

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive
ChampionsGate, FL 33896

From \$391,990s – \$493,990s
Square footages from the 2,212s to the 3,812s

Contact(s): Denise Lawler, Mark Simo

Phone: 800-401-2341

Fax:

Hours:

Mon. 10:00 – 6:00

Tues. 10:00 – 6:00

Wed. 10:00 – 6:00

Thur. 10:00 – 6:00

Fri. 10:00 – 6:00

Sat. 10:00 – 6:00

Sun. 11:00 – 6:00



The Retreat at ChampionsGate is Orlando's premier resort community. Single family and vacation homes coming soon!

Community Amenities Plaza, Spa, Restaurant, Bar, Fitness Center, Tiki Bar, Cabanas, Tennis Club, Tennis Clubhouse, Stadium Court, (6) Tennis Courts, Golf Club, Golf Clubhouse Grill, Locker Rooms, Golf Shop, The Oasis, Resort-Style Pools, Family Pool, Lazy River, Water Slides, Swim-Up Bar, Water Falls, Beach Entry, Spa, Splash Pad, Grill, Bar, Fitness Area, Theater, Game Room, Tiki Bar, Cabanas, Performance Area, Trolley Aerobics Studio, Clubhouse, Community Center, Equestrian, Fitness Center, Fully Maintained Lawns, Gated, Golf Course, HOA, Playground, Security, Splash Park, Sport Court, Swimming Pool, Tennis Court, Tot Lot, Volleyball Court

Cable TV
Bright House Networks
866-309-EASY

Hospital
Heart of Florida Regional Medical Center

Shopping
Best Buy

Electric Company
Progress Energy
800-700-8744

Waste Water Company
Kissimmee Utility Authority
407-933-9800

Hospital
Davenport Medical Center

Police Admin
Davenport Police Department
863-419-3306

Shopping
Dick's Sporting Good

Garbage Collection
Invisible Waste Services
321-229-1391

Water Company
Kissimmee Utility Authority
407-933-9800

Hospital
Florida Hospital Celebration

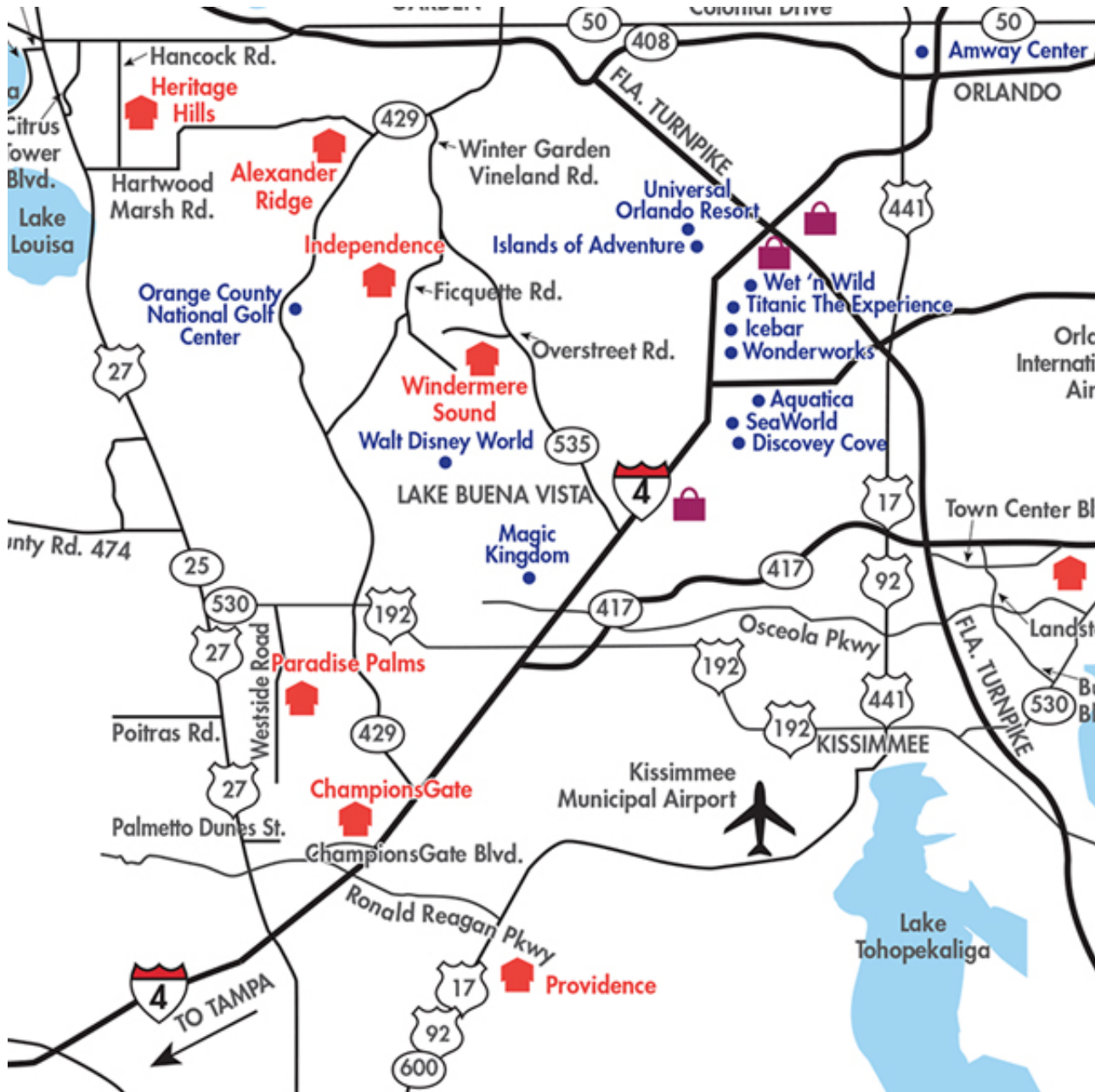
Post Office
Davenport Post Office
863-424-4451

