

Resort Townhomes Phase 3



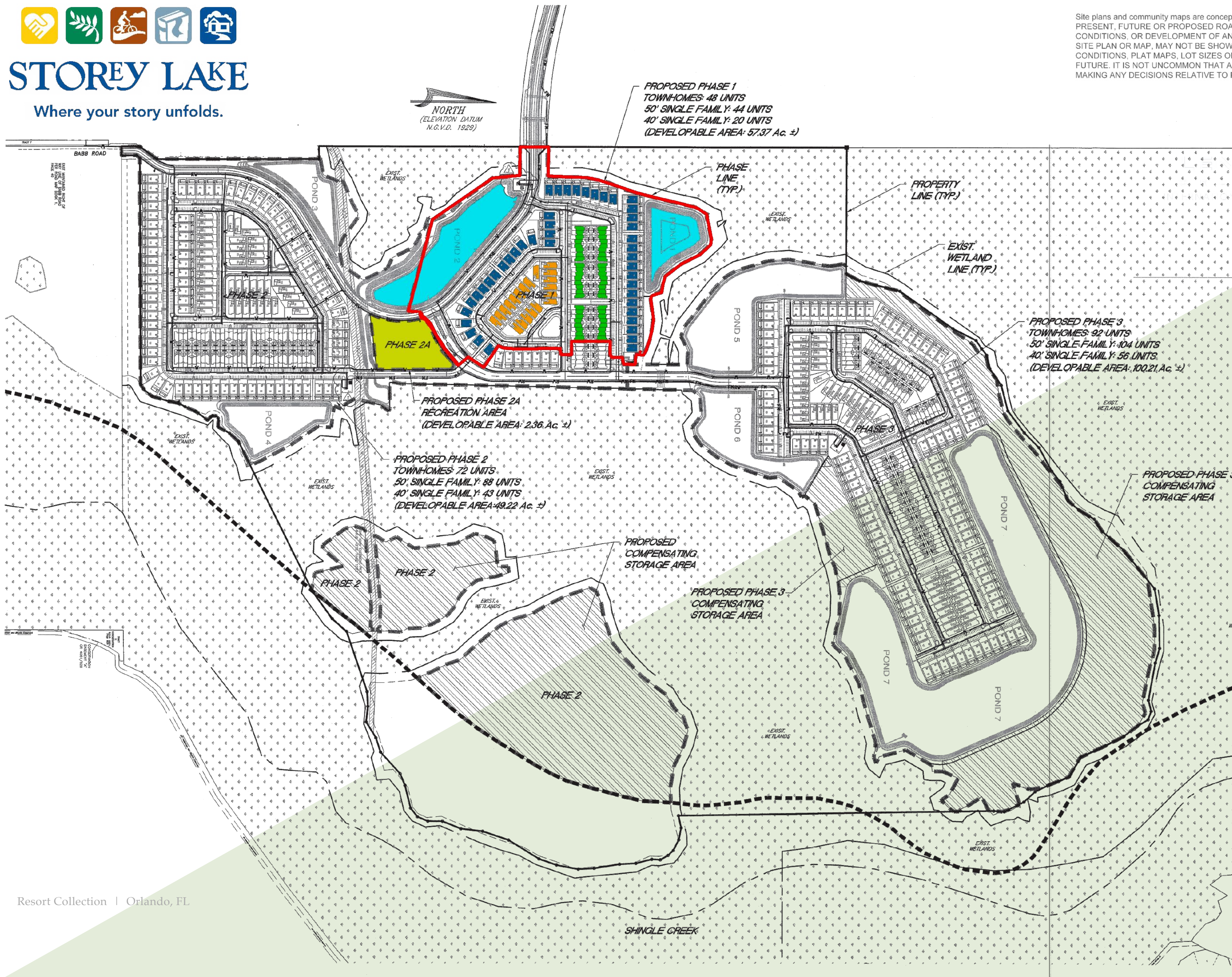
STOREY LAKE

Where your story unfolds.



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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.





