

# *New Luxury Resort Homes*

## *The Cove Phase 2*



**STOREY LAKE**

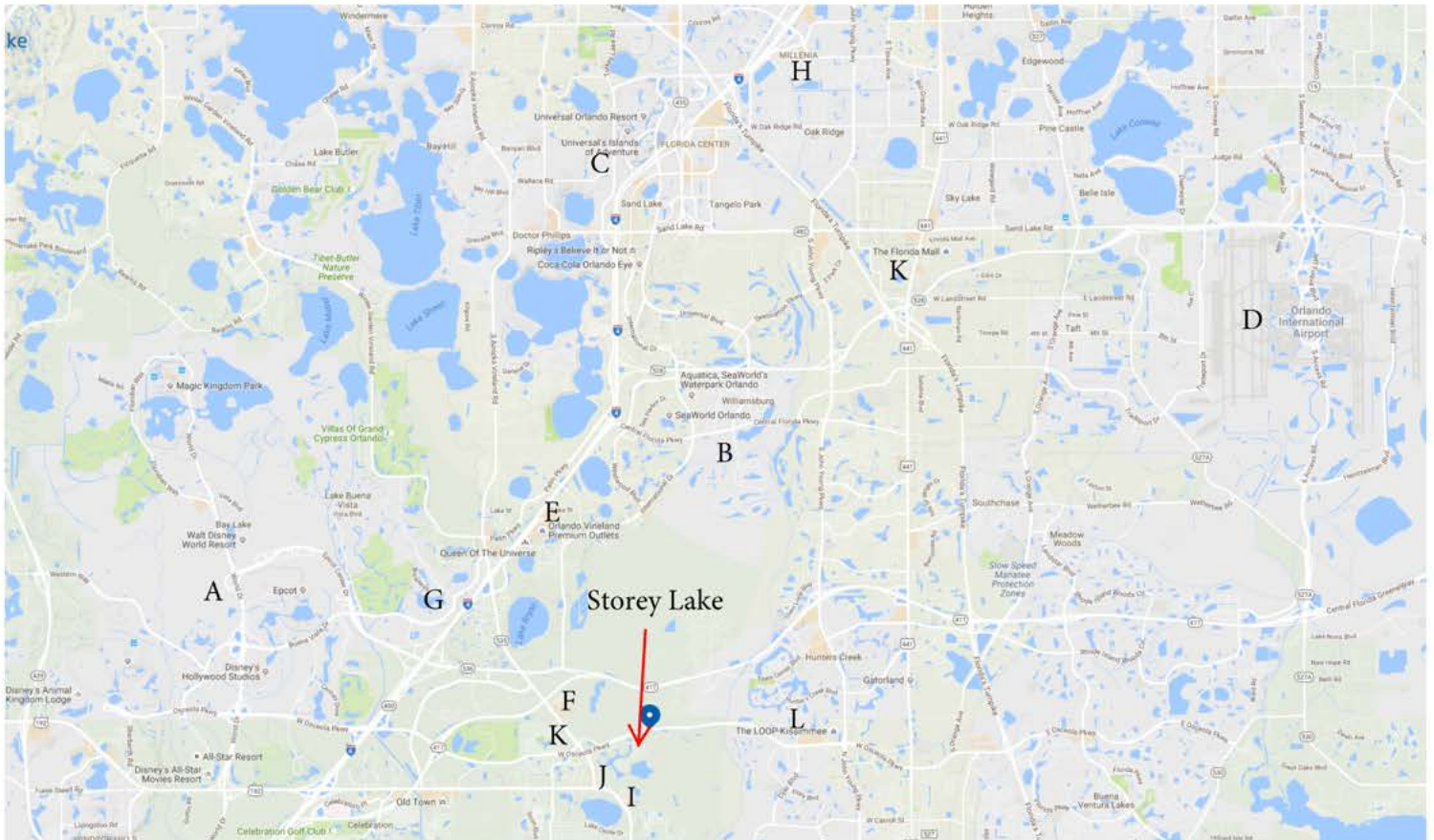
Where your story unfolds.



