

AT FIDDLER'S CREEK

Millbrook Features

Construction Features

- Steel reinforced concrete block construction
- Skip trowel stucco finish
- Concrete and block has green additives in the mixture
- Prefabricated roof trusses with straps and connections engineered for uplift, load and lateral forces
- Low maintenance wood fascia
- Low maintenance aluminum vented soffit
- Vented soffits for better air circulation
- Upgraded Sherwin Williams® Loxon® 2 coat paint
- Minimum 2 hose bibs
- Monolithic 2500 psi minimum concrete footer and slab
- Drywall contains some recycled products and is produced in the United States
- DensShield® wallboard in showers and tub surrounds
- Greener wood products
- 6/12 pitch roof
- Professional plumbing system through home
- Built-in wall pest control system
- Green Termite treatment
- Designer front entrance plank door
- Fiberglass side light (per plan)
- Hurricane Impact Glass windows and Doors
- Mitered glass per plan

Exterior Design Features

- Concrete tile roof
- Brick paver driveway
- Garage door keypad for easy access
- Fully sodded with Floratam sod
- Automatic in ground sprinkler system
- Comprehensive Storm Water Management Plan to minimize pollutant runoff
- Elegant mailbox and post
- Pro gutter system on entire home
- Designer door bell cover
- Fully landscaped and improved homesite
- Designer coach lights on garage
- Steel reinforced garage door
- Epoxy "snake skin" style garage floor finish
- Rain-Gauge Irrigation System to manage water waste
- 1/3 HP opener on all garage doors

- Raised window banding per plan
- Landscape designs are eco friendly with mulch beds vs grass
- Red Mulch
- Brick paver entryway
- Brick paver lanais
- Screens on all windows
- Screened in rear lanai with door
- Bronze aluminum screen construction
- Decorative exterior foam
- Efficient design & construction to reduce waste

Interior Design Features

- Colonial style wood casing
- Colonial style baseboard
- Crown molding in living areas (per plan)
- Raised panel interior doors
- 2" designer window blinds
- Raised panel bifold closet doors
- Clear sliding glass doors
- Low Volatile Organic Compounds Interior coatings / paint
- Low Volatile Organic Compounds VOC carpet
- Knock down interior wall finish
- Upgraded Oak handrail on white spindle staircase (per plan)
- Wood closet shelving
- Designer window sills
- Rounded corner bead in main living areas
- GE washer and dryer
- 9'- 4" and 10' ceiling heights per plan
- 1/2" inch interior drywall
- Interior steel frame construction for more true walls
- Schlage® aged bronze finish door hardware
- Schlage® security and convenience package with camera
- Sherwin Williams® Lennar Supreme™ interior paint
- Space conditioning designed – Right Size for heating / cooling
- Home security system

Floor Coverings

- Diagonal 20" x 20" Ceramic Designer Tile in all wet areas
- Mohawk® products are green certified
- Mohawk® plush wall to wall upgraded carpeting in all rooms
- Upgraded 7/16" carpet padding

Millbrook Features

Energy Saving Features

- Programmable thermostats
- R-30 ceiling insulation keeps you cool in summer and warm in winter
- Energy saving wall insulation
 - R-4.1 Perforated Fi-Foil and radiant barrier on exterior walls
 - R-11 Batt insulation on framed walls
- 92% energy efficient hot water heaters
- Insulation is green with some recycled materials
 - Quick recovery 50 gallon water heater
- 14 SEER HVAC helps conserve energy on your utility bills
- Monier products offer LEED points and some are Energy Star® rated

Electrical Appointments

- All copper wiring from breaker panel
- Minimum 200 amp electrical service
- 14 SEER HVAC helps conserve energy on your utility bills
- Smoke and carbon monoxide detectors throughout home
- Electronic door bell chime
- Pre-wired for fans/light fixtures in all bedrooms, den and family room
- Designer light switches
- Two exterior waterproof outlets (per plan)
- RG6 cable outlets in all bedrooms, den and family room
- CAT - 5 telephone outlets in all bedrooms, den, family room and kitchen
- Designer lighting in all bathrooms
- Lighting in all walk in closets
- Recessed lighting in kitchen (per plan)
- Exterior entry point lighting
- GFI outlets in all wet areas
- Bathroom exhaust fans
- One hot electrical outlet with switch in all rooms

Luxury Kitchen Features

- GE® appliances are Energy Star® Certified and use less energy
 - GE® Energy Star® 25 cubic foot side-by-side refrigerator - stainless steel
 - GE® Energy Star® wall oven and microwave - stainless steel
 - GE® Energy Star® gas cook top
 - GE® Energy Star® dishwasher - stainless steel
 - Badger V in sink food disposal system
 - Stainless steel undermount kitchen sink
- Upgraded French door stainless steel refrigerator
- Timberlake® products are green certified and environmentally friendly sustainable cabinets.
- Pull out trash receptacle in kitchen (per plan)



- Pull out cabinet shelves in kitchen (per plan)
 - Luxury 42" raised panel wood cabinets with crown molding
 - Aged bronze cabinet hardware
 - Granite kitchen counter tops
 - 6" x 6" designer tile full backsplash (per plan)
 - Designer faucet with built in spray
- Folding sponge rack under kitchen sink (per plan)
 - Built-in ice maker hook up
 - Under cabinet lighting (per plan)

Elegant Bathroom Features

- His and Her vanity counters with separate sinks in master bath per plan
- Elongated commodes in all water closets
- 42" plate mirrors in all bathrooms
- Luxury raised height, raised panel wood cabinetry and vanities
- Frameless shower enclosure
 - Recessed medicine cabinets with a beveled edge mirror
- Designer faucets / Shower heads are water sense products
- Designer aged bronze plumbing fixtures in all baths
- Granite vanity tops
- Royal - Imperial V Roman tub in master bathroom (per plan)
- Designer light fixtures in all baths
- Mohawk® 20" x 20" diagonal floor tile in all baths
- Mohawk® 13" x 13" ceramic shower wall tile in all baths
- Designer tile listello in all master baths
- Mohawk® designer shower floor tile
- 4" granite backsplash on all bathroom counter tops
- Designer oval undermount sink bowl
- Clear glass shower enclosure in master bath
- Anti skid bathtubs

LENNAR COMMITMENT TO EXCELLENCE

- Complete customer care service department
- Independent engineering inspections throughout the construction process
- Over 50 years in Southwest Florida
- Manufacturer's warranties passed on to you
- 1 year full service warranty on all new homes
- Traded on the NYSE - symbol LEN
- Built over 60 communities in Southwest Florida
- Over 40,000 families in Southwest Florida own a Lennar home
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Program

 Lennar Green Feature  These luxury features are part of the *ei* Plus package. If you decide not to choose this package, you will save \$5,500.

Offered by

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