

## Portico Estate Homes

<u>Model</u>	<u>Description</u>	<u>A/C Living Area</u>	<u>Elevation G Price</u>	<u>Elevation F Price</u>
<b>Oakmont</b>	4 Bedrooms, 2.5 Baths 3 Car Garage	2,361	\$260,999	\$264,999
<b>Doral</b>	4 Bedrooms, 3 Baths 3 Car Garage	2,553	\$280,999	\$284,999
<b>Sawgrass</b>	5 Bedrooms, 3 Baths, 3-Car Garage	2,926	\$300,999	\$304,999
<b>National</b>	5 Bedrooms, 3 Baths, 3-Car Garage	3,473	\$360,999	\$364,999

### **\*Price Includes Standard Features**

**The Portico Master Property Owners Association, Inc.** fee is \$661.34 annually payable quarterly.  
(Includes common area maintenance, utilities and irrigation system operating expense)

The landscape maintenance of lawns fee is \$900.00 annually, collected quarterly

**(Includes Mowing, Edging and Blowing only)**

**The Portico Amenities** base fee will be \$500.00 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Amenities** expense fee will be \$519.46 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Community Development District** assessment is \$1,176.15 annually. The operations & maintenance fee is \$128.22.

These fees will appear on future tax bills

### **ONE TIME FEES TO BE COLLECTED AT TIME OF CLOSING**

A one-time Builder Fee of \$500.00 payable to WCI Communities, LLC

A one-time Irrigation Hook-up Fee of \$500 to WCI Communities, LLC

A one-time Final Survey Fee of \$400.00 to WCI Communities, LLC

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT.

OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

4/14/17

<http://porticofortmyershomes.com/>



EVERYTHING'S  
INCLUDED  
HOMES

ecosmart  
BY LENNAR  
Built Green • Save Green • Smart Move



## Portico Manor Homes

<u>Model</u>	<u>Description</u>	<u>A/C Living Area</u>	<u>Elevation A Price</u>	<u>Elevation C Price</u>	<u>Elevation D Price</u>
<b>The Princeton II</b>	4 Bedrooms, 2 Baths, 3 Car Garage	2,245	\$235,999	\$237,999	\$240,999
<b>Tivoli</b>	4 Bedrooms, 3 Baths Great Room, 3 Car Garage	2,267	\$225,999	\$227,999	\$230,999
<b>The Summerville II</b>	3 Bedrooms, 3 Baths, Den, 3-Car Garage	2,445	\$261,999	\$263,999	\$266,999
<b>Sorrento</b>	5 Bedrooms, 4.5 Baths, Family Room/Living Room, Bonus Room, 3-Car Split Garage	3,283	\$295,999	\$297,999	\$300,999
<b>Liberation</b>	6 Bedrooms, 4-1/2 Baths Family Room/Living Room Bonus Room, 3-Car Split Garage	3,867	\$335,999	\$337,999	\$340,999

**\*Price Includes Standard Features**

**The Portico Master Property Owners Association, Inc.** fee is \$661.34 annually payable quarterly.

(Includes common area maintenance, utilities and irrigation system operating expense)

The landscape maintenance of lawns fee is \$900.00 annually, collected quarterly

**(Includes Mowing, Edging and Blowing only)**

**The Portico Amenities** base fee will be \$500.00 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Amenities** expense fee will be \$519.46 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Community Development District** assessment is \$955.62 annually. The operations & maintenance fee is \$111.25.

These fees will appear on future tax bills

**ONE TIME FEES TO BE COLLECTED AT TIME OF CLOSING**

A one-time Builder Fee of \$500.00 payable to WCI Communities, LLC

A one-time Irrigation Hook-up Fee of \$500 to WCI Communities, LLC

A one-time Final Survey Fee of \$400.00 to WCI Communities, LLC

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT.

OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

4/14/17

<http://porticofortmyershomes.com/>



EVERYTHING'S  
INCLUDED  
HOMES

ecosmart  
BY LENNAR  
Built Green • Save Green • Smart Move™



## Portico Executive Homes

<u>Model</u>	<u>Description</u>	<u>A/C Living Area</u>	<u>Elevation A Price</u>	<u>Elevation C Price</u>	<u>Elevation D Price</u>
<b>Capri</b>	3 Bedrooms, 2 Baths Great Room, 2-Car Garage	1,677	\$191,999	\$193,999	\$196,999
<b>Venice</b>	3 Bedrooms, 3 Baths Great Room, 2-Car Garage	1,849	\$207,999	\$209,999	\$212,999
<b>Trevi</b>	4 Bedrooms, 3 Baths Great Room, 2-Car Garage	2,032	\$212,999	\$214,999	\$217,999
<b>Amalfi</b>	4 Bedrooms, 3 Baths Great Room, Bonus Room, 2-Car Garage	2,529	\$240,999	\$242,999	\$245,999
<b>Monte Carlo</b>	5 Bedrooms, 3 Baths Bonus Room, 3-Car Garage	3,231	\$273,999	\$275,999	\$278,999

### **\*Price Includes Standard Features**

**The Portico Master Property Owners Association, Inc.** fee is \$661.34 annually payable quarterly.  
(Includes common area maintenance, utilities and irrigation system operating expense)

The landscape maintenance of lawns fee is \$900.00 annually, collected quarterly

**(Includes Mowing, Edging and Blowing only)**

**The Portico Amenities** base fee will be \$500.00 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Amenities** expense fee will be \$519.46 annually, collected quarterly. Sales Tax of 6% is applicable.

**The Portico Community Development District** assessment is \$735.09 annually. The operations & maintenance fee is \$94.28.

