

# CRESCENT BLUFF

## BROOKSTONE II COLLECTION

### STANDARD EVERYTHING'S INCLUDED® FEATURES

#### INSIDE YOUR HOME

- Stylish 2-panel Square Top Interior Doors
- 3-1/4" Baseboards Throughout Home
- 2" Faux Wood Blinds On All Operable Windows
- Inviting Crown Molding in Entry and Extended Entry
- Rounded Drywall Corners (excludes window returns)
- Monterey Drag Texture
- Stained Wood Hand Rails
- Metal Stair Balusters (per plan)
- Satin Nickel Door Hardware
- Brushed Nickel Lights in Main living Areas and Bathrooms
- Brushed Nickel Ceiling Fans in Family Room and Master Bedroom
- Chrome Plumbing Fixtures and Accessories in Bathrooms
- Smoke Detectors in All Bedrooms
- Low Volatile Organic Compound (VOC) Paint (Sherwin Williams)
- Level 1 Carpet in Designated Areas
- Large Body Tile Floors in Entry, Extended Entry, Kitchen, Nook, All Baths and Utility
- Decora Light Switches
- LED Down Lights (per plan)

#### TECHNOLOGY

- Programmable WiFi Enabled Thermostat
- USB Charging Outlet in Kitchen
- Pre-wired for Cable and Data in Family Room, Master Bedroom, Study, Media Room and Game Room (per plan)
- Keyless Entry at Front Door
- Structured Wiring Distribution Panel
- Garage Door Opener Provided

#### ENERGY EFFICIENCY & CONSTRUCTIONAL FEATURES

- PEX Plumbing System
- Third-Party QA and Code Certified Inspection Process
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Triple-Coated Low-E Glass Insulated Vinyl Windows
- 15 SEER HVAC System
- Roof Ridge Ventilation and Air Vents (where needed)
- 3000-PSI Post-Tension Foundation Certified On Site by an Independent Engineer
- TAEXX® Built-In Pest Control System

#### KITCHEN FEATURES

- 36" Wall Cabinets with Decorative Crown Moulding
- GE® Stainless Steel Microwave Oven Vented to Exterior
- GE® Stainless Steel Electric Range
- GE® Stainless Steel Multi-cycle Dishwasher
- Single Lever Spot Resistant Stainless Pull Out Faucet
- Stainless Steel Undermount Sink
- Refrigerator for NEXTGEN® Space (per plan)
- Granite Counter tops and Tile Backsplash (per plan)

#### BATHROOM FEATURES

- Private Door in Master Bathroom
- Separate Tub and Shower with Tile Surround in Master Bathroom
- Stylish Cultured Marble Vanity Tops with Wave Bowl Sink
- Elongated Commodes in all Bathrooms
- Chrome WaterSense® Faucets
- Dual Vanities in Master Bathroom

#### OUTSIDE YOUR HOME

- Low-Maintenance 3/4 Lite Reeded Glass Front Door
- Landscape Package with Backyard Fencing
- Low-Maintenance Fiber-Cement Decorative Siding and Soffit
- Single Tone Quality Sherwin Williams Exterior Paint
- Covered Patio
- Exterior Grade Ceiling Fan at Covered Patio
- Insulated Panel Garage Doors
- Front Gutters

#### COMMUNITY SPECIFIC FEATURES

- Home Automation Package
- 30-Year High Quality Dimensional Shingles
- Water Softener Loop
- Irrigation System
- Full Sod Yard

Bruce Kilpatrick | 512-657-3326

1213 Horizon View | Georgetown, TX 78628 | [LENNAR.COM/AUSTIN](http://LENNAR.COM/AUSTIN)



EVERYTHING'S  
INCLUDED®

**LENNAR**®

Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. Room dimensions are approximate and may vary. Plans, products, square footage and specifications may vary or change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances, and brand names with items of equal or higher value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Visit [Lennar.com](http://Lennar.com) or see a Lennar New Home Consultant for further details and important legal disclaimers. Void where prohibited by law. Copyright © 2017 Lennar Corporation. All rights reserved. Lennar, the Lennar logo and Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (20461) Starts 10/1/17

