



Willowcove at Nocatee

HOME FEATURES

COLLECTION HIGHLIGHTS

- Willowcove is located in the highly desirable new coastal town of Nocatee, convenient to everything in Northeast Florida.
- In world-renowned Ponte Vedra, Florida you will find miles of beaches just a few minutes away.
- Major airports, world-class golf courses, business parks, downtown Jacksonville, shopping malls, restaurants and historical towns like St. Augustine and Fernandina Beach are all within an easy drive.
- This nature and family-oriented master-planned community will have over 300 acres of parks in total, with magnificent amenities that include:
 - Nocatee Splash Park: featuring a 50-foot water slide, lazy river, adult pool, family pool, toddler pool, a future Junior Olympic competition pool, Subway, and picnic areas.
 - Athletic Fields
 - 2 Lighted Tennis Courts
 - Playgrounds
 - Dog Park
 - Nature Trails
 - Community Center: with over 15,000 sq. ft. of building space, Crosswater Hall for social gatherings, Fitness Center, and Group Fitness Center.
 - Greenway Trail System: miles of nature trails winding their way throughout the community for walking, biking, or jogging.
 - Nocatee Preserve: 2,400 acres fronting a 3.5 mile stretch on the Intracoastal Waterway where residents will enjoy peaceful activities such as bird watching, hiking, canoeing, kayaking and photographing the natural scenery.

CURB APPEAL AND QUALITY CONSTRUCTION FEATURES

- Elegant architectural features and elevations with distinctive Mediterranean and Tuscan-inspired accents (per elevation).
- Dramatic 8-foot tall, 6-panel fiberglass front entry door.
- Professionally designed landscaping package and full-yard reclaimed water irrigation with timer, rain sensor, and separate money saving irrigation meter.
- Long-lasting full stucco exteriors with durable Sherwin Williams® Loxon XP™ exterior paint.
- Automatic garage door opener for each garage door with 2 remotes.
- High performance CertainTeed XT 30-year warranty architectural shingles.
- Maintenance-free vinyl soffits.
- Appealing Oil-rub bronze front exterior coach lights (per elevation).
- 3-car garage
- Relaxing covered lanai with ceiling fan with light kit included.
- Plumbing for gas grill on the rear lanai
- Rain gutter system on the front of the house (per plan).
- Two hose bibs - front and rear (per plan).
- Exterior weatherproof electrical outlets.
- Engineered truss system with hurricane strapping.

ELEGANT INTERIOR FINISHES AND DETAILING

- Tasteful ceramic tile flooring with elegant 18-inch Daltile® tile in kitchen, breakfast nook, extended foyer, gathering room, laundry room and all bathrooms.
- Plush 30-ounce Mohawk® carpeting with 8lb. rebond padding in all bedrooms, formal living room, formal dining room, bonus room, stairwell and study or rec. room (per plan).
- Designer 5 ***-inch crown molding in kitchen, cafe, gathering room, master bedroom, foyer, formal dining room and formal living room; elegant chair rail molding in dining room (per plan).
- Beautiful 2-inch faux wood blinds on operational windows.
- Upgraded lighting package with antique brushed-nickel finish throughout the home.
- 10-foot ceilings on first floor (per plan).
- Dramatic knockdown ceilings and textured walls throughout the home.
- Elegant 8-foot Classique interior doors.
- Dedicated laundry room with convenient bottom and upper cabinets, 18-inch ceramic tile flooring, and laundry tub (per plan).
- Home Automation featuring Nexia™ Home Intelligence System including keyless entry, remote monitoring of security camera, thermostat, and home entries; accessible remotely from laptop, smart phone and other web-enabled mobile devices.
- Ceiling fans with light kit included in gathering room, bonus room, and covered lanai.
- Ceiling fans braced and pre-wired in owner's suite and all bedrooms.
- Home security system with keypad and contacts on all windows and entry doors.
- Pre-wired (CAT-5) phone outlets in kitchen, gathering room, bonus room, study or rec. room and all bedrooms.
- Pre-wired (RG-6) TV outlets in gathering room, bonus room, study or rec. room and all bedrooms.