These fees will appear on future tax bills

### **ONE TIME FEES TO BE COLLECTED AT TIME OF CLOSING**

A one-time Builder Fee of \$500.00 payable to WCI Communities, LLC

A one-time Irrigation Hook-up Fee of \$500 to WCI Communities, LLC

A one-time Final Survey Fee of \$400.00 to WCI Communities, LLC

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT.

OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

4/14/17

<http://porticofortmyershomes.com/>



EVERYTHING'S  
INCLUDED  
HOMES

ecosmart  
BY LENNAR  
Built Green • Save Green • Smart Move™





# PORTICO

# Signature Series

## Lennar includes it all.

### 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 fascia
- Low-maintenance aluminum vented soffit
- Vented soffits for better air circulation
- Direct-mount steel storm panels (per community)
- Sherwin-Williams® Loxon 2-coat application paint
- Hose bibs (per plan)
- Monolithic 2500-psi minimum concrete footer and slab
- Drywall contains some recycled products and is produced in the United States
- Denshield wallboard in showers and tub surrounds
- Greener wood products
- 5-12 pitch roof (per plan) /per community
- Professional plumbing system throughout
- Green termite treatment
- Fiberglass front door
- Pre-treated for termites
- Double pane windows (per plan - per community)

### Exterior Design Features

- Dimensional shingle roof
- Concrete driveway (per plan - per community)
- Concrete entryway (per plan - per community)
- Concrete lanais (per plan - per community)
- Fully sodded with Floritam sod
- Automatic in-ground sprinkler system with rain gauge to minimize water waste
- Comprehensive Stormwater Management Plan to minimize pollutant runoff
- Fully landscaped and improved homesite
- Designer coach lights on garage
- Steel reinforced garage door
- Garage door opener
- Landscape designs are eco-friendly with mulch beds vs. grass
- Screens on all windows
- Professionally engineered aluminum screen construction
- Efficient design and construction to reduce waste

### Interior Design Features

- Colonial-style wood casing
- Colonial-style baseboard
- Raised-panel interior doors
- Designer, 2" faux wood window blinds
- Raised-panel bi-fold closet doors
- Clear glass shower doors (per plan)
- Low-volatile organic compounds coatings/paint
- Low-volatile organic compounds VOC carpet
- Knockdown wall finish
- Upgraded oak handrail on white spindle staircase (per plan)
- Vinyl-coated ventilated closet shelving
- Rounded corner bead in main living areas
- GE® washer and dryer
- 9'-4" ceiling heights/ 8' on second story (per plan)
- 1/2" drywall
- Brushed nickel finish door hardware
- Sherwin-Williams Lennar Supreme interior paint
- Space conditioning designed (right size for heating/cooling)

### Floor Coverings

- Designer ceramic tile on diagonal in all wet areas
- Products are green certified
- Plush wall-to-wall carpeting in all rooms
- 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
- R-11 batt Insulation on framed walls
- 92% energy-efficient 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

Thousands of dollars in extras all at no additional charge.

LENNAR®



We give you more of everything you want and need, faster, more cost effectively and with greater peace of mind.

## Electrical Appointments

- All-copper wiring from breaker panel
- Smoke and carbon monoxide detectors throughout
- Electronic door bell chime
- Prewired for fans or light fixtures in all bedrooms, den and family/living room
- Designer light switches
- Two exterior waterproof outlets
- 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
- LED lighting (per plan)
- Exterior entry 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 black side-by-side refrigerator
- GE ENERGY STAR black space saver microwave
- GE ENERGY STAR black smooth top range
- GE ENERGY STAR black dishwasher
- GE ENERGY STAR stainless steel wall oven and microwave
- GE ENERGY STAR smooth cook top
- Upgraded stainless steel French door refrigerator
- Stainless steel appliances
  - Badger V in-sink food disposal system
  - Stainless sink
- Timberlake sustainable cabinets are green certified and eco-friendly
- Pull-out trash can (per plan)
- Pull-out cabinet shelves (per plan)
  - Luxury 36" wood cabinets with crown molding
  - French-nickel cabinet hardware
- Luxury 42" wood cabinets with crown molding
- Brushed nickel cabinet hardware
- Under-cabinet lighting (per plan)
- Granite counter tops
- 4" counter backsplash
  - Designer faucet
- Folding sponge rack under sink (per plan)
  - Built-in ice maker hook up
  - Textured mica countertops with square edge
- Pendant light fixtures above bar top or island (per plan)

## 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, wood cabinets and vanities
- Recessed medicine cabinets with a beveled edge mirror
- Designer faucets/shower heads are WaterSense® products
- Cultured marble vanity tops
- Granite vanity tops
  - Roman tub in master bath (per plan)
  - Designer brushed nickel plumbing fixtures in all baths
  - Designer brushed nickel light fixtures in all baths
  - Floor tile on diagonal in all baths
  - Ceramic tile shower wall in all baths
- Upgraded, designer bath accessories
  - 4" counter backsplash on all counter tops
  - Designer oval sink
  - Clear glass shower door in master bath
  - French nickel cabinet knobs
  - Anti-skid bathtubs

## Commitment To Excellence

- Complete customer care service department
- Independent engineering inspections throughout the construction process
- Over 60 years in Southwest Florida
- Manufacturers' 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 50,000 families in Southwest Florida own a Lennar home
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Program



These luxury features are part of the Ei Plus package.

If you decide not to choose this package you will save \$4,900.



Lennar Green Feature



Estate Home Only

<http://porticofortmyershomes.com/>