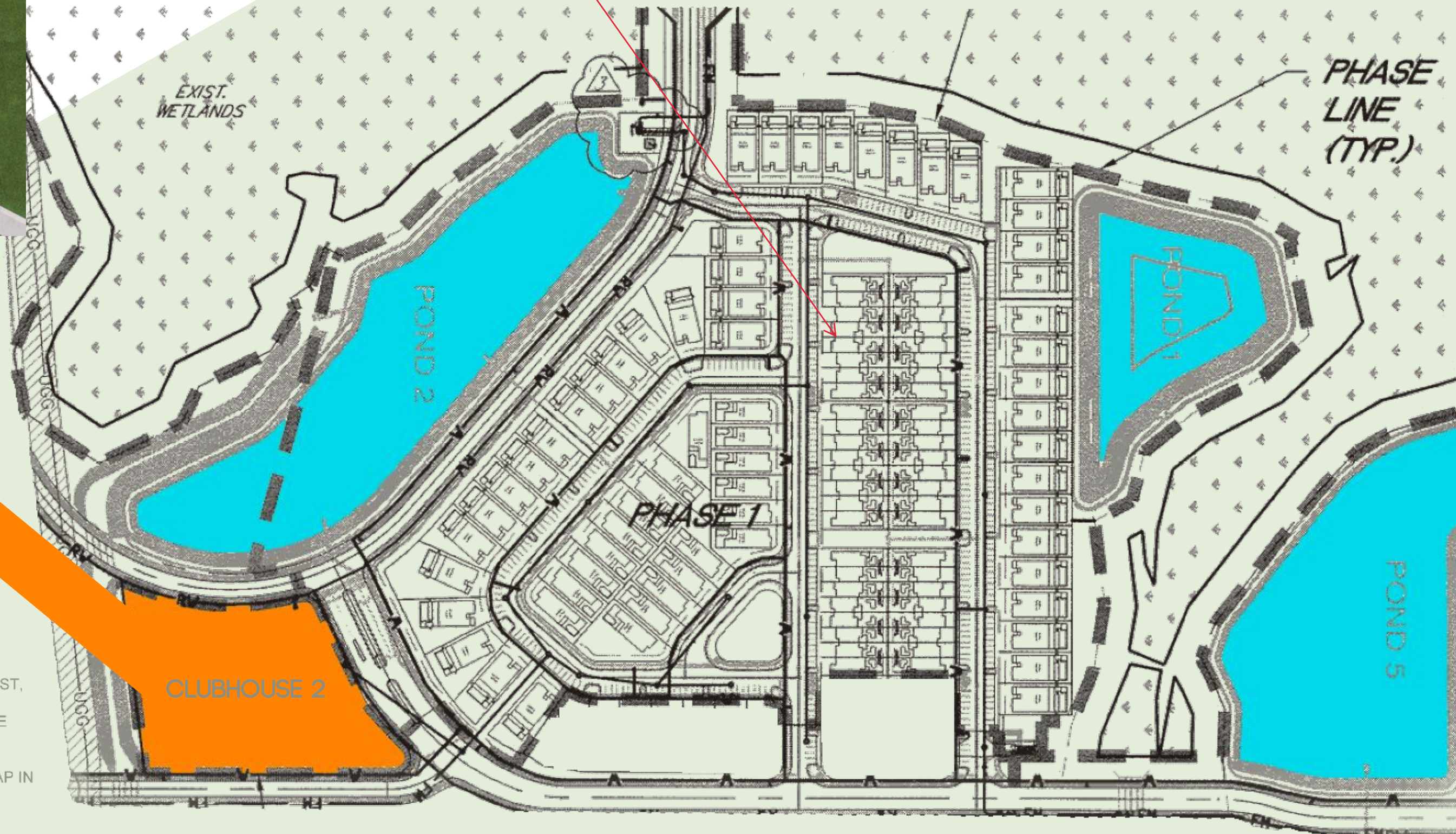
CLUBHOUSE II



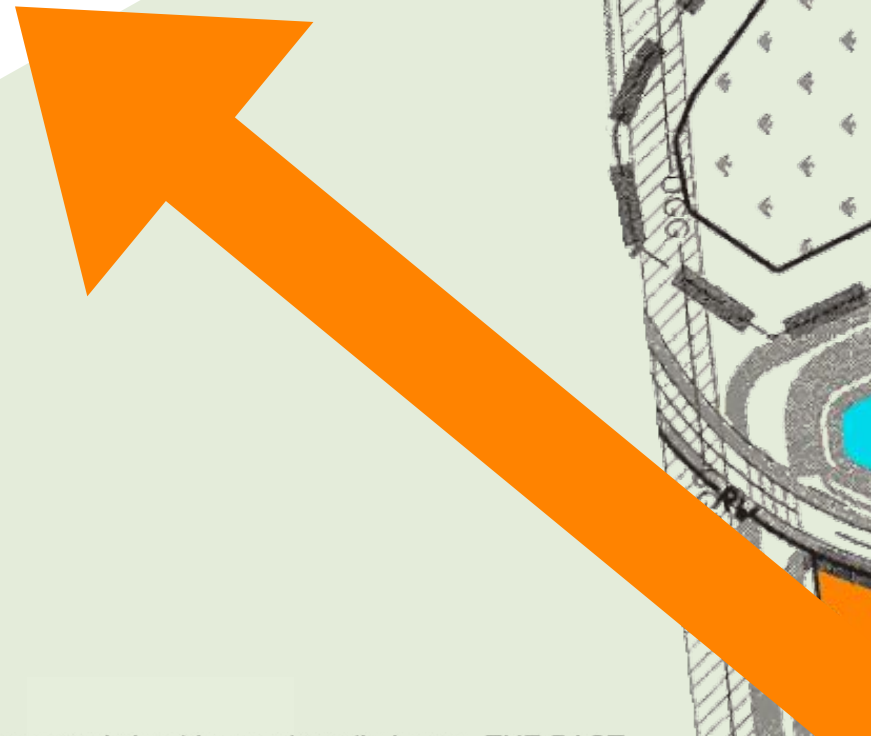
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First Building



Resort Collection | Orlando, FL



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Cove Resort TownHomes

Phase III

| Plan # | Plan Name | Plan Detail | Price |
|--------|------------------------|--|------------------|
| 1914 | The Sabal Palm | 4 Bedrooms 3 Bath 1,914 Sq. Ft. Living Area | \$366,990 |
| 1914 | The Beach Palm | 4 Bedrooms 3 Bath 1,914 Sq. Ft. Living Area | \$371,990 |
| 2128 | The Royale Palm | 5 Bedrooms 4 Bath 2,128 Sq. Ft. Living Area | \$398,990 |

Luxury Vacation Series

Base pricing for all deliveries effective: **January 15th, 2021**

* Prices subject to change without notice.

