

MILLBROOK

AT FIDDLER'S CREEK



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www.Lennar.com



MILLBROOK

AT FIDDLER'S CREEK

THE NINA



Artist's Concept

Elevation A

Victorino Studio



Artist's Concept

Elevation C

Victorino Studio

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THE NINA

1 Story, 2 Bedrooms, Den, 2 Baths,
2 Car Courtyard Garage

Total A/C..... 1,649 sq. ft.
Covered Entry 48 sq. ft.
Garage 484 sq. ft.
Lanai 220 sq. ft.
Total Square Feet 2,401 sq. ft.



Artist's Concept

Extended tiled areas shown are not standard.

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THE VICTORIA



Artist's Concept

Elevation A



Artist's Concept

Elevation C

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THE VICTORIA

1 Story, 2 Bedrooms, 2 Baths, Den, Pool Bath
2 Car Courtyard Garage

Total A/C..... 1,850 sq. ft.
Covered Entry 42 sq. ft.
Garage 452 sq. ft.
Lanai 365 sq. ft.
Total Square Feet 2,709 sq. ft.



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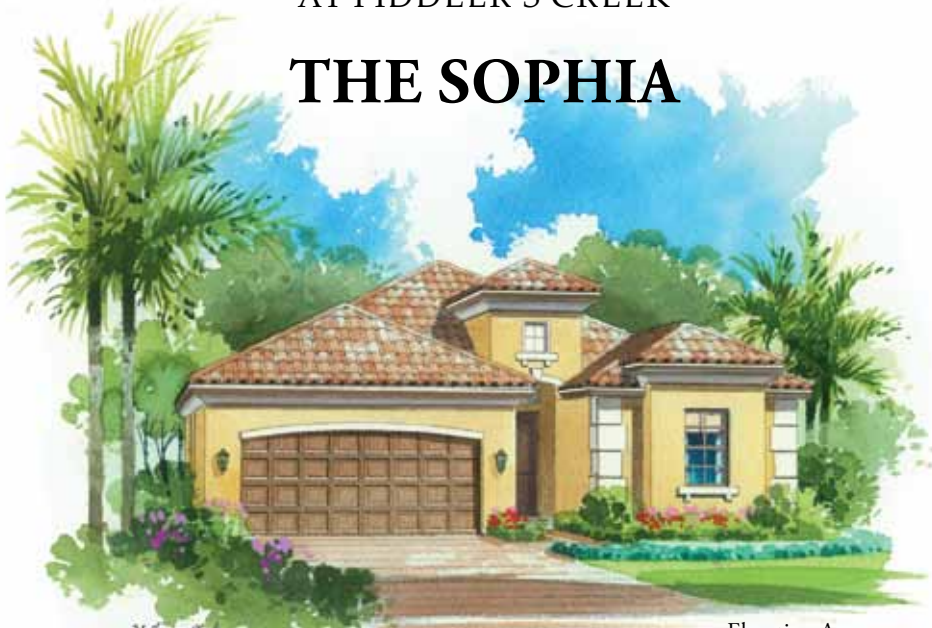


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MILLBROOK

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THE SOPHIA



Yeghiner Studio

Artist's Concept

Elevation A



Yeghiner Studio

Artist's Concept

Elevation C

Offered by

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THE SOPHIA

1 Story, 3 Bedrooms, 3 Baths, Den
2 Car Garage

Total A/C..... 2,032 sq. ft.
 Covered Entry 28 sq. ft.
 Garage 420 sq. ft.
 Lanai 149 sq. ft.
 Total Square Feet 2,629 sq. ft.



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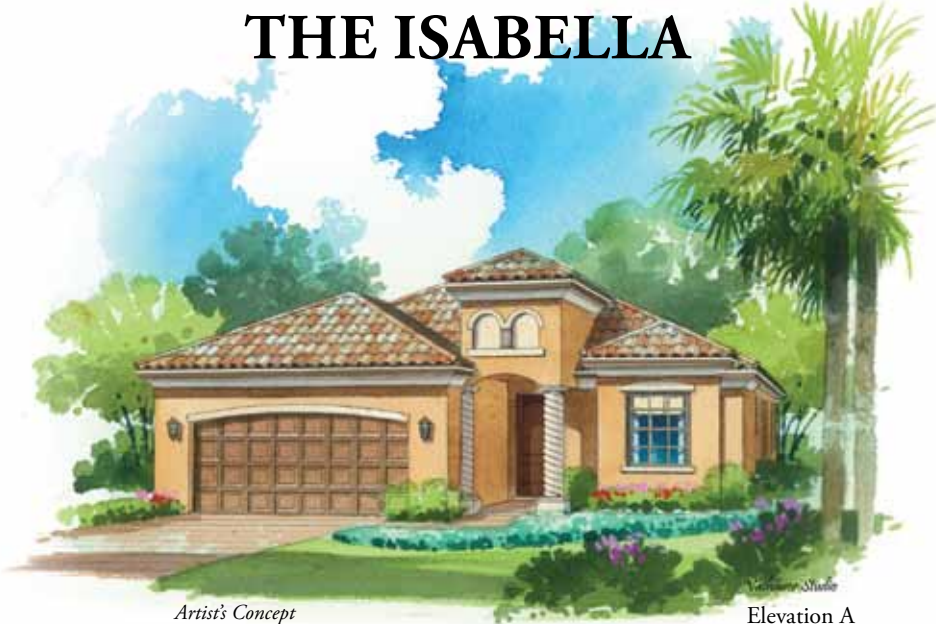
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MILLBROOK

AT FIDDLER'S CREEK

THE ISABELLA



Artist's Concept

Elevation A



Artist's Concept

Elevation C

Offered by

LENNAR

THE ISABELLA

1 Story, 3 Bedrooms, 2 Baths, Den
2 Car Garage

Total A/C..... 2,246 sq. ft.
Covered Entry 83 sq. ft.
Garage 439 sq. ft.
Lanai 227 sq. ft.
Total Square Feet 2,995 sq. ft.