Shopping
Target

Telephone Company
Bright House Networks
866-309-EASY

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-



Location

1402 Moon Valley Drive
ChampionsGate, FL 33896

Driving Directions

8970 Dove Valley Way

ChampionsGate, FL 33896

- I-4 to Exit 55, US #27.
- North two miles.
- Entrance on the right.

Contact(s): Denise Lawler, Mark Simo

Phone: 800-401-2341

Fax:

Hours:

Mon. 10:00 – 6:00

Tues.10:00 – 6:00

Wed.10:00 – 6:00

Thur.10:00 – 6:00

Fri. 10:00 – 6:00

Sat. 10:00 – 6:00

Sun.11:00 – 6:00

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Aruba

by Lennar

2212 Square Feet

4 Bedrooms

3 Bathrooms

Starting at \$391,990

1 Story / 4 Bedrooms / 3 Baths / Family Room / Dining Room / Laundry Room / Rear Covered Patio / 1 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

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
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Aruba [Aruba by Lennar Homes]



ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Bali

by Lennar

2767 Square Feet

5 Bedrooms

4.5 Bathrooms

Starting at \$439,990

2 Story / 5 Bedrooms / 4.5 Baths / Family Room / Dining Room / Loft /
Laundry Room / 2 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

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
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

COVERED PATIO
40'-0" x 10'-0"

MASTER BATH 2
6'-6" x 14'-11"

DINING ROOM
15'-7" x 15'-11"

FAMILY ROOM
16'-1" x 15'-11"

OWNERS CLOSET
5'-11" x 5'-0"

POWDER
5'-11" x 5'-0"

MASTER SUITE 2
12'-4" x 13'-7"

KITCHEN
10'-0" x 16'-7"

Breakfast Room
5'-0" x 5'-0"

Ref

Pantry

FOYER
7'-9" x 5'-7"

OWNERS CLOSET
3'-6" x 4'-3"

LAUNDRY
7'-0" x 5'-8"

COVERED PORCH
8'-4" x 5'-0"