GOURMET KITCHENS

- State-of-the-art GE® Stainless Steel Appliances
 - Oversized 36-inch, 5-burner gas cooktop
 - Convection microwave.
 - Versatile 30-inch double wall oven featuring upper convection oven.
 - Quiet package Stainless Steel dishwasher.
 - Stainless Steel 25-cubic-foot refrigerator.
- Luxurious granite countertops with ceramic backsplash and extra-deep, under-mount, double-bowl sink.
- Butler's pantry and prep area with granite countertops (per plan).
- Spacious kitchen cabinetry equipped with under-cabinet lighting, pull-out waste basket and brushed-nickel hardware.
- Beautiful 42-inch upper kitchen cabinets with raised panels and elegant crown molding.
- Tasteful 18-inch Daltile® ceramic tile flooring
- Moen® Camerist Stainless Steel faucet with convenience sprayer.
- Abundant cabinet space, convenient kitchen island, and breakfast bars with granite countertops (per plan).
- Extra countertop electrical outlets (per plan).

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30 Willow Park Way • Ponte Vedra, FL 32081 • 904.819.9884

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HOME FEATURES

LAVISH BATHROOMS AND BEDROOMS

- Luxurious granite countertops with elegant white under-mount sink in all baths.
- Raised ceilings on second story owner's suites.
- Owner's bath features relaxing garden tub and separate, semi-frameless, glass-enclosed shower with decorative 9-inch x 12-inch tile and listello.
- Full-height vanity in owner's bath and secondary bathrooms, with convenient drawer stack for extra storage.
- Elegant 18-inch Daltile® ceramic tile flooring in all bathrooms.
- Porcelain under-mount sinks in secondary bathrooms and Kohler® Devonshire® white pedestal sink in powder room (per plan).
- Full vanity-width mirror in owner's bath and secondary baths.
- Spacious walk-in closets in owner's suite (per plan).
- Quality Moen® Eva® brushed-nickel faucets in all bathrooms.
- Elongated water closets in all bathrooms.
- Decorative antique brushed-nickel lighting fixtures.
- Sterling Acclaim tub with tile surround in secondary bathrooms.
- Plush 30-ounce Mohawk® carpet with 8-lb. padding in all bedrooms.
- Spacious closets complete with vinyl-coated ventilated shelving with easy glide hanger rack and extra shelf stack.
- Large linen closets (per plan).

ADDED PEACE OF MIND

- Comprehensive and independent construction warranty.
- Dedicated Customer Service program.
- Smoke detectors with battery backup and CO detector for added safety.
- Convenient 24-hour emergency service number.
- Preventive termite treatment with 1-year bond.

ENERGY-EFFICIENT AND MONEY-SAVING FEATURES

- Every Lennar home is built to the requirements of the Environments for Living® certified Green Program standards, which helps you:
 - Enhance the re-sale value of your home
 - Reduce potential health issues
 - Enjoy a higher level of comfort
 - Manage your heating and cooling bills
- Lennar homes are also ENERGY STAR® qualified filled with a variety of energy-saving features designed to perform better for you and for the environment.
- Energy-efficient and space-saving gas Rinnai® tankless water heater.
- Programmable digital thermostat.
- 15-Seer energy-efficient air conditioning and heating system engineered for your home.
- Balanced system with jump ducts to improve overall airflow.
- Fresh air intake for HVAC system, with superior air filter, for improved air quality.
- AC ducts system tested to prevent air leaks and improve efficiency.
- Added comfort with exterior wall insulation with R-factor of 19 and batt/blown insulation in ceiling with R-factor of 30.
- 200-amp electrical service.
- High-quality plumbing with combination CPVC, PVC and copper.
- Low-E insulated, double-pane, energy-efficient windows.

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