LAGOMAR II

Offered by

LENNAR®
**Bougainvillea II**

3 Bedrooms, 3 Baths, Den, 2 Car Garage

Living ........................................... 2,800 sq.ft.
Porch/Entry ...................................... 61 sq.ft.
Lanai ............................................. 539 sq.ft.
Garage .......................................... 460 sq.ft.

Total Square Feet ......................... 3,860 sq.ft.
Napoli

ELEVATION A

ELEVATION C

Artist's Concept
Artist's Concept

Napoli

3 Bedrooms, 2.5 Baths, Den, 3 Car Garage

- Living: 2,394 sq.ft.
- Porch/Entry: 93 sq.ft.
- Lanai: 228 sq.ft.
- Garage: 743 sq.ft.

Total Square Feet: 3,458 sq.ft.

LENNAR

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Napoli Grande

ELEVATION A

ELEVATION C
Napoli Grande

3 Bedrooms, 3.5 Baths, 3 Car Garage

First Floor
- 2,394 sq.ft.

Second Floor
- 631 sq.ft.

Total Living
- 3,025 sq.ft.

Entry
- 93 sq.ft.

Lanai
- 228 sq.ft.

Garage
- 743 sq.ft.

Total Square Feet
- 4,089 sq.ft.

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4 Bedrooms, 2 Baths, 3 Car Garage

Living: 2,244 sq.ft.
Porch/Entry: 49 sq.ft.
Lanai: 237 sq.ft.
Garage: 620 sq.ft.
Total Square Feet: 3,150 sq.ft.

Artists’ Concept
Stanford
Stanford

4 Bedrooms, 3 Baths, 3 Car Garage

Living ........................................... 2,267 sq.ft.
Entry .................................................. 23 sq.ft.
Lanai .................................................. 153 sq.ft.
Garage ............................................... 595 sq.ft.
Total Square Feet .............................. 3,038 sq.ft.
Summerville

ELEVATION A

ELEVATION C

Artist’s Concept

LENNAR®
Summerville

3 Bedrooms, 3 Baths, Den, 3 Car Garage

Living ........................................ 2,444 sq.ft.
Porch/Entry .................................. 56 sq.ft.
Lanai ........................................... 176 sq.ft.
Garage ......................................... 620 sq.ft.

Total Square Feet ............................ 3,296 sq.ft.
Toscana

4 Bedrooms, 3 Baths, 3 Car Garage

Living ........................................ 2,553 sq.ft.
Porch/Entry .............................. 238 sq.ft.
Lanai ........................................ 258 sq.ft.
Garage ..................................... 608 sq.ft.

Total Square Feet ............... 3,657 sq.ft.
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 aluminum facia
- Low maintenance aluminum vented soffit
- Vented soffits for better air circulation
- Upgraded Sherwin Williams’ Lexon® 2 coat application paint
- Minimum 2 hose bibs
- Monolithic 2500 psi minimum concrete footer and termite protection 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 (per plan)
- Professional plumbing system throughout 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 (by community)
- 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
- Pro gutter system on the front of your home
- Designer door bell cover
- Fully landscaped and improved homesite
- Designer coach lights on garage
- Steel reinforced garage door
- Epoxy garage floor finish (by community)

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
- 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
- Upgraded washer and dryer
- 9’-4” and 10’ ceiling heights (per plan)
- 1/2” interior drywall
- Aged bronze finish door hardware
- 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” Designer Tile in all wet areas
- Products are green certified
- Plush wall to wall upgraded carpeting
- Upgraded 7/16” carpet padding
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
- Batt insulation on framed walls
- 92% energy efficient hot water heaters
- Insulation is green with some recycled materials
- Quick recovery 50 gallon water heater
- Monier products offer LEED points and some are Energy Star® rated

Electrical Appointments
- All copper wiring from breaker panel
- Minimum 200 amp electrical service
- Smoke and carbon monoxide detectors throughout home
- Electronic door bell chime
- Pre-wired for fans or light fixtures in all bedrooms, den and family living 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 (per plan)
- 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® side-by-side refrigerator - stainless steel
- GE® Energy Star® wall oven and microwave - stainless steel
- GE® Energy Star® smooth surface 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 (per plan)

Luxury Bathroom Features
- His and Her vanity counters with separate sinks in master bath (per plan)
- Elongated commodes in all water closets
- Mirrors in all bathrooms
- Luxury raised height, raised panel wood cabinetry and vanities
- Frameless shower enclosure in master bath
- 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
- Roman tub in master bathroom (per plan)
- Designer light fixtures in all baths
- 20” x 20” diagonal floor tile in all baths
- 13” x 13” shower wall tile in all baths
- Designer tile listello in all master baths
- Designer shower floor tile
- 4” granite backsplash on all bathroom counter tops
- Designer oval undermount sink bowl
- 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