2 CAR GARAGE
20'-0" x 20'-5"

W

D

Closet

WH

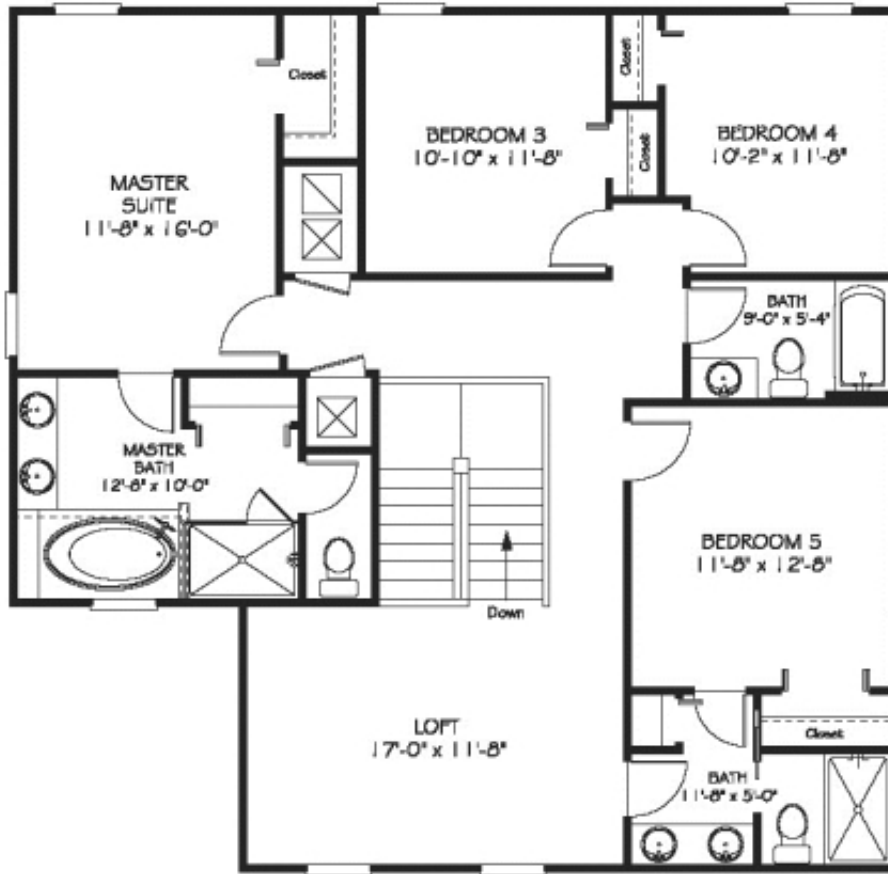
Up

FIRST FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Bali [Bali by Lennar Homes]



SECOND FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Cayman
by Lennar

3051 Square Feet
6 Bedrooms
6 Bathrooms
Starting at \$453,990

2 Story / 6 Bedroom / Bonus Room / Family Room / Dining Room /
Laundry Room / Rear Covered Patio / 6 Bath / 2 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative

Service Department

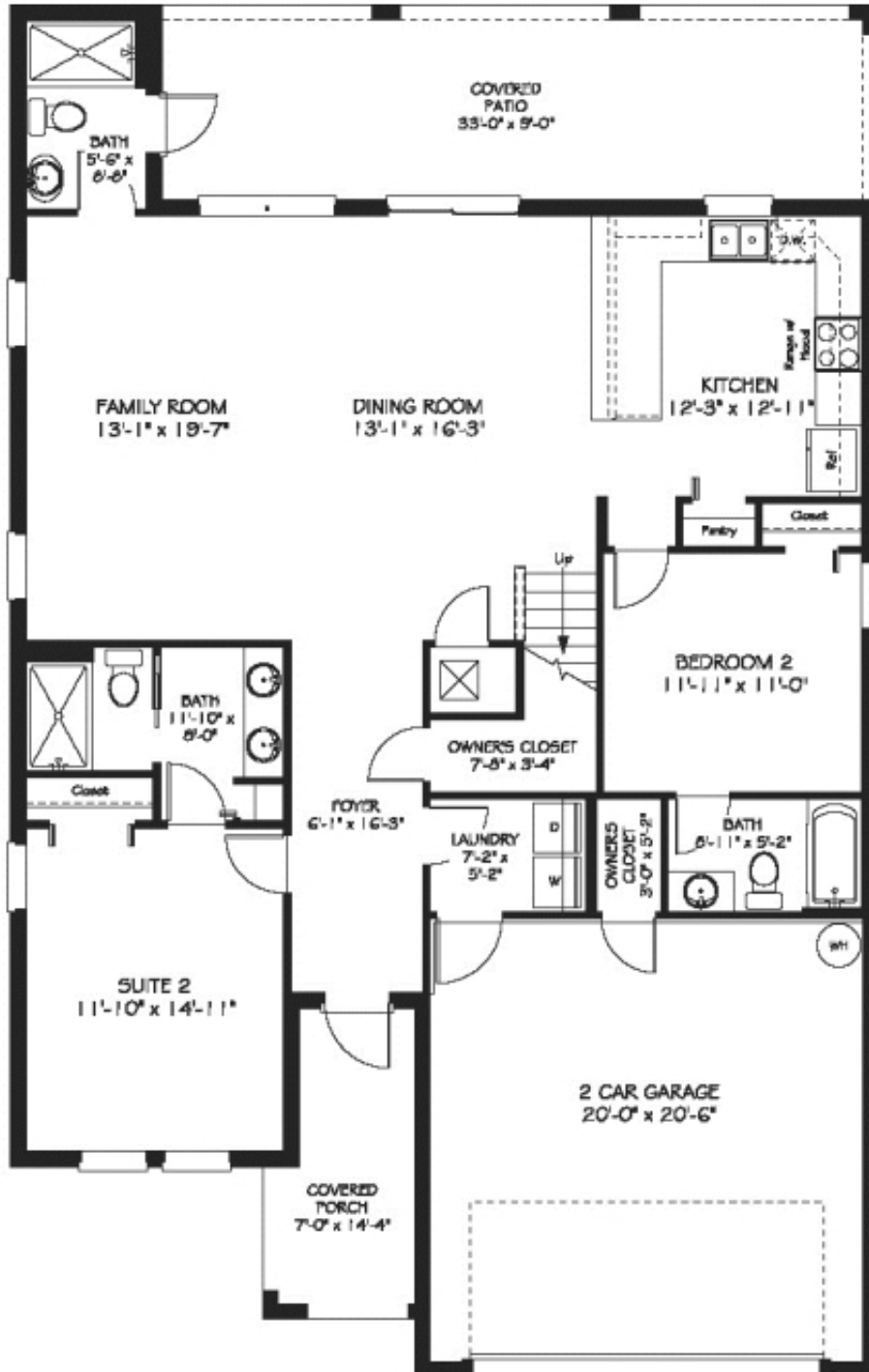
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Cayman [Cayman by Lennar Homes]

