



## **Cedar Point Luxury Standard Features**

### **Exciting Exteriors**

- 2 Car Front Entry Garage
- Masonry Fronts Per Elevation
- Maintenance-Free Double 4" Dutchlap Vinyl Siding
- Long Life Seamless Aluminum Gutters and Downspouts
- Maintenance-Free Soffits and Fascia
- 30 Year Warranty, Fiberglass Dimensional Roof Shingles
- Insulated Steel Overhead Garage Door
- Attractive Landscape Design
- Tack and Seed Side & Rear Yards, Sod in Front Yard
- Irrigation in Front Yard
- Front and Rear Exterior Weatherproof GFI Protected Electrical Outlets
- 2 Exterior Hose Bibs for Your Convenience
- Concrete Walkways and Driveways
- Concrete Patios (6' x 10' Included)

### **Designer Kitchens**

- Gas Range, Microwave/Hood Combo, and Dishwasher
- 42" Upper Cabinets Standard with Brushed Nickel Knobs
- Granite Kitchen Countertop
- Stainless Steel 50/50 Double Bowl undermount Sink with Moen "Camerist" Chrome One Handle Faucet with Pullout Spout
- Ice Maker Line for Your Refrigerator
- Pantry Closet (As per Plan)

### **Luxurious Baths**

- Decorator Vanity Cabinets with Cultured Marble Countertops
- Master Bath Suite with Tub and Separate Clear Glass Shower Enclosure (per plan)

- 5' Roman Style Tub with Ceramic Platform (per plan)
- Powder Room Pedestal Sink
- Anti-Scald Shower Faucets
- Designer Lever Washer-less Faucets

### **Energy Efficient Designs**

- Fiberglass Six Panel Insulated Entry Door with Side Lights per plan, Brushed Nickel Handle set and Dead Bolt Lock
- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors With Grilles – Per Elevation
- Economical Gas Heat and Hot Water
- 90%+ Natural Gas Forced Air Heating System with High Efficiency Furnace
- 13 SEER Central Air Conditioning
- 50 Gallon Energy Efficient Hot Water Heater
- Washer and Gas Dryer Hook-Up with Dryer Vent
- Fiberglass Insulation: Sidewalls R-13, Ceiling R-30, R-19 in Vaulted Ceiling Areas

### **Quality Construction**

- 8' High Poured Concrete Waterproofed Basement with Exterior Perimeter Drain
- Pex Water Pipes with Manibloc System
- ¾" Tongue-and-Groove Sturdi-Floor Subfloors both Glued and Nailed
- 7/16" Oriented Strand Board Wall and Roof Sheathing
- Glued and Screwed ½" Sheetrock
- Sheetrock Interior Garage
- Attic Pull Down Stairs when Attic Contains HVAC Unit (Otherwise Access Panel Installed - location per plan)
- Smoke Detector and Carbon Monoxide Alarms as Per Code
- 200 amp Electrical Service

### **Classic Finishing Touches**

- Nine Foot First Floor Ceilings
- Raised Master Suite Ceiling (As per Plan)
- Direct Vent Fireplace in Family Room with Slate Surround & Hearth with Painted Mantel.
- Wall-to-Wall Upgraded Plush Carpeting with Upgraded 6 lb Pad in Main Living Area
- Two Story Foyer with Enhanced Trim Package
- Engineered Hardwood Flooring in Entry Foyer, Kitchen/Nook and Powder Room
- Ceramic Tile in Master Bath
- No Wax Resilient Flooring in Hall Bath and Laundry Room

- Decorative Arched Top Four Panel Interior Doors
- Distinctive Four Panel Entry Door from the Garage into the Home
- Lever Hardware on All Interior Doors
- Stained Oak Railing with Painted Balusters
- Walk-In Closets with Ventilated Closet Shelving Including 1 Double Row in Master Bedroom (Per Plan)
- Recessed Light at Kitchen Sink and Master Bath Shower
- Decorator Chrome Glass Light Fixtures
- White Toggle Switches
- Pre-Wired Phone Locations – All Bedrooms, Library and Kitchen
- Pre-Wired Cable Locations – All Bedrooms, Library, Kitchen and Family Room
- Pre-Wired for Future Garage Door Opener
- Illuminated Door Chimes
- Laundry tub (per plan)

### **Dependable Warranties**

- Insured Ten-Year Warranty Coverage on Major Structural Components that transfers with the Resale of Your Home\*
- Two-Year Coverage on Electrical, Plumbing, and Mechanical Systems\*\*
- One-Year Coverage on Materials and Workmanship\*\*
- Termite Pre-Treatment Guarantee (5 Years)
- Full-Time Lennar Customer Care Department

All measurements conform to industry standards.

\*See New Home Consultant for Details

\*\*With Limitations

The above information is subject to change and may require substitutions by seller, of equal or better value, without notice to buyer.

Information herein subject to errors and omissions