



Royal Collection

EVERYTHING'S INCLUDED® Artisan Lakes 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 Full-yard irrigation system with timer and rain sensor**
- ei Vinyl windows**
- ei Paved walkway, driveway, entry and rear lanai (per plan)**
 - High performance limited lifetime warranty architectural shingles
 - Low-maintenance vinyl soffits
 - Appealing front exterior coach lights
- ei Rain gutter system on the whole home**
 - Two hose bibs
 - Exterior weatherproof electrical outlets
 - Engineered truss system with hurricane strapping
- ei Garage door opener(s) with 2 remotes & exterior keypad**
- ei Relaxing screened and covered lanai**
- ei Tankless water heater**

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, gathering room, formal dining room, bonus room, stairwell, & study (per plan)
- ei Beautiful 2" faux wood blinds on operational windows**
- ei Upgraded lighting package with chrome finish (Model lighting is not included – See NHC for detail)**
 - 10' ceilings on first floor (per plan)
 - Dramatic knockdown ceilings and textured walls throughout
- ei LED down lighting by location**
- ei Ceiling fan included in gathering room, owner's suite, rear lanai and bonus room (per plan)**
 - Secondary bedrooms pre-wired and braced for ceiling fans
 - Pre-wired (RG-6) TV outlets in family room, bonus room, study, rear lanai and all bedrooms
- ei Laundry sink in laundry room (per plan)**
- ei Decora light switches**
- ei Frigidaire® washer & dryer**
 - Interior wooden window sills
- ei Designer door hardware**
- ei Prewired security system**
- ei USB ports in outlets (kitchen-1, owner's-2; predetermined locations)**
- ei 8' interior doors - 1st floor**
- ei 8' sliding back door (per plan on 1 story homes only)**
- ei 5 1/4" 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)**
- ei European-height vanity with recessed panel cabinets in all bathrooms**
- ei Full vanity-width plate-glass mirrors in all bathrooms**
- ei 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 & 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**
 - Convenient kitchen island and breakfast bar (per plan)
- ei Powerful garbage disposal**
- ei LED down lighting by location**

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**