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.
Construction Features
- Steel reinforced concrete block construction
- Skip trowel stucco finish
- Built in wall pest control system
- 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 aluminum fascia
- Low maintenance aluminum vented soffit
- Vented soffits for better air circulation
- Upgraded Sherwin Williams’ Lexon® 2 coat application paint
- Minimum 2 hose bibs
- Monolithic 2500 psi minimum concrete footer and slab
- Termite prevention
- Drywall contains some recycled products and is produced within the United States
- DensShield® wall board in showers and tub surrounds
- Greener wood products
- Professional plumbing system throughout home
- Built-in pest control system
- Fiberglass front entrance door
- Exterior glass front door
- Hurricane impact glass

Exterior Design Features
- Concrete roof tile
- 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 (per plan)
- Designer door bell cover
- Fully landscaped and improved homesite
- Designer coach lights on garage
- Irrigation System to manage water waste
- Steel reinforced garage door
- Epoxy garage floor finish
- Opener on all garage doors
- Landscape designs are eco friendly with mulch beds vs grass
- Brick paver entryway (per plan)

Interior Design Features
- Screens on all windows
- Screened in rear lanai with door (per plan)
- Bronze aluminum screen construction
- Efficient design & construction to reduce waste
- Upgraded wood casing
- Upgraded baseboard
- Crown molding in living areas (per plan)
- Raised panel interior doors
- 2” designer window blinds
- 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)
- Vinyl coated ventilated closet shelving
- Wood closet shelving
- Designer window sills
- Washer and dryer
- 1/2” interior drywall
- Door hardware
- Security and convenience package
- Sherwin Williams’ Lennar Supreme™ interior paint
- Space conditioning designed – Right Size for heating / cooling

Floor Coverings
- Diagonal 20’ designer tile in all wet areas
- Products are green certified
- Plush wall-to-wall upgraded carpeting in all rooms
- Upgraded 7/16” carpet padding

Energy Saving Features
- Programmable thermostats
- R-30 ceiling insulation keeps you cool in summer and warm in winter
- R-4.1 Perforated Fi-Foil and radiant barrier on exterior walls
- R-19 Batt Insulation on framed walls
- 92% energy-efficient hot water heaters
- Insulation is green with some recycled materials
- Quick recovery 50 gallon water heater
- Energy saving wall insulation
- Monier products offer LEED points and some are Energy Star® rated
**Electrical Appointments**
- All copper wiring from breaker panel
- Minimum 200 amp electrical service
- Smoke and carbon monoxide detectors throughout home
- Electronic door bell chime
- Pre-wired for fans or light fixtures in all bedrooms, den and family living room
- Designer light switches
- 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
- Exterior entry point lighting
- GFI outlets in all wet areas
- Bathroom exhaust fans
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**Luxury Kitchen Features**
- GE® Appliances are Energy Star® Certified and use less energy
- GE® Energy Star® side-by-side refrigerator
- GE® Energy Star® space saver microwave
- GE® Energy Star® smooth cook top range
- GE® Energy Star® dishwasher
- Badger V in-sink food disposal system
- Timberlake® Products are green certified and environmentally friendly sustainable cabinets
- Upgraded French door stainless steel refrigerator
- Granite kitchen counter tops
- Designer faucet with built-in spray
- Built-in ice maker hook up
- Designer tile counter backsplash
- Stainless steel kitchen sink
- Pull out trash receptacle (per plan)
- Pull out cabinet shelves in kitchen (per plan)
- Luxury 42” raised panel maple wood cabinets
- Folding sponge rack under kitchen sink (per plan)
- Under cabinet lighting (per plan)
- Stainless steel appliances

**Elegant Bathroom Features**
- His and Her vanity counters with separate sinks in master bath (per plan)
- Elongated commodes in all water closets
- Mirrors in all bathrooms
- Luxury raised height raised panel wood cabinetry and vanities
- Recessed medicine cabinets with a beveled edge mirror
- Designer faucets / shower heads are water sense products
- Designer rubbed bronze plumbing fixtures in all baths
- Roman tub in master bathroom
- 20” diagonal floor tile in all baths
- Designer shower wall tile in all baths
- Clear glass shower enclosure in master bath
- Designer oval sink
- Granite counter tops
- Designer upgraded bathroom accessories
- 4” backsplash on all bathroom counter tops
- 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
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This Site Plan of the Village of Lagomar II 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, does not disclose all easements, reservations or limitations of record. This Site Plan is neither a zoning map nor engineered survey of Lagomar II, but serves only as a guide, until next revised.

Beauty, privacy and luxury are all yours in the exclusive village of Lagomar II. With just 35 home sites and a choice of six spacious three- and four-bedroom floor plans, you’re certain to find an estate that fits your lifestyle and your dreams. Plus, you’ll have options to enjoy stunning lake views and luxury amenities like idyllic outdoor living spaces, gourmet kitchens, elegant studies, two- or three-car garages and up to 3,025 square feet under air.

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A BEAUTIFUL HOME IS ONLY THE BEGINNING.