



# Royal Collection

## EVERYTHING'S INCLUDED® Montevilla Home Features

Wi-Fi CERTIFIED Smart Home Design™ with Amazon Alexa keeps you connected to the most desirable technology brand devices, all of which are included with your new home at an outstanding value. A new residential Wi-Fi network design to help ensure whole-home connectivity, with no dead spots, that works seamlessly with thousands of wireless devices and services.

### CURB APPEAL AND QUALITY CONSTRUCTION

- Elegant architectural features and elevations with distinctive accents (per elevation)
- ei Dramatic glass front entry door**
  - Professionally designed landscaping package including St. Augustine Floratam sod
- ei Paved walkway, driveway, entry and rear lanai (per plan)**
  - Cement lap siding exteriors with Sherwin Williams® exterior paint (predetermined per homesite)
  - High performance lifetime limited warranty architectural shingles
  - Low-maintenance vinyl soffits
  - Appealing front exterior coach lights
- ei Relaxing screened & covered lanai**
- ei Rain gutter system on the whole home**
  - Two hose bibs
  - Exterior weatherproof electrical outlets
  - Engineered truss system with hurricane strapping
- ei Tankless water heater**
- ei Garage door opener(s) with 2 remotes**

### ELEGANT INTERIOR FINISHES AND DESIGNS

- ei Wood inspired tile flooring in kitchen, cafe, foyer, laundry room and all bathrooms (per plan)**
  - Plush carpeting with 6 lb. rebond padding in all bedrooms, dining room, living areas and study (per plan)
- ei Beautiful 2" faux wood blinds on operational windows**
- ei Upgraded lighting package with chrome finish throughout the home (Model lighting is not included – See NHC for detail)**
- ei 9' ceilings on first floor (per plan)**
  - Dramatic knockdown ceilings and textured walls throughout
  - LED down lighting by location
  - Ceiling fan included in gathering room, owner's suite, bonus room & rear lanai (per plan)
  - Secondary bedrooms pre-wired and braced for ceiling fans
  - Pre-wired (RG-6) TV outlets in gathering room, bonus room, study, lanai and all bedrooms
  - Laundry sink in laundry room (per plan)
- ei Decora light switches**
- ei Frigidaire® washer and dryer**
  - Interior wooden window sills
  - Prewired security system
  - Designer door hardware
- ei USB ports in outlets (per plan)**
- ei 8ft interior doors (1st floor only)**
  - 8ft sliding back door (per plan on 1 story homes only)
- ei 5 ¼ inch baseboards**

### LAVISH BATHROOMS AND BEDROOMS

- Relaxing soaking tub in owner's bath (per plan)
- ei Separate glass-enclosed owners shower (per plan)**
- ei 12x24 wall tile in all shower/baths (brick pattern)**
- ei Recessed tiled floor in all showers (first floor only)**
  - European-height vanity with recessed panel cabinets in all bathrooms
  - Full vanity-width plate-glass mirrors in all bathrooms
  - Pedestal sink in powder room (per plan)
- ei Elongated comfort height toilets**
  - Solid surface countertops in all bathrooms
  - Spacious closets with shelving
  - Quality Moen® faucets in all bathrooms
  - Spacious owner's suite walk-in closet with shelving and extra shelf stack (per plan)
  - Large linen closets (per plan)

### DESIGNER KITCHENS

- ei Frigidaire® Stainless Steel Appliances**
  - Space saver microwave
  - Range and oven
  - ENERGY-STAR® dishwasher
  - 26 cu. ft. side-by-side refrigerator with ice and water in the door
- ei Luxurious quartz countertops**
- ei Large single basin kitchen sink**
- ei Moen® chrome pullout faucet with built-in convenience sprayer**
- ei Beautiful 42" recessed panel cabinets staggered with crown molding**
- ei Cabinet door knobs**
- ei Convenient kitchen island and breakfast bar (per plan)**
- ei Powerful garbage disposal**
- ei LED down lighting throughout**

### ENERGY-EFFICIENT AND MONEY-SAVING BENEFITS

- Programmable digital thermostat
- Energy efficient HVAC system sized (per plan)
- Balanced system with jump ducts to improve overall airflow
- Fresh air intake for HVAC system, with superior air filter
- AC duct system tested to prevent air leaks and improve efficiency
- Added comfort with exterior wall insulation with R-13 in 2x4 inch and R-19 in 2x6 inch walls and batt/blown insulation in ceiling with R-30
- 200-amp electrical service
- High-quality plumbing with combination CPVC and PVC
- Low-E insulated, double-pane, energy-efficient vinyl windows

### ADDED PEACE OF MIND

- ei National Builder 1-Year Warranty**
- ei Dedicated Customer Service program**
- ei Smoke & CO detectors with battery backup**
- ei Convenient 24-hour emergency customer service number**
- ei Preventative termite treatment with 1-year bond**
- ei H-2 Insight National Survey ranked Lennar Jacksonville #1 in Overall Customer Satisfaction**

# LENNAR®

# LennarJacksonville.com



\*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, in our sole opinion, value. 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. Void where prohibited by law. Copyright © 2019, Lennar Corporation, Lennar and the Lennar logos and the EI logos are service marks or registered service marks of Lennar Corporation and its subsidiaries. CBC1257529 7/19