# STOREY LAKE

Where your story unfolds.

Great Location !!



- (A) Walt Disney World-4.5 Miles or 7.62 Kilometers
- (B) Sea World-9.1 Miles or 14.64 Kilometers
- (C) Universal Studios-12.3 Miles or 20.82 Kilometers
- (D) Orlando International Airport-15 Miles or
- (E) Orlando Premium Outlet-3.2 Miles
- (F) Lake Buena Vista Factory Stores-.5 Miles
- (G) Disney Springs-3.5 Miles
- (H) Mall of Millenia-14.5 Miles
- (I) Super Target, next to community
- (J) Publix Grocery, next to community
- (K) 24 hour Super Walmart, Less than 1 Mile
- (L) The Loop-2.5 Miles
- (K) Florida Mall-11.2 Miles



THE COVE	REFLECTIONS
COVE RESORT TOWNHOMES	OVERLOOK TOWNHOMES
COVE VACATION VILLAS	TRAILS TOWNHOMES
COVE II VACATION VILLAS	REFLECTIONS MANORS
THE TERRACE RESORT CONDOS	REFLECTIONS ESTATES
COVE SINGLE FAMILY	REFLECTIONS EXECUTIVES
COVE II SINGLE FAMILY	

Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OF THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

# Storey Lake Resort Single Family

## Storey Lake Resort

Plan #	Plan Name	Plan Detail	Elev D1M	Elev D2M
3347	<b>The Gatsby</b>	6 Bed   6 Bath   2-Car Parking   Flex Space 3,795 Sq. Ft. Living Area	<b>\$566,990</b>	<b>\$568,990</b>
3494	<b>The Buchanan</b>	7 Bed   5 Bath   2-Car Parking   Flex Space 3,981 Sq. Ft. Living Area	<b>\$579,990</b>	<b>\$575,990</b>
3813	<b>The Santiago</b>	8 Bed   5 Bath   2-Car Parking   Flex Space 4,305 Sq. Ft. Living Area	<b>\$602,990</b>	<b>\$598,990</b>

**Price includes pool, Spa option available for \$13,385.00**

Base pricing for all deliveries effective:

**Tuesday February 4th, 2019**

\* Prices subject to change without notice.

Lot Premiums \$2,500 to \$20,000, not included in price above

# Cove Single Family

## Site Plan

### Legend

- Available
- Model
- Sold
- Closed
- Reserved



Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OR THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

See Important Legal Notices for terms and conditions.