Cove III Resort Townhomes

Site Plan

Legend



Available



Model



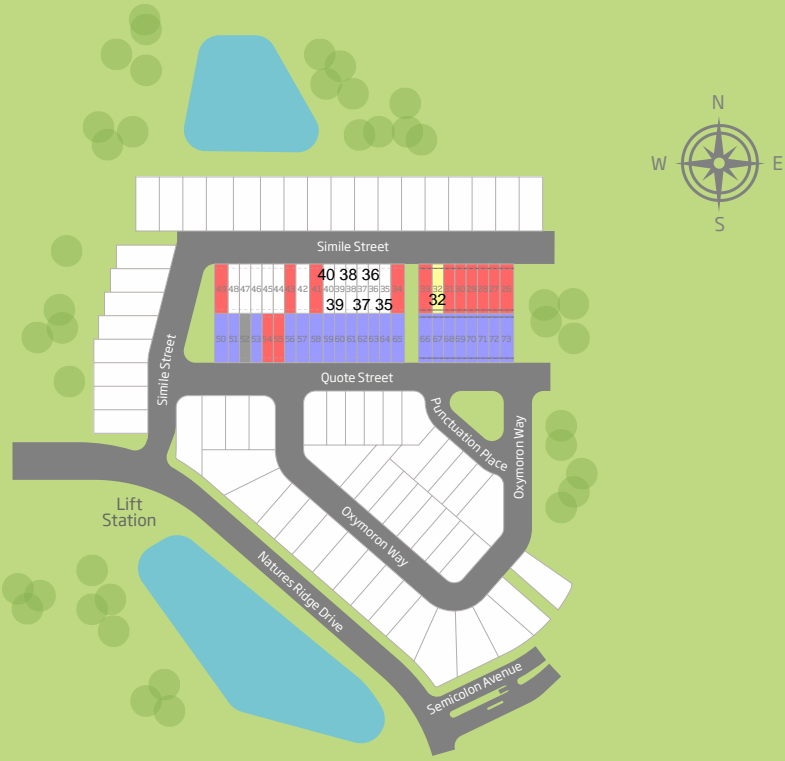
Sold



Closed

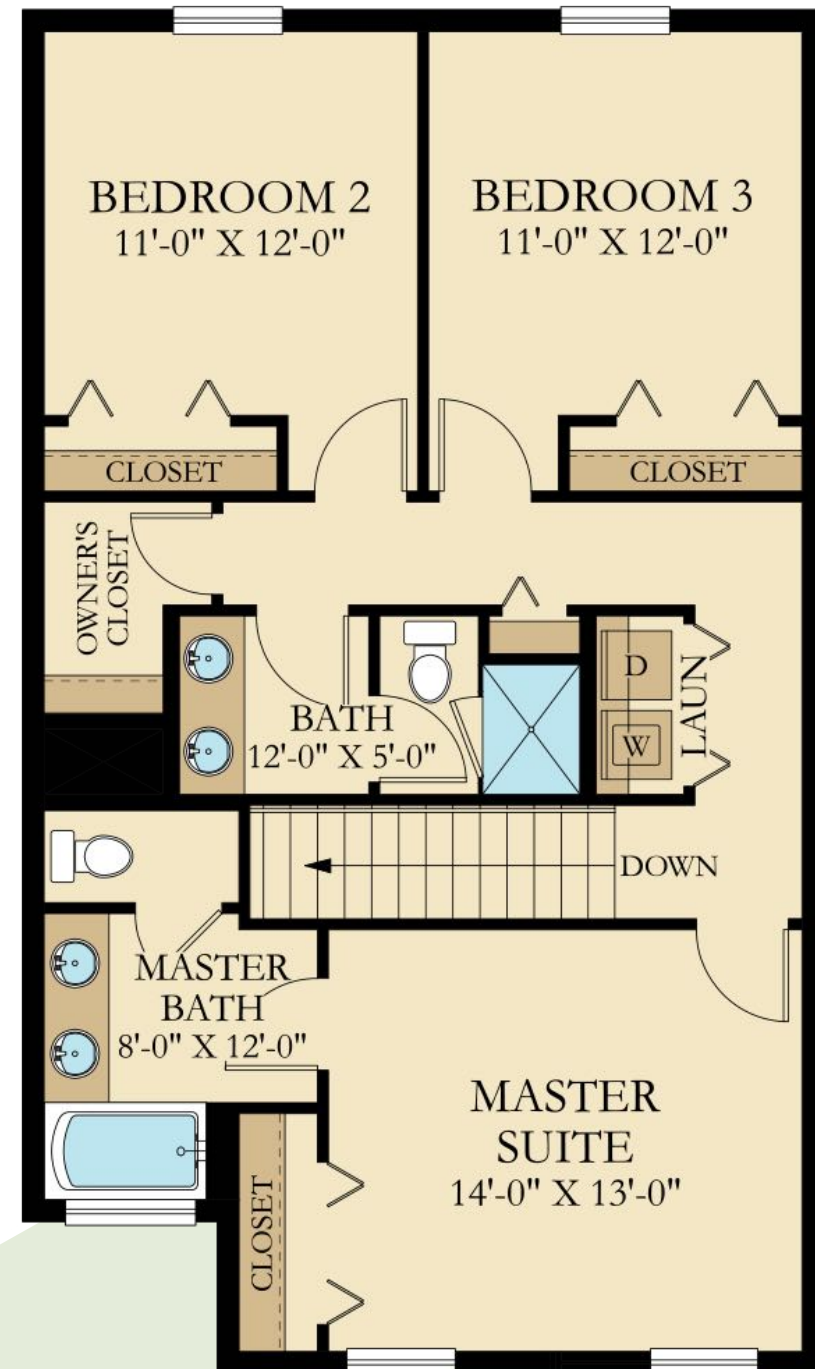


Reserved



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See Important Legal Notices for terms and conditions.