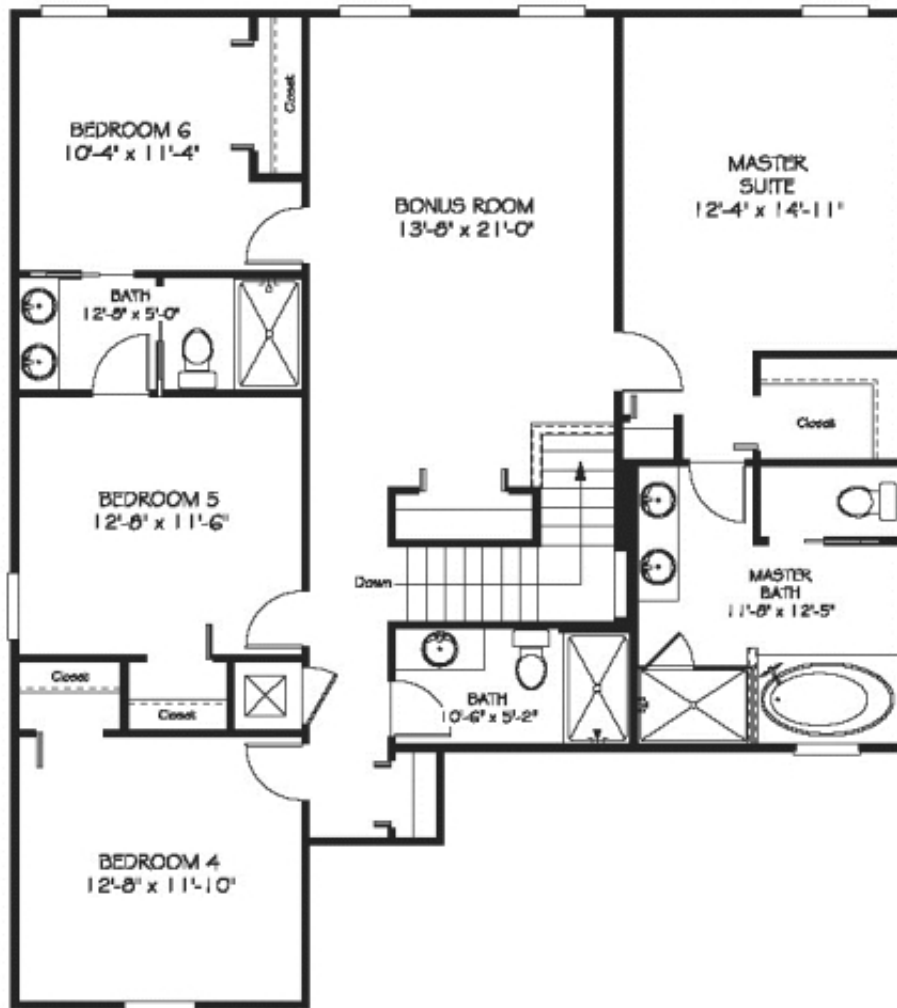


FIRST FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Cayman [Cayman by Lennar Homes]