# The Gatsby

6 Beds | 6 Baths | 3,795 sq. ft.

Elevation D1



Elevation  
D1

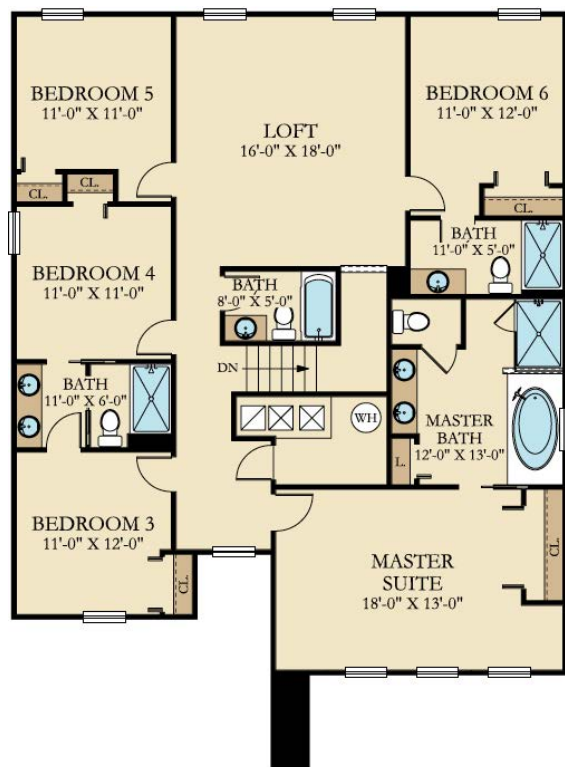
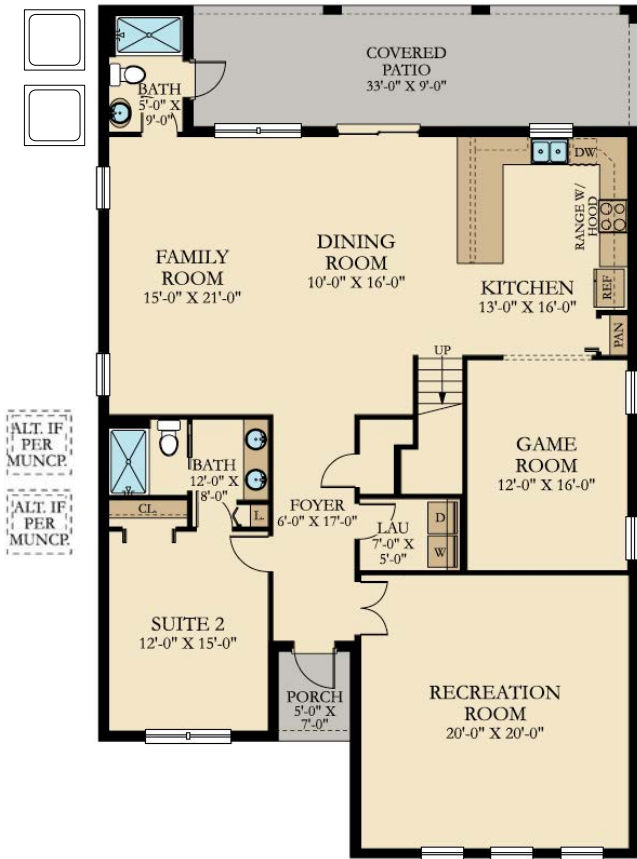
Elevation D2



Elevation  
D2

# Gatsby

6 Beds | 6 Baths | 3,795 sq. ft.



# Buchanan

7 Beds | 5 Baths | 3,981 sq. ft.

Elevation D1



Elevation  
D1

Elevation D2

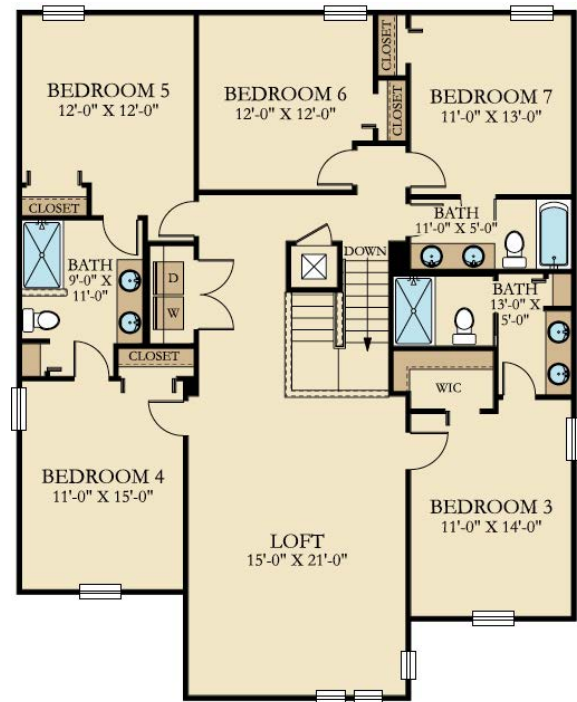
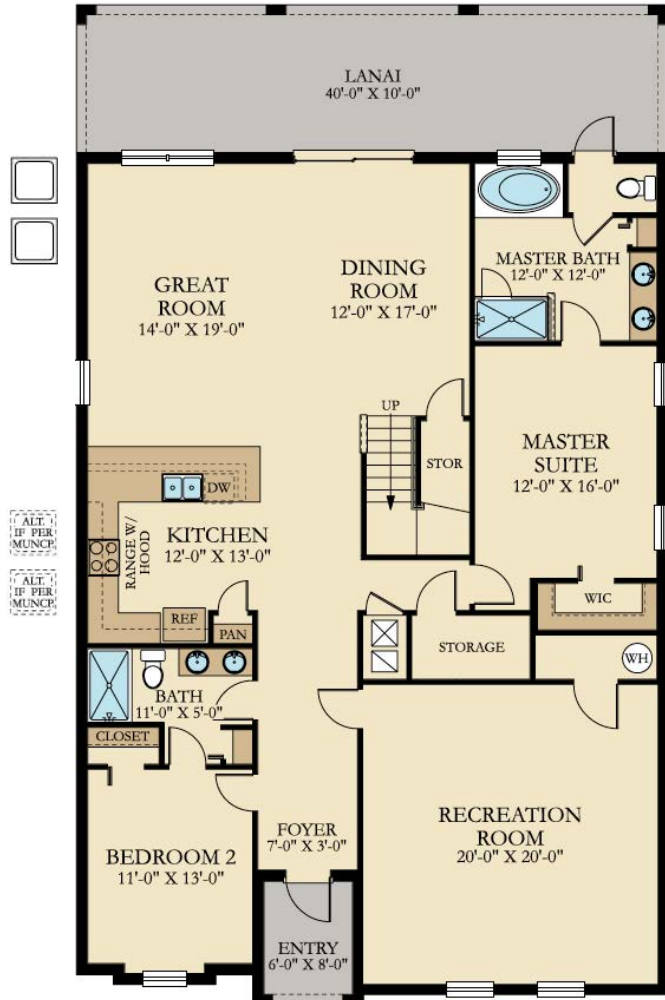