* 4 Bedrooms

* 3 Bathrooms

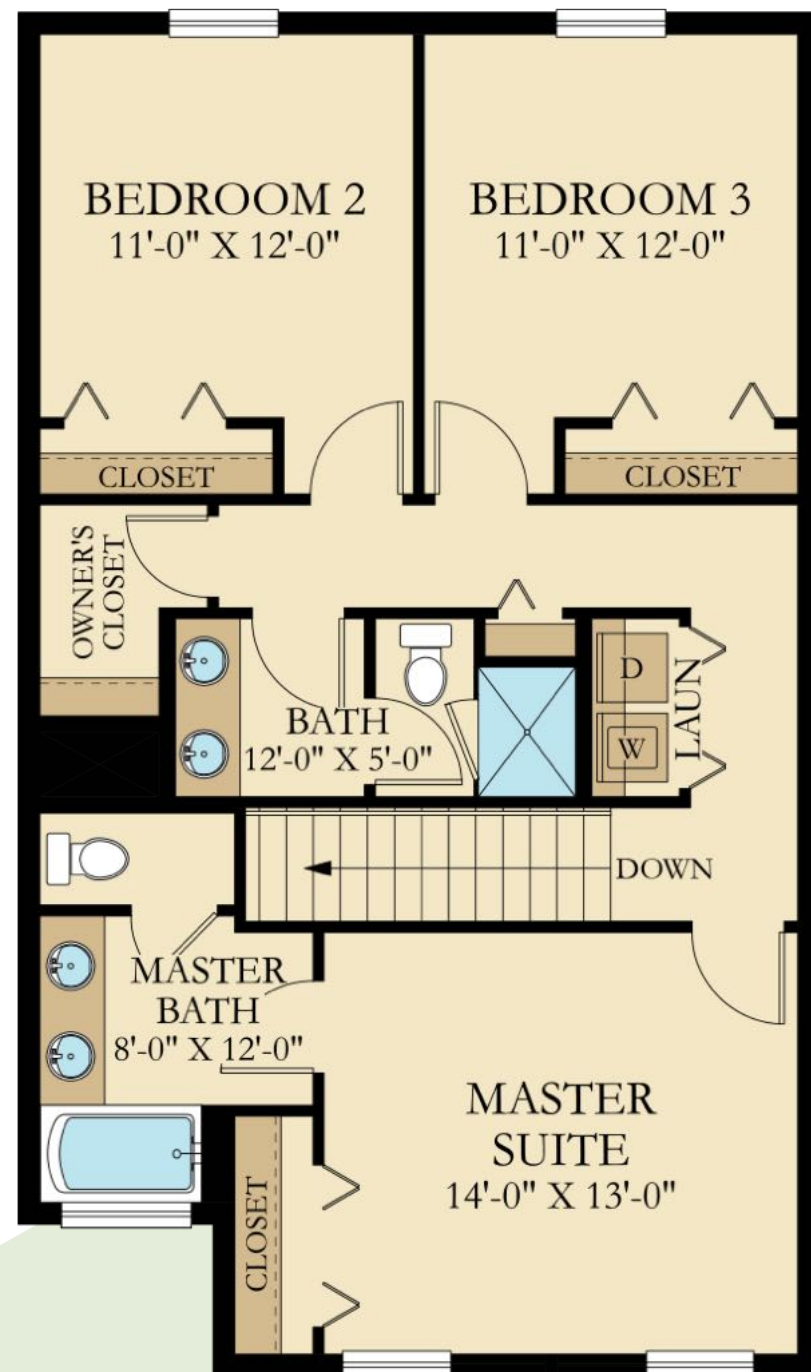
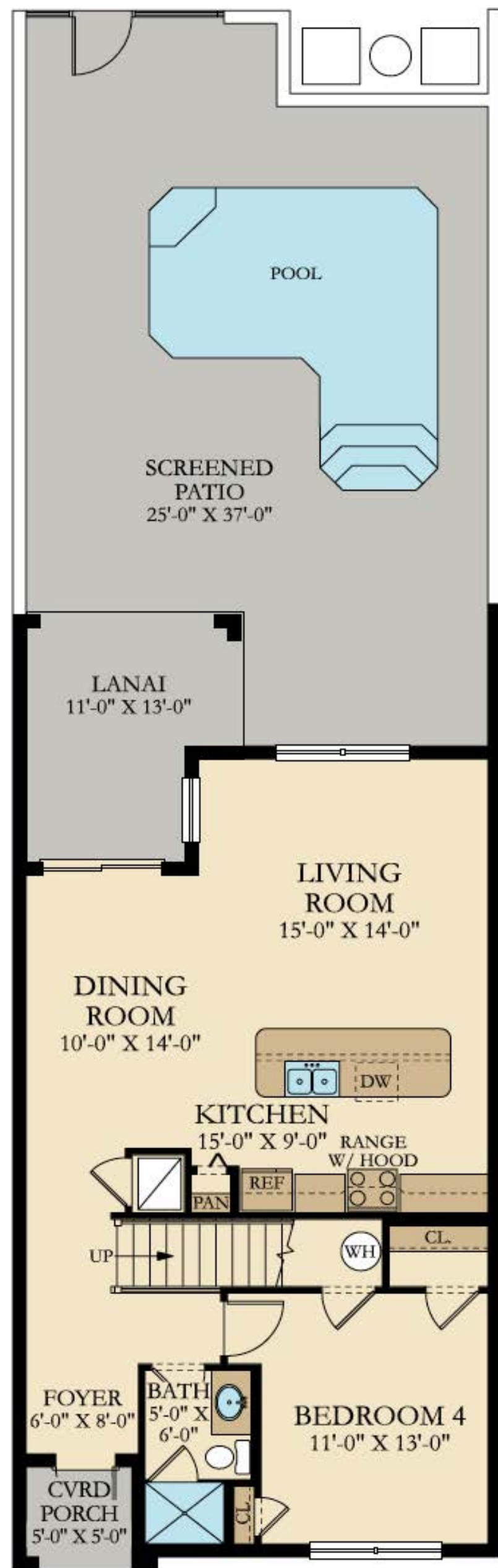
* 1,914 sq.ft.

