porch • 2-Bay Garage



FIRST FLOOR



SECOND FLOOR

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