Elevation  
D2



# Buchanan

7 Beds | 5 Baths | 3,981 sq. ft.



# Santiago

8 Beds | 5 Baths | 4,305 sq. ft.

Elevation D1



Elevation  
D1

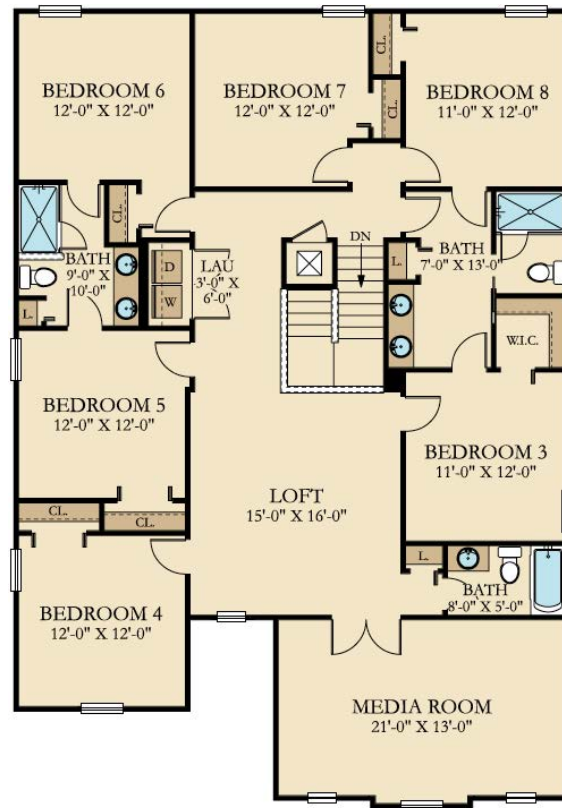
Elevation D2



Elevation  
D2

# Santiago

8 Beds | 5 Baths | 4,305 sq. ft.



# Storey Lake

## Contemporary Resort E Series Included Features

### EXTERIOR DESIGN FEATURES

- Fully landscaped and improved homesite
- 2,500-PSI concrete footer and slab
- Heated splash pool with screened enclosure
- Shingle roof with metal accent per plan
- Energy efficient Low E dual pane vinyl windows
- Sentricon System
- Taexx Pest Control Pre-Installed

### INTERIOR DESIGN FEATURES

- Colonial-style wood casing
- Iron stair balusters
- 2" smooth finish blinds
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Textured interior wall finish
- 1/2" interior drywall and 1/2" ceiling board
- Schlage® door hardware and touch screen deadbolt
- GE® white washer and dryer