* 2 floors



Sabal Palm





* 4 Bedrooms

* 3 Bathrooms

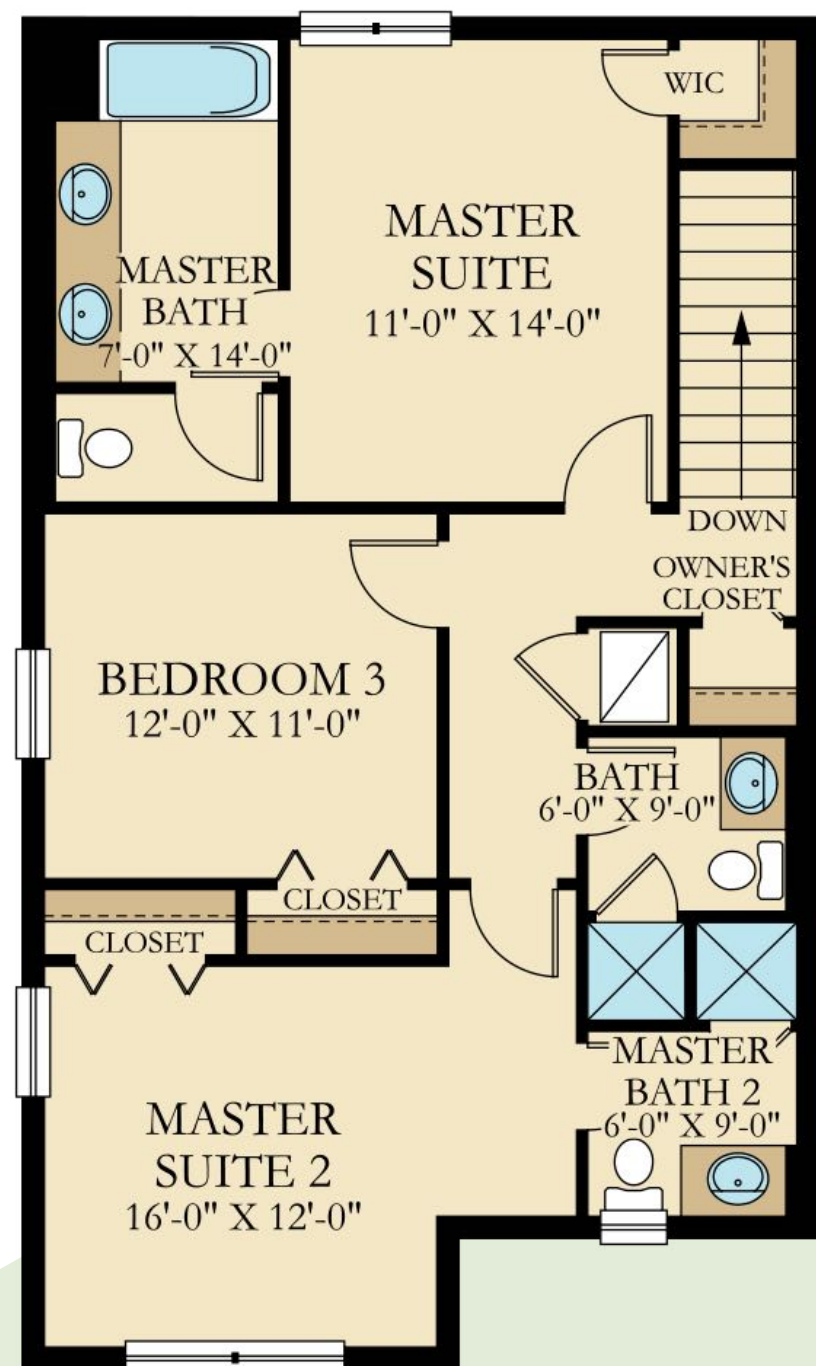
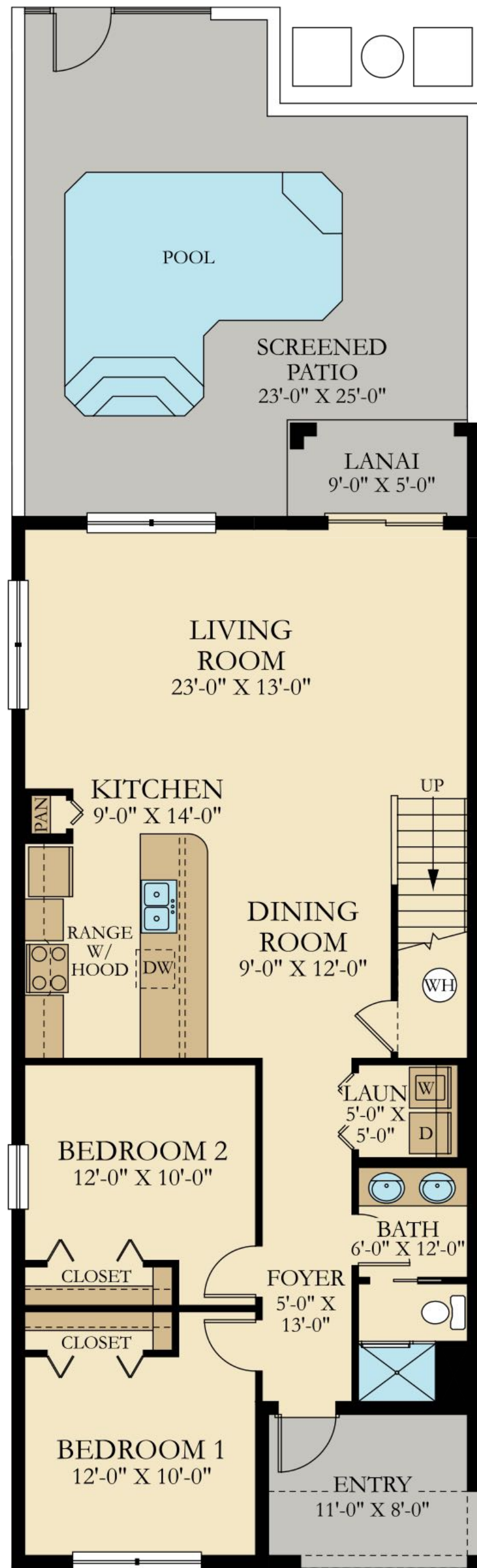
* 1,914 sq.ft.