SECOND FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Fiji

by Lennar

3348 Square Feet

6 Bedrooms

6 Bathrooms

Starting at \$474,990

2 Story / 6 Bedrooms / Loft / Game Room / Family Room / Dining Room
/ Laundry Room / Rear Covered Patio / 5 Baths / 2 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative

Service Department

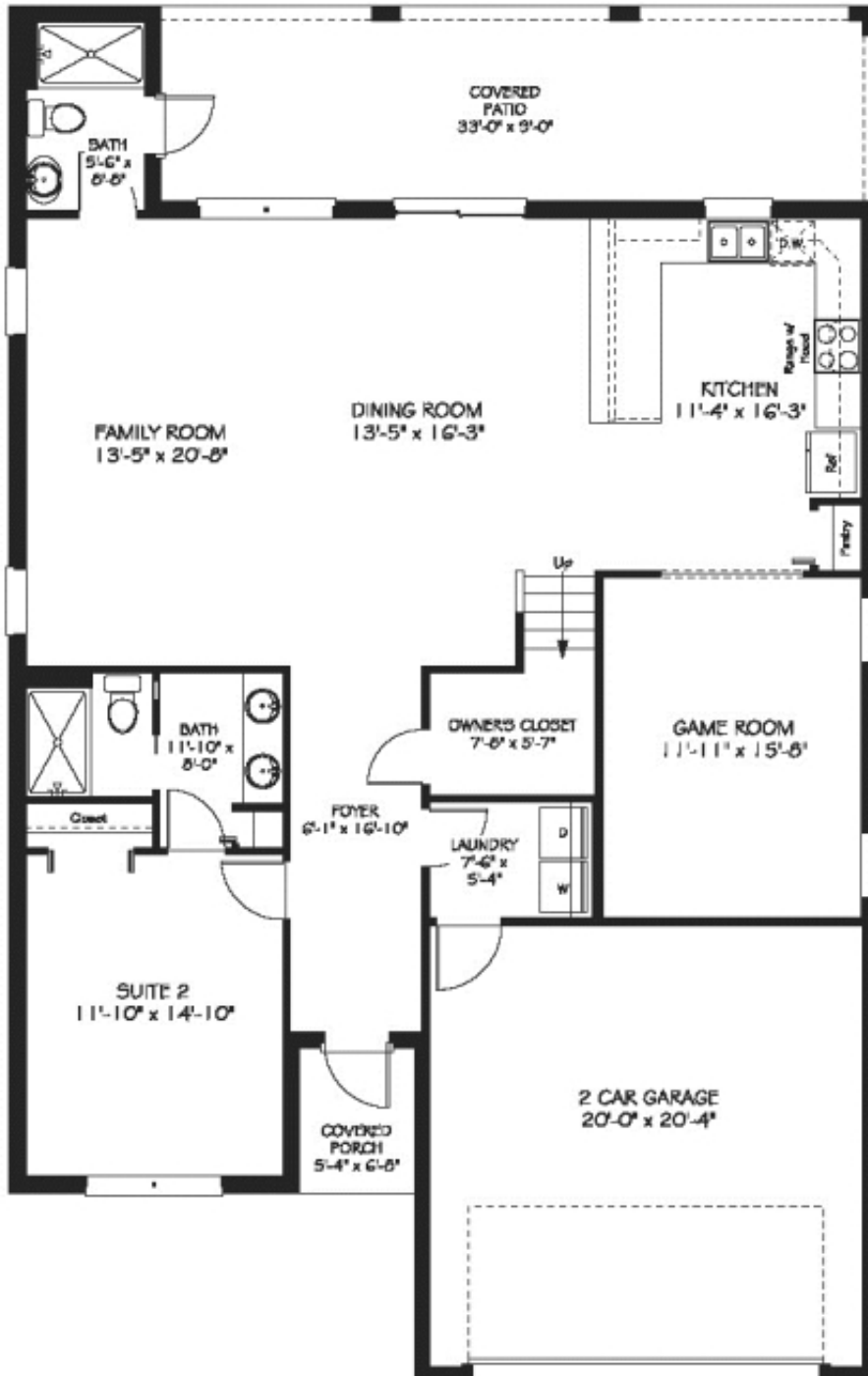
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Fiji [Fiji by Lennar Homes]

