

Meadow Creek

Preliminary



Everything's Included®
in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

Over **\$33,000** of included value!

Features	Lennar®	Other Builders	Used Home
Connectivity			
Infrastructure - World's first Wi-Fi CERTIFIED™ Home Design			
• Ruckus® Wireless ZoneFlex™ R510	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Heat Mapping (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ruckus® ICX® 12-port Ethernet switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CAT-6A Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Legrand® On-Q® 42" RF Transparent Structured Media® enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® surge protective receptacle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Maestro® occupancy sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Products - Voice control by Alexa			
• Echo Show	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Schlage® smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell® Round™ Smart Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless in-wall dimmers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless Smart Bridge Pro, Wireless Lamp Module, Pico Remote with Double Stand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring® Video Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sonos® One wireless speaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smart garage door opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service - Activation and support by Amazon			
• Amazon employees set up and activate all connected devices in the home and offer 90-day Smart Home Support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience			
• HAVING IT ALL DONE FOR YOU!	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Total Included Connectivity Value

\$8,000

Features	Lennar®	Other Builders	Used Home
Efficiency			
• Integrated solar energy system with real-time monitoring (provided through buyer-friendly SunStreet® program*)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Roof radiant barrier including gables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tankless water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• HVAC: 14 SEER condenser, 92% AFUE efficiency system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dual-glazed vinyl windows with energy-efficient low-E glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Insulated sectional roll-up garage door with automatic opener and two remotes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Recycled floor coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Designer-selected Sherwin-Williams® Dover White low-VOC interior paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 3rd-party energy testing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• ENERGY STAR®-compliant dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Energy-efficient LED lighting throughout home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Boral® cool roof tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Full exterior door weather stripping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Quiet cool whole-home fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Drought-tolerant front yard landscaping with seven-day programmable automatic irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pre-wiring for ceiling fans in all bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Luxury

Kitchen			
• Upgraded GE® stainless steel appliances including: – Slide-in range – Over-the-range vented microwave oven – Multi-cycle dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stainless steel single-basin sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® chrome kitchen faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Garbage disposal with ½ horsepower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Slab-granite countertops in Giallo Ornamental, New Caledonia, Tropical Brown or Uba Tuba with 6" backsplash and full behind range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Chestnut-stained Maple recessed, Java-stained Maple recessed or White Thermofoil raised-panel cabinetry with finished interiors, concealed hinges and decorative crown moulding (to match rest of home)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Gourmet kitchen island with slab-granite countertop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pull-out receptacle with recycle bins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Spacious walk-in pantry (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Suite			
• Chestnut-stained Maple recessed, Java-stained Maple recessed or White Thermofoil raised-panel cabinetry with finished interiors and concealed hinges (to match kitchen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smooth surface countertop with 4" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Semi-frameless chrome clear glass-enclosed shower with Moen® chrome fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features	Lennar®	Other Builders	Used Home
Luxury			
Master Suite (continued)			
• Dual top-mounted sinks with Moen® chrome faucets/fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mirrored chrome framed medicine cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Separate water closet with exhaust fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 42" mounted mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Spacious walk-in closet with single and double poles, and additional storage shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Bathroom			
• Chestnut-stained Maple recessed, Java-stained Maple recessed or White Thermofoil raised-panel cabinetry with finished interiors and concealed hinges (to match kitchen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smooth surface countertop with 4" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Top-mounted sinks with Moen® chrome faucets/fixtures (excluding powder bathroom, per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 42" mounted mirrors (excluding powder bathroom, per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 36" mirror in powder bathroom (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Bath/shower combination with Moen® chrome fixtures (bathroom 3 shower only, per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mirrored chrome framed medicine cabinet (excluding powder bathroom, per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior			
• Charming Spanish, Traditional and Cottage-influenced architectural detailing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Designer-coordinated exterior color and roof combinations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Side and rear yard vinyl fencing with vinyl gate (rear block perimeter walls and tubular steel in select homesites)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Illuminated house number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Designer-selected coach lights (in select locations, per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior			
• Mohawk® vinyl flooring at entry, kitchen, nook/dining room, laundry and bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mohawk® wall-to-wall carpeting with ½" pad throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Upgraded 2¼" baseboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Upgraded 1½" casing around doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stair rail system with paint-grade wall-mounted rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Upgraded raised-panel doors throughout including closets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• LED downlights (in select locations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Bullnose corners throughout (excludes windows and closets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• RG-6 coaxial cable television outlets in Great Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fully drywalled garage with 100% Fog Coat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• White rocker light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smoke detectors throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Combo plug and USB charger in kitchen and master bedroom (in select locations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Connectivity

- Echo Show
- Schlage® smart lock
- Honeywell Lyric Round™ Wi-Fi Thermostat
- Lutron Caseta® wireless in-wall dimmer
- Lutron Maestro® occupancy sensor



Exterior

- Separate private entrance



Kitchenette/Private Living

- Upgraded cabinets with finished interiors and concealed hinges to match main home
- Slab-granite countertops to match main home
- Upgraded GE® stainless steel convection/microwave oven
- Upgraded GE® stainless steel refrigerator
- Stainless steel sink with garbage disposal
- Moen® chrome kitchen faucet
- Upgraded GE® white stackable washer and dryer
- White rocker light switches



Private Bedroom

- Pre-wired for ceiling fan
- Upgraded decorative wardrobe doors



Private Bathroom

- Smooth surface countertop with 4" backsplash and self-rim white sinks with Moen® chrome fixtures
- Upgraded cabinets with finished interiors and concealed hinges to match main home
- Mirrored medicine cabinets
- Shower with Moen® chrome fixtures



Valuable Advantages

- Separate thermostat control



Service			
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• myLennar (A personal online assistant to help you shop, buy, and own a home)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Eagle Home Mortgage (Financial services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CalAtlantic Title, Inc. (Escrow and Title)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• North American Advantage Insurance Services (Homeowners Insurance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• SunStreet® Solar Technology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Lennar's automated homes are built according to the Wi-Fi Alliance® program guidelines for Wi-Fi CERTIFIED™ Home Designs. See the Wi-Fi Alliance website at www.wi-fi.org for additional information regarding the Wi-Fi CERTIFIED Home Design program. The Wi-Fi Alliance also certifies home designs after review of a home floorplan, which may occur after your closing. Wireless performance in homes will vary due to design changes, construction changes, placement of furnishings and appliances, usage, and local conditions. Network performance will be affected by network configuration, the number of users, and the type of use. Homeowners are responsible for providing their own Internet connection and determining their own bandwidth needs, which may vary. Lennar does not guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Certain products and services are provided by third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details. Energy claims were developed by third parties and not based upon specific testing of an individual home. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

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