### FLOORING FEATURES

- 12" x 24" flooring in all wet living areas
- Upgraded 7/16" carpet padding

 Shaw® plush wall to wall upgraded carpeting

### LENNAR ECOSMART ENERGY SAVING FEATURE

 50 gallon electric water heater

 Double-pane, Low-E vinyl windows

 Frame wall insulation

 GreenGuard® Max housewrap in wood frames area

 Programmable thermostats

 15 SEER HVAC

### ELECTRICAL FEATURES

- Decora designer light switches
- Pre-wired for fans in all bedrooms and family room
- Multi-media outlet in family room
- Lighting in all walk in closets
- LED lighting throughout home
- Exterior entry point lighting
- Coach lights
- Universal outlets in bedroom, home office, study, kitchen
- Wireless Security with Home Automation

### LUXURY KITCHEN FEATURES

- GE Slate slide-in range with glass cook top
- GE Slate dishwasher
- GE Slate microwave
- GE Slate refrigerator
- Luxury 42" Shaker Panel wood cabinets with crown molding and satin nickel hardware
- Designer quartz countertops
- Designer tile backsplash
- Designer faucet with built-in spray

### ELEGANT BATHROOM FEATURES

- Maple wood cabinets in all full baths
- 12" x 24" floor tile in secondary bathrooms
- Quartz countertops in all full baths
- 12" x 24" tile on master bath walls
- Decorative towel hooks and paper holders
- Elongated commodes in all baths
- Designer oval undermount sink bowl
- Raised counters in all baths
- 42" high mirrors in all bathrooms

### LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturer's warranties passed on to you
- 1-year full-service warranty on all new homes
- Traded on the NYSE (symbol LEN)
- Eagle Home Mortgage
- CalAtlantic Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department



Enjoy savings that never stop. Efficient features that conserve energy on your utility bills.

# LENNAR.COM

The specific features in a home may vary from home-to-home and from Community-to-Community. We reserve the right to substitute equipment, material, appliances and brand names with items of equal, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. © 2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 4/19





## STOREY LAKE

### Cove at Storey Lake Single Family Homes 2019 Fees and Features

Homeowner's Association Dues	\$ 219.44 per month
Storey Lake Club	\$ 138.58 per month
	(Plus Tax)

### Shingle Creek CDD 2019 Fiscal Year Fees

Debt Service	\$ 1,691.00 Annually
Operations & Maintenance	\$ 354.00 Annually

#### Included Features

- Valet Trash Service – Invisible Waste
- Professionally Landscaped Common Grounds & Lot Maintenance
- Cable Television with Internet and Landline Phone
- Street Paving– as needed
- Gated Main Entrance

#### Storey Lake Amenities

- Resort Style Pool, Hot Tub, Lazy River & Splash Pad
- Miniature Golf Course
- Poolside Food and Beverage Service
- Sports Courts
- Fitness Center
- Additional Pool and Restroom Cabana
- Playground with Shade Pavilion
- 5v5 Soccer Field

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



**EVERYTHING'S  
INCLUDED<sup>®</sup>**

We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2017 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 03/17



# Important Legal Notices

## Floor Plans and Elevations

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 "furnished 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. Garage sizes may vary from home to home and may not accommodate all vehicles.

## Pictures of Interiors

Pictures are conceptual in nature and are merely an artist's rendition and may contain options or features which are not standard. These pictures are solely for illustrative purposes and should never be relied upon. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

## Site Map

Any photographs depict the community as of the dates taken. Site plans, community maps and photographs are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OR THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

## Pictures of Amenities

Photographs may or may not show the actual amenities in the community and are intended to be conceptual in nature and are merely an artist's rendition. These photographs are solely for illustrative purposes and should never be relied upon. The amenities may change or not be built. The responsibility for constructing certain amenities may rest with parties other than Seller, and Seller has no obligation to Buyer to ensure the construction of any such amenities."

## Price Sheets

Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. The prices of our homes are based upon standard locations, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.

## 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, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.