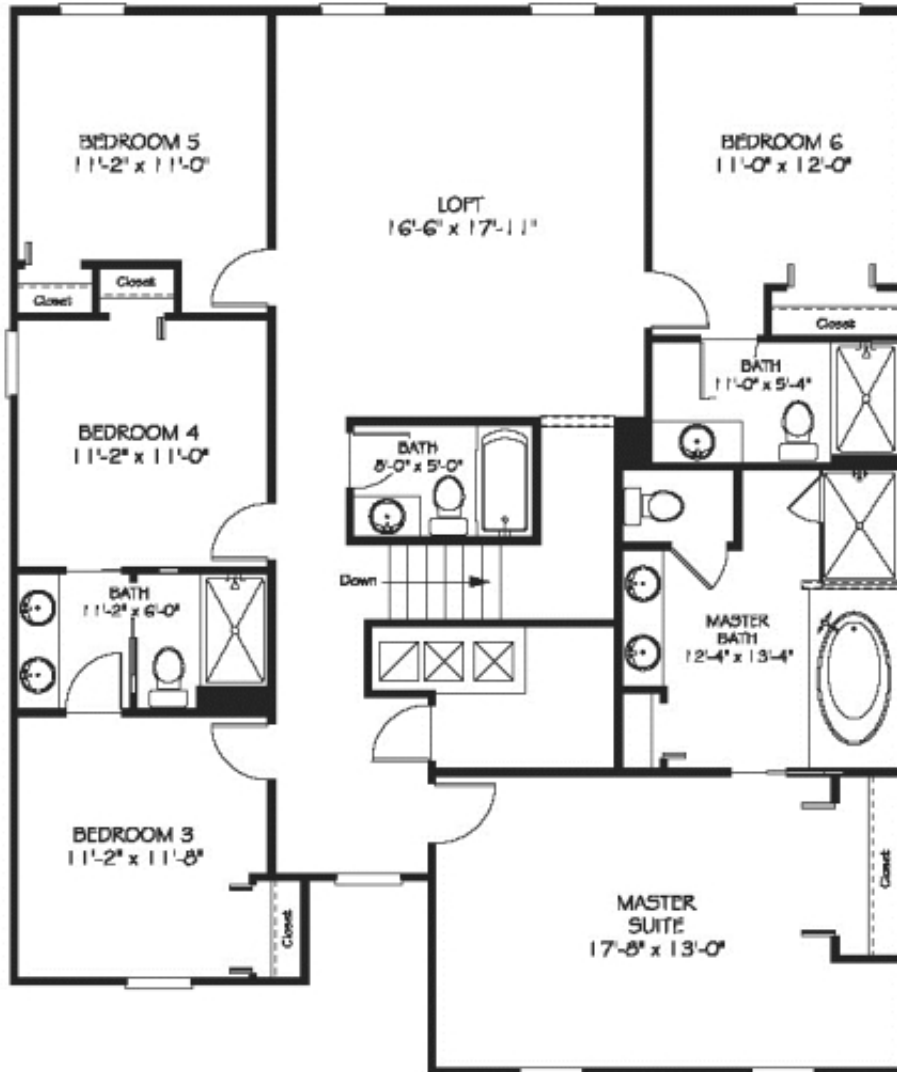


FIRST FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-
7777

Fiji [Fiji by Lennar Homes]



SECOND FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Luau

by Lennar

3491 Square Feet

7 Bedrooms

5 Bathrooms

Starting at \$478,990

2 Story / 7 Bedroom / Loft / Family Room / Dining Room / Upstairs
Laundry Room / Rear Covered Patio / 5 Baths / 2 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative

