

YES! It's Included



**EVERYTHING'S
INCLUDED®**

LENNAR® EDGEWATER

Interior Features	Included
Direct vent fireplace with upgraded mantle and black slate surround	Yes!
3" engineered hardwood flooring in foyer, kitchen, dining room, lower floor hallway and powder room	Yes!
Carpet in all bedrooms and family room	Yes!
Curved staircase with oak treads at foyer	Yes!
Smooth 9' ceiling on all three floors	Yes!
Owner's suite with custom trim detail on ceiling	Yes!
Crown molding and chair rail in dining room	Yes!
Window sill with apron	Yes!
3 ¼" baseboards	Yes!
Two-panel interior doors with satin nickel lever-style handles	Yes!
Overhead lights in all bedrooms	Yes!
Upgraded satin nickel light fixture package	Yes!
Open rail staircase on entry level	Yes!
Prewired for phones in kitchen and owner's suite	Yes!
Prewired for cable TV in family room and owner's suite	Yes!
Structured wiring system integrating phone and cable	Yes!
Prewired for ceiling fan in family room and owner's suite	Yes!
Full length mirror in owner's closet	Yes!
Ceramic tile flooring in all baths and laundry room	Yes!
Kitchen Features	
Frigidaire® stainless steel dishwasher / ENERGY STAR rated	Yes!
Frigidaire® stainless steel gas range	Yes!
Frigidaire® stainless steel microwave / vented to outside	Yes!
Frigidaire® 1/3 HP garbage disposal	Yes!
Recessed lighting in kitchen, hall and master closet, per plan	Yes!
Undermount 10" deep stainless steel sink with Moen® stainless steel pullout faucet	Yes!
3cm granite countertops with subway tile backsplash	Yes!
Cascading raised-panel birch cabinets with crown molding detail	Yes!

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Bathroom Features

Included

Owner's bath with garden soaker tub and separate shower with stamped tile surround	Yes!
Comfort-height, dual vanity in owner's bath	Yes!
Framed mirrors in owner's bath and powder room	Yes!
White cultured marble vanity tops with matte finish and bullnose edge in all full baths	Yes!
Raised-panel birch cabinets in all full baths	Yes!
Fiberglass tub with stamped tile surround in secondary bath	Yes!
Moen® brushed nickel plumbing fixtures in all baths	Yes!
Custom designed sink in powder room	Yes!

Exterior Features

Architecturally detailed elevations	Yes!
25-year traditional shingles	Yes!
Hardiplank Colorplus™ siding in premium custom colors	Yes!
Low-maintenance vinyl soffits and aluminum fascia	Yes!
Insulated fiberglass entry door with glass panel	Yes!
Deck at rear of home, minimum 99 sq. ft., per homesite	Yes!
Fully sodded yard	Yes!
Professionally designed and maintained landscape package	Yes!
Two-car garage, prewired for garage door opener	Yes!
Garage interior fully drywalled, taped and sanded	Yes!

Ecosmart/Energy Features

Environments for Living® and ENERGY STAR certified	Yes!
Nexia™ home automation	Yes!
Housewrap with weather-resistant barrier	Yes!
40-gallon gas water heater	Yes!
Energy-efficient Lennox™ 15 SEER central heat pump and air-conditioning	Yes!
Programmable thermostats on all floors	Yes!
All ductwork located within conditioned space	Yes!
Lennox™ healthy climate MERV 16 air-cleaner	Yes!
Carbon monoxide detectors on each floor	Yes!
Energy-efficient Low-E thermal pane vinyl tilt-sash windows with screens	Yes!
Continuous air-barrier with tight construction	Yes!
Weather-resistant OSB sub-flooring	Yes!
TechShield® radiant roof barrier	Yes!
100% CFL lightbulbs	Yes!
TAEXX pest control system	Yes!

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