

## YOUR COMMUNITY

- Built and Marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (LEN), one of the Nation's leading Homebuilders since 1954
- The Edge on 15th will be an urban inspired Lennar townhome community with an impressive entry to include vehicular controlled access to enter and exit community
- Conveniently located with easy access to I-95 and other primary thoroughfares, convenient shopping and banking facilities, nearby schools and recreational areas
- Residents will enjoy the future cabana with sitting area, sparkling pool and relaxing sundeck areas

## EXTERIOR DETAILS

- Quality CBS construction
- Flat concrete roof tile
- Designer exterior stone and decorative shutters (per plan)
- Brick Paver Walkway, Entry and Patio
- Privacy fence in rear yard
- Quality exterior paint in decorator schemes
- Covered entry
- Insulated entry door
- Raised-panel garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels

## INNOVATIVE INTERIORS

- Home Automation Wi-Fi Certified Home (See Attached "Smart Home Features")
- 18" x 18" ceramic tile in foyer, kitchen, a/c closet, and laundry area in a choice of decorator colors
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Vinyl-clad ventilated closet shelving
- Colonial-style baseboards and door casings
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Designer quality paint on walls and ceilings
- Paint grade side mount stair handrails painted white
- Rocker-style switches throughout
- Category 5e structured wiring for voice in kitchen and master bedroom, home run to central distribution panel

## INNOVATIVE INTERIORS (CONT.)

- RG6 shielded coaxial television cable in all bedrooms and family room, home run to central distribution panel
- Pre-wired for ceiling fan in family room and all bedrooms (per plan)
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Tankless water heater
- Central air-conditioning and heating system

## DESIGNER KITCHEN

- 36" upper cabinets in a choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Pantry closet with ventilated shelving
- Quality stainless steel appliance package featuring:
  - 18 cu. ft. top freezer refrigerator
  - 30" Free standing electric range with ceramic glass cook top and super large oven capacity with self cleaning system
  - Over-the-range microwave with recirculating venting system
  - Built-in multi-cycle dishwasher
- USB Charger Outlet
- Recessed LED downlighting

## INSIDE YOUR BATHS

- Vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath
- Pedestal Sink in Powder Room (per plan)
- Shower with clear glass enclosure in master bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- LED Recessed Lighting
- Oversized mirrors (per plan)

## LAUNDRY

- Conveniently located on second floor
- Full size washer and dryer hook ups



EVERYTHING'S  
INCLUDED®

[LennarEdgeon15.com](http://LennarEdgeon15.com)

WELCOME HOME CENTER LOCATED AT

2807 SW 15TH AVE., FT. LAUDERDALE, FL 33315  
877-297-2905

### Over \$6,000 of included value!

Everything's Included® in your new dream home. Lennar has reimagined the homebuying experience by including the most desired new home features at no extra cost to you.

Features	Lennar®	Other Builders	Used Home
<b>Connectivity</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Infrastructure - World's First Wi-Fi CERTIFIED™ Home Design</b>			
• 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"/>
• Legrand® Surge Protective Receptacle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Smart Products - Voice Control by Alexa</b>			
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Schlage Encode™ Smart Wi-Fi Deadbolt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell® T6 Pro Smart Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring® Video Doorbell Elite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Service - Activation and Support by Amazon</b>			
• 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"/>
<b>Convenience</b>			
• HAVING IT ALL DONE FOR YOU!	<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](http://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 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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