Service Department

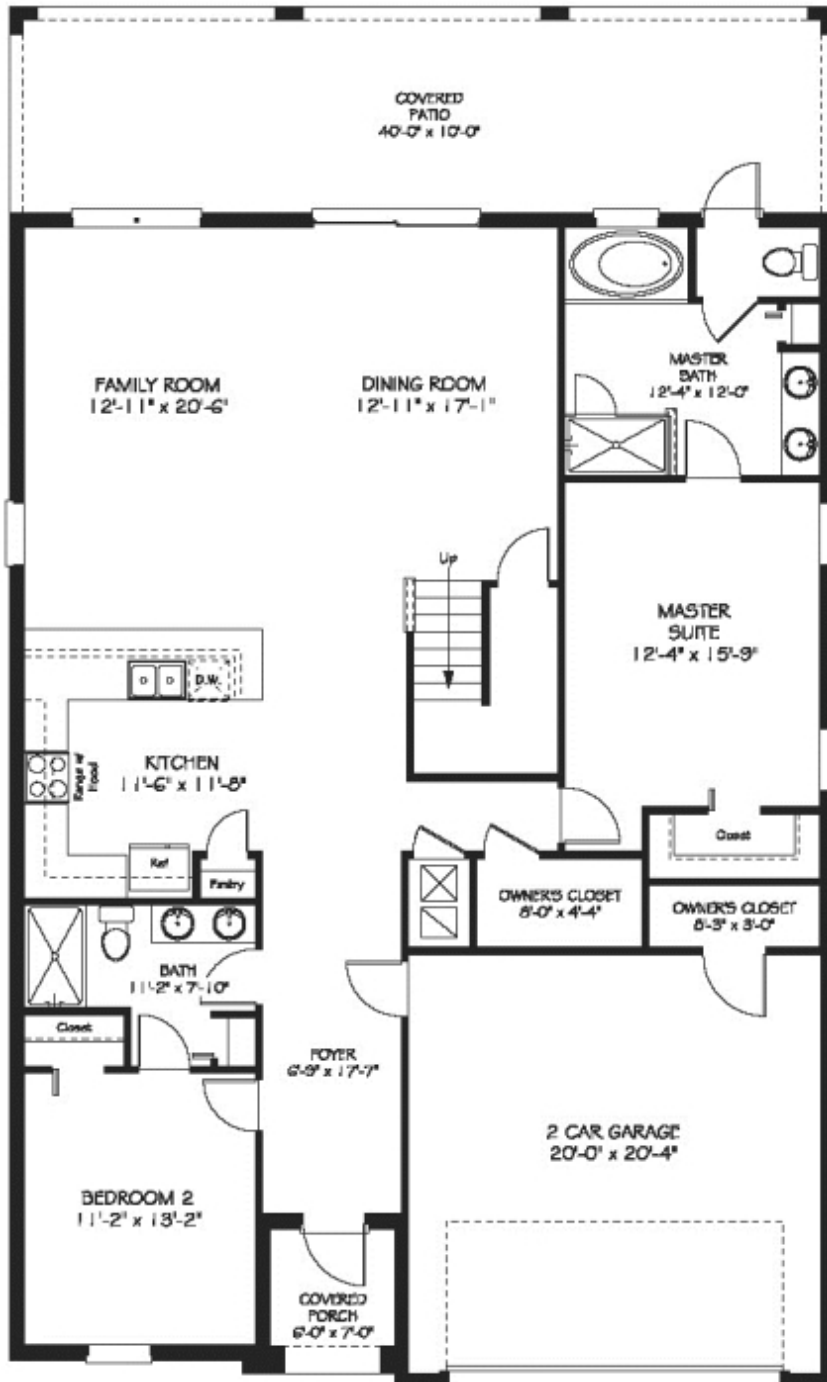
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Luau [Luau by Lennar Homes]