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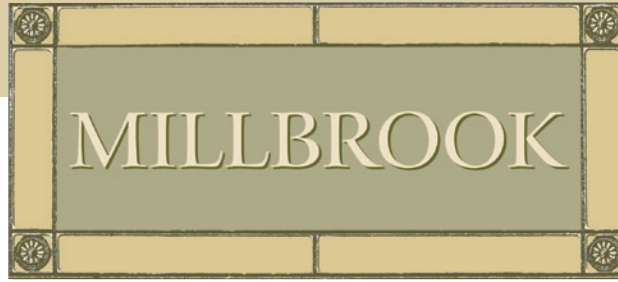
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AT FIDDLER'S CREEK

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 & 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
- 🏠 Front load washer and dryer
- 9'- 4" and 10' ceiling heights per plan
- 16" closed mesh kitchen shelving
- 1/2" inch interior drywall
- 1/2" ceiling board
- 🏠 Built in ironing board system
- 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
- 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
- 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

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

AVAILABLE OPTIONS

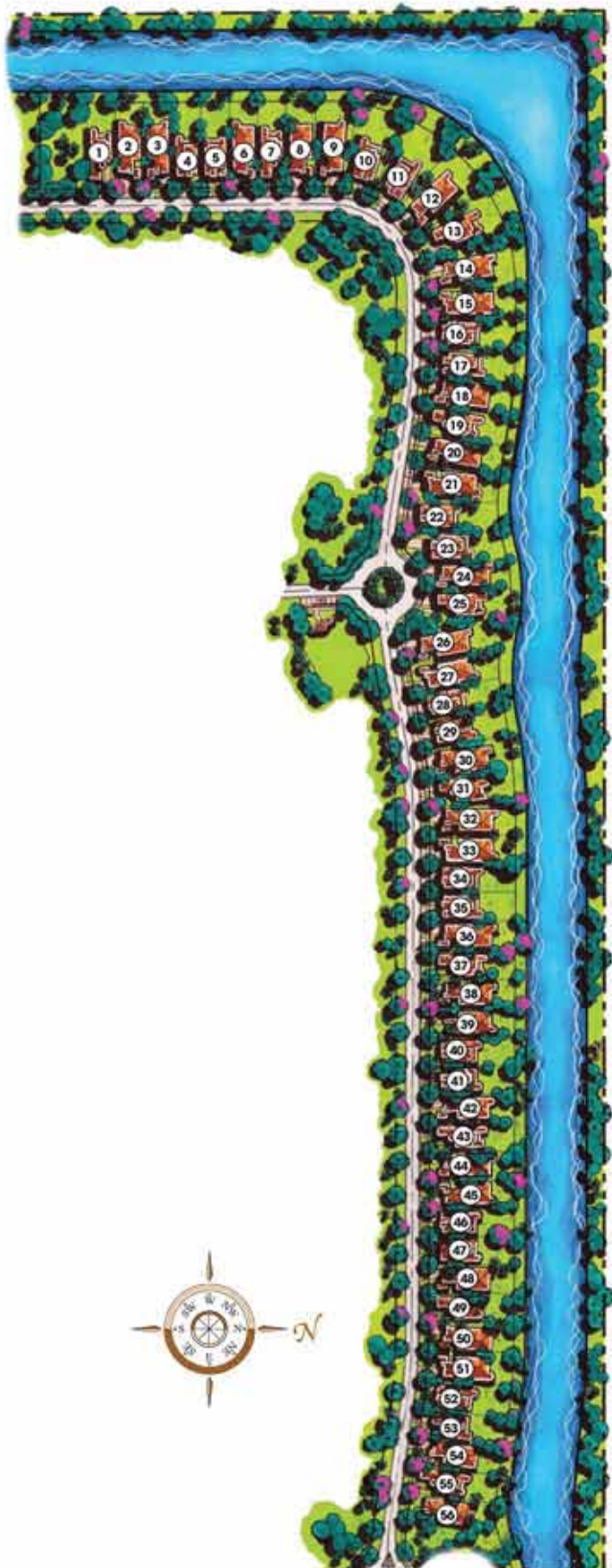
- ELEGANT POOL with paver pool deck
- SPA PACKAGE WITH HEATER AVAILABLE WITH POOL
- EXTENDED TILE IN LIVING AREAS
- EXTENDED TILE THROUGHOUT HOME
- SUMMER KITCHEN
- PONDEROSA PINE LANAI CEILING
- PONDEROSA PINE ENTRY CEILING

• 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.

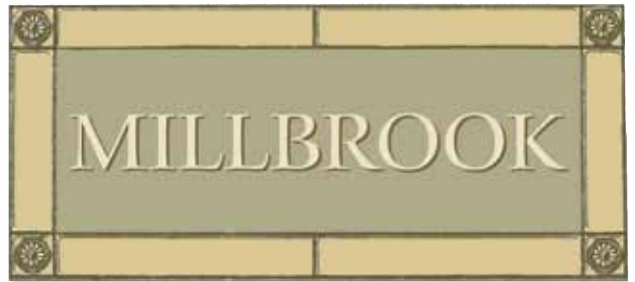
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This Site Plan of the Village of Millbrook at Fiddler's Creek is subject to change without notice as a result of changing market conditions, requirements of governmental agencies and buyers expectations and needs. As this plan is conceptual in nature, it is not to scale, doesn't not disclose all easements, reservations or limitations of record. This Site Plan is neither a zoning map nor engineered survey of Millbrook, but serves only as a guide, until next revised.

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