



## Magnolia Creek: Vista Collection

4711 Eagle Cove Lane | League City, TX 77573 | 888-671-8175

### Cedar Point [Floor 1]



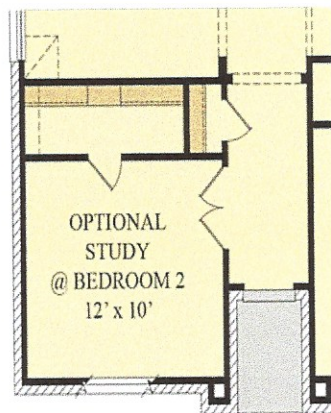
*\* Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.*



## Magnolia Creek: Vista Collection

4711 Eagle Cove Lane | League City, TX 77573 | 888-671-8175

### Cedar Point [Floor 1 Optional Study at Bedroom 2]



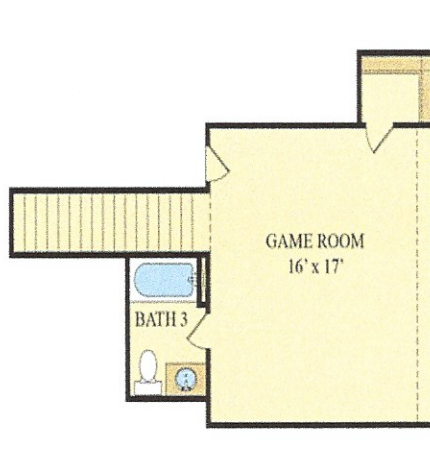
*\* Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.*



## Magnolia Creek: Vista Collection

4711 Eagle Cove Lane | League City, TX 77573 | 888-671-8175

### Cedar Point [Floor 2]



*\* Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.*



## Features

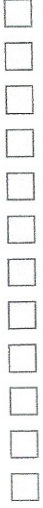
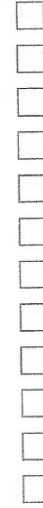
Lennar®

Other Builders

Resale

### Energy Efficiency

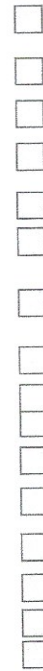
- Energy Star 3.0 Builder
- Exterior air filtration damper
- 16-SEER Air Conditioning system
- Radiant barrier roof decking
- Roof ventilation and air vents, per plan
- (1) 50 gallon or (2) 40 gallon high efficiency gas water heaters, per plan
- R-38 insulation in flat ceilings (where accessible)
- R-22 insulation in sloped ceilings and attic walls
- R-13 insulation on exterior walls (where applicable)
- Poly Seal Insulation throughout
- High performance, multi-layer low-e insulated windows
- Vinyl window frames



### Luxury

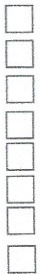
#### Interior

- Durable & attractive ceramic tile in foyer, family room, kitchen, bathrooms, utility room, study (per plan) and dining room per floor zone
- Nickel door hardware
- Shed resistant, continuous filament carpet with stainguard
- 1/2 inch, 6 pound nominal carpet pad
- 5 1/4 inch baseboards throughout home, first floor and second floors, per plan
- Elegant crown molding in entry, extended foyer, dining room, family room, breakfast, study, master bedroom, and master bath
- 5-blade ceiling fans with light kit in master bedroom, family room, bedrooms, study and game room, per plan
- Direct vent fireplace with gas logs and remote control
- Cast stone fireplace surround
- Divided lite windows to complement front elevations
- 2" faux wood blinds on all operable windows
- Rounded drywall corners throughout
- 8' Raised panel interior doors on first floor, per plan
- Included floor plug in family room
- Metal stair balusters, per plan
- Recessed LED lighting throughout home



#### Kitchen

- Cutting edge stainless steel appliance package: Built-in dishwasher, 30" self-cleaning oven, 30" gas cooktop with sealed burners, microwave with soft touch panel and side-by-side refrigerator with ice maker and water dispenser
- 42" designer cabinets with crown molding with under cabinet lighting
- Granite countertops with straight edge
- Designer backsplash available in various patterns
- Spacious single bowl stainless steel undermount sink
- Chrome faucet with pull out spray nozzle
- Spacious pantry, per plan
- Insulated garbage disposal



## Features Bathrooms

Lennar® Other Builders Resale

- Master bath features: luxurious garden tub, recessed shower with ceramic tile surround and, semi-frameless glass shower enclosure, opaque rain glass window at tub (per plan), matching stained medicine cabinets and climate controlled master closet, granite countertops with straight edge
- Secondary bath feature: ceramic tile shower surround, stylish 1.5 cm quartz vanity tops, per plan
- Designer vanity cabinets
- Full width vanity mirror
- Chrome finished washerless faucets & plumbing accessories
- High performance, water-conserving elongated commode with slow close seat
- Powder bath features: pedestal sink, decorative oval mirror

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Exterior

- Moisture resistant fiber-cement siding
- Landscaping package with full sod in front and rear yards
- Fully automatic irrigation system
- Stylish, 8' insulated fiberglass door
- 8' Full lite back patio door
- Design enhanced over-head garage door with opener and 2 remotes
- Finished-out garage complete with paint
- Weatherproof exterior outlets at front and rear of home
- Two-tone exterior paint package
- 3000 PSI post-tension foundation certified by an independent engineer
- Front elevation gutters
- 30-year high quality dimensional shingles
- Designer coach lamps
- Hose bibbs at front and rear of home
- Bricked 1st floor exterior, all 4 sides
- Pre-wired for floodlight
- Covered concrete patio blocked and pre-wired for ceiling fan
- Bricked front porch

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Simplicity

- myLennar (A personal online assistant to help you shop, buy, and own a home)
- Eagle Home Mortgage
- North American Title Company (Financial services)
- Security system with motion detector, keypad and sensors at 1st floor windows and doors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Home automation features shown effective on homes starting on or after 6/3/2019. Please see a new home consultant for more information.

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 guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for configuring all security features. 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 or services are provided by Amazon, and not Lennar. Amazon is responsible for all such services and products, and Lennar does not guarantee any equipment or services provided by Amazon. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details.

Copyright © 2019 Lennar Corporation. Visit [Lennar.com](http://Lennar.com) or see a Lennar New Home Consultant for further details. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. 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 value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Features, floorplans, and designs vary per plan and community and are subject to changes or substitution without notice. Models/lifestyle photos do not reflect racial or ethnic preference. Lennar, the Lennar logo, and Everything's Included are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 05/19