* 2 floors



Beach Palm





* 5 Bedrooms

* 4 Bathrooms

* 2,128 sq.ft.

* 2 floors



Royale Palm





STOREY LAKE

Cove at Storey Lake Townhomes 2021 Fees and Features

Homeowner's Association Dues \$ 237.00 per month

Storey Lake Club \$ 148.00 per month

Shingle Creek CDD 2021 Fiscal Year Fees (Plus Tax)

Debt Service \$ 1057.00 Annually

Operations & Maintenance \$ 221.00 Annually

Storey Lake Amenities

- Valet Trash Service
- Professionally Landscaped Common Grounds & Lot Maintenance
- Cable Television with Internet and Landline Phone
- Roof Replacement
- Exterior Paint
- Exterior Landscape Pest Control and Building Termite Protection
- Street Paving – as needed
- Gated Main Entrance
- 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

[Click here to view HOA Documents](#)

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®**

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Storey Lake Townhomes

Resort Collection 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 and concrete acrylic deck
- Shingle roof with metal accents
- Energy efficient Low E dual pane window
- Sentricon System
- Taexx Pest Control Pre-Installed
- Gutters





INTERIOR DESIGN FEATURES

- Contemporary-style flat wood casing
- 2" smooth finish blinds
- Designer solid surface window sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Crown moulding in formal living areas and master bedroom
- Textured interior wall finish
- 1/2" interior drywall, 1/2" ceiling board and iron stair balusters
- Schlage® door hardware and touch screen deadbolt
- GE® Diamond Gray Profile washer and dryer

FLOORING FEATURES

- 12" x 24" flooring in all wet and extended living areas
- Upgraded 7/16" carpet padding
-  Shaw® plush wall to wall upgraded carpeting

LENNAR ECOSMART ENERGY SAVING FEATURE

-  Electric water heaters in Townhomes
-  Double-pane, Low-E windows
-  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
- Home Automation features

LUXURY KITCHEN FEATURES

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

ELEGANT BATHROOM FEATURES

- Flat and raised paneled wood cabinets in all full baths
- 12" x 24" floor tile in secondary bathrooms
- Quartz countertops in all full baths
- 12" x 24" floor tile in master bath shower
- 3/8" glass shower enclosure
- 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.

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Orlando

Connected Home



Everything's Included® in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

| Features | Lennar® | Other Builders | Used Home |
|---|--|--|--|
| Connectivity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Infrastructure - World's first Wi-Fi CERTIFIED™ Home Design | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> Ruckus Wireless ZoneFlex™ R510 Heat Mapping (Engineering) Ruckus ICX® 12-port Ethernet switch CAT-6A Wiring 42" Structured media enclosure Legrand® Surge Protected Receptacle | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| Smart Products | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> Schlage Encode™ Smart WiFi Deadbolt Honeywell T6 Pro Smart™ Wi-Fi Thermostat Ring® Video Doorbell | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |



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 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 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. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details.

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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 "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. 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.



START YOUR STORY

COMMUNITY LOCATION:
S.E. CORNER OF OSCEOLA PARKWAY AND SR 535
KISSIMMEE, FL

