



## **River Walk Carriage Homes / Townhomes - Included Features**

### **Exciting Exteriors**

- Townhomes - Front Entry Garage – one car on Monterey – two car on Turnbury
- Stacked Townhomes – Rear Entry one car garage
- Brick Masonry Fronts Per Elevation
- Maintenance Free Double 4” Dutchlap Vinyl Siding
- Long Life Seamless Aluminum Gutters and Downspouts
- Maintenance Free Soffits and Fascia
- 30 Year Warranty, Fiberglass Dimensional Roof Shingles
- Insulated Steel Overhead Garage Door
- Professionally Manicured Grounds with Beautiful Landscaping Throughout
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- Townhomes - 2 Frost-free hose bibs per plan -one in garage, one in rear of exterior
- Stacked Townhomes - 1 Frost-free hose bib per plan
- Townhomes - Concrete Walkways and Driveways
- Stacked Townhomes – Concrete Walkways and Asphalt Driveways
- Townhomes - 6’ High x 8’ Long Vinyl Privacy Fence per site plans.
- Townhomes – 5’ Balcony off kitchen with sliding glass door.

### **Designer Kitchens**

- 30” Stainless Steel Self-Cleaning Gas Range with Microwave and Dishwasher
- 42” Upper Maple Cabinets Standard with Brushed Nickel Knobs.
- New Venetian Gold Granite with Demi-Bullnose Edge and Double Bowl under-mount Sink
- Ice Maker Line for Your Refrigerator

### **Optional Appliance Package (At Additional Cost)**

- Stainless Steel French Door 25.1 cubic ft. bottom freezer with Ice Maker
- White Top Load 3.7 cubic ft. washer
- White Top Load 7.0 cubic ft. dryer

### **Luxurious Baths**

- Decorator Vanity Cabinets with Cultured Marble Countertops with integral bowl
- Master Bath Suite with Clear Glass Shower Enclosure (Per Plan)
- 9" x 12" Tile on Shower Walls and Face of Soaking Tub (Per Plan)
- Townhomes - 5' Roman Style Tub with ceramic tiled platform (Per Plan)
- Powder Room Pedestal Sink (Per Plan)
- Anti-Scald Shower Faucets
- Designer Lever Washer-less Faucets
- Stacked Townhomes - ADA Adaptable Bathroom in Braeburn (Per Plan)
- 12" x 12" Tile Floor in Master Bathroom

### **Energy Efficient Designs**

- Fiberglass Six Panel Insulated Entry Door with Brushed Nickel Handle set and Dead Bolt Lock
- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors With Grilles – Per Elevation
- Economical Gas Heat and Hot Water
- 90%+ Natural Gas Forced Air Heating System with High Efficiency Furnace
- 13 SEER Central Air Conditioning
- 50 Gallon Energy Efficient Hot Water Heater
- Washer and Gas Dryer Hook-Up with Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R- 19 (Per Plan) , Upper Unit Ceiling R-38, R-11 Between Units, Garage Ceiling R-30
- Digital Programmable Thermostat

### **Quality Construction**

- Pex Water Pipes
- ¾" Tongue-and-Groove Sturdi-Floor Subfloors both Glued and Nailed
- 7/16" Oriented Strand Board Sheathing
- Glued and Screwed Sheetrock
- Sheetrock Interior Garage
- Stacked Townhomes – Gypcrete over Acousti-mat on 2<sup>nd</sup> & 3<sup>rd</sup> Floors (Per Plan)
- Smoke Detector and Carbon Monoxide Alarms as Per Code
- 150 amp Electrical Service
- Stacked Townhomes - Fire Suppression System
- Engineered Floor and Roof Truss Systems

### **Classic Finishing Touches**

- Stacked Townhomes - Nine Foot Ceilings (Braeburn Both Floors; Princeton First Floor Only)
- Townhomes – Nine Foot Ceilings on Second Floor (Monterey and Turnbury)
- 3” Wide Oaktown Oak Oxford Hardwood in Entry Foyer, Kitchen, Powder Room, Dining area (Townhome only) (As Per Plan)
- Wall-to-Wall Upgraded Plush Carpeting with Upgraded 6 lb Pad in Dining Area, (stacked townhomes only), Main Living Area, Bedrooms, Hallway and Stairs
- Vinyl Floor in Hall Baths
- Vinyl Composition Tile (VCT) Flooring in Utility and Laundry Room
- Decorative Arched Four Panel Interior Doors
- Distinctive Four Panel Entry Door from the Garage into the Home
- Brushed Nickel Lever Hardware on All Interior Doors
- Stained Oak wall railing
- Walk-In Closets with Ventilated Closet Shelving Including 1 Double Row in Master Bedroom (Per Plan)
- Decorator Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- White Toggle Switches
- Pre-Wired Phone Locations – All Bedrooms and Kitchen (Per Plan)
- Pre-Wired Cable Locations – All Bedrooms and Living Area (Per Plan)
- Pre-Wired for future garage door opener
- Illuminated Door Chimes
- Ceiling Fan Pre-wired in all Bedrooms

### **Security System to Include**

- Contacts at all exterior doors and lower windows
- Pet Immune motion detector
- (2) Keypads – located at Garage Door and Master Bedroom

### **Dependable Warranties**

- Insured Ten-Year Warranty Coverage on Major Structural Components that transfers with the Resale of Your Home\*
- Two-Year Coverage on Electrical, Plumbing, and Mechanical Systems\*\*
- One-Year Coverage on Materials and Workmanship\*\*
- Termite Pre-Treatment Guarantee (5 Years)
- Full-Time Lennar Customer Care Department
- Formal presentation of home

All measurements conform to industry standards.

\*See New Home Consultant for Details

\*\*With Limitations

The above information is subject to change and may require substitutions by seller, of equal or better value, without notice to buyer. Information herein subject to errors and omissions