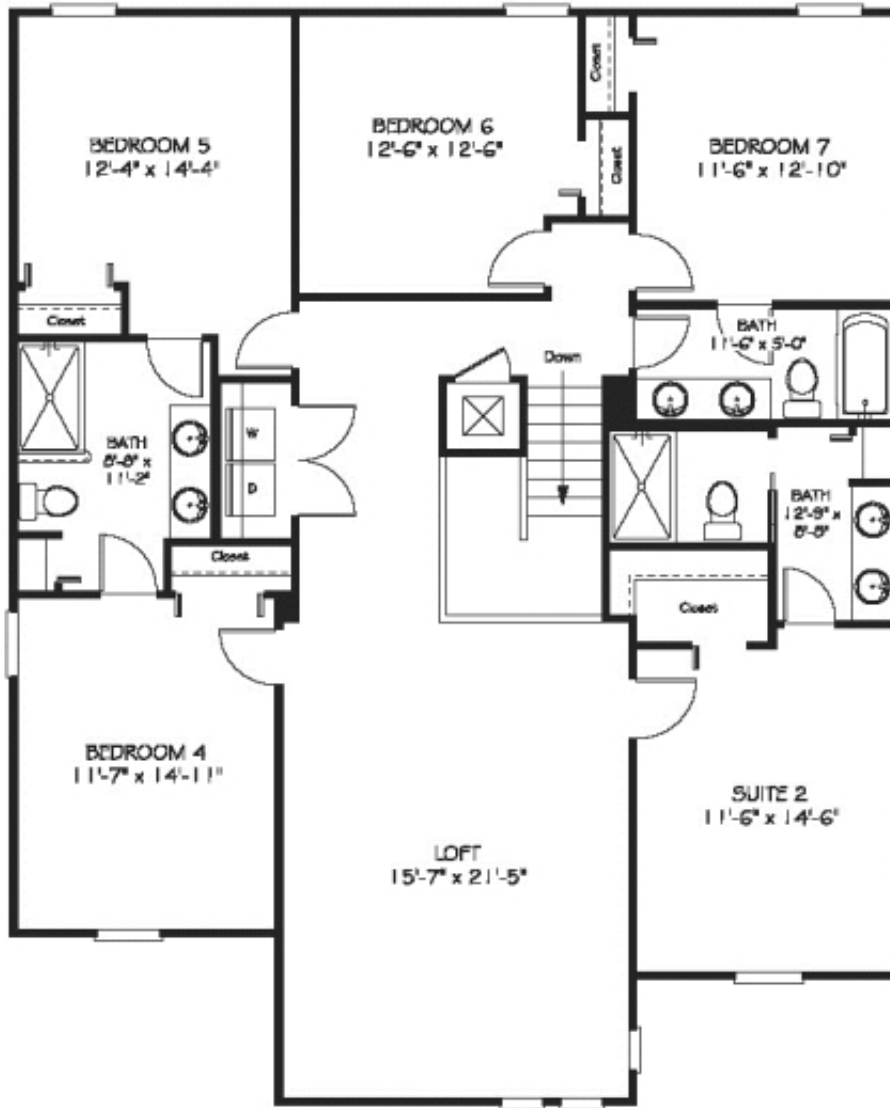


FIRST FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Luau [Luau by Lennar Homes]



SECOND FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Maui

by Lennar

3812 Square Feet

8 Bedrooms

5 Bathrooms

Starting at \$493,990

2 Story / 8 Bedrooms / Loft / Media Room / Family Room / Dining Room
/ Upstairs Laundry Room / 5 Baths / 2 Car Garage

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

- AO Smith 60-gallon, hybrid water heater (single-family homes only)
- Radiant heat barrier (single-family homes only)
- Double-pane, Low-E windows
- 15 SEER HVAC
- Foam-filled block wall insulation (townhomes only)
- Frame wall insulation
- GreenGuard® Max house wrap
- Programmable thermostats
- GE® ENERGY STAR-rated refrigerator & dishwasher

Luxury Kitchen Features

- GE® ENERGY STAR stainless steel 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE® ENERGY STAR stainless steel dishwasher
- GE® stainless steel slide-in range with glass cook top
- GE® stainless steel microwave
- Luxury 36" multi-leveled, raised-panel wood cabinets with crown molding
- Pull-out shelves in base cabinets (per plan)
- Brushed-nickel cabinet hardware
- Tilt-out sponge drawer at kitchen sink
- Granite countertops
- Stainless steel under-mount kitchen sink
- 5" granite backsplash
- Designer faucet with pull-out spray

Elegant Bathroom Features

- WaterSense® lavatory & shower faucets
- Flat-panel maple wood cabinets in all baths
- Designer brushed-nickel plumbing fixtures in all baths
- Granite countertop in master bath
- Cultured marble vanity tops in secondary baths with integral sinks
- Elongated commodes in all baths



Elevation F



Elevation G

- Designer tile listello on master bath shower walls
- Designer light fixtures in all baths
- 9" x 12" ceramic wall tile in master bath shower
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

- Schlage® satin-nickel-finish door hardware
- Colonial-style wood casing
- Ogee-style baseboards
- 2" designer smooth-finish blinds
- Designer window-sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Rounded corner beads in main living areas
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- Full-home security system
- GE® top-load washer
- GE® top-load dryer
- HomeTeam® built-in pest control

Exterior Design Features

- Fully sodded homesites
- Pre-wired for garage door opener
- Fully landscaped & improved homesite
- 2,500-PSI concrete footer & slab
- Florida WaterStarSM certified, low-volume irrigation system with rain gauge (single-family homes only)
- Heated swimming pool with screened enclosure (vacation homes only, single-family homes optional)
- Carriage garage doors

Flooring Features

- 18" x 18" ceramic tile flooring in all wet areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, wall-to-wall, upgraded carpeting

Electrical Features

- Decora® designer light switches
- Pre-wired for fans in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Recessed lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Compact fluorescent light bulbs

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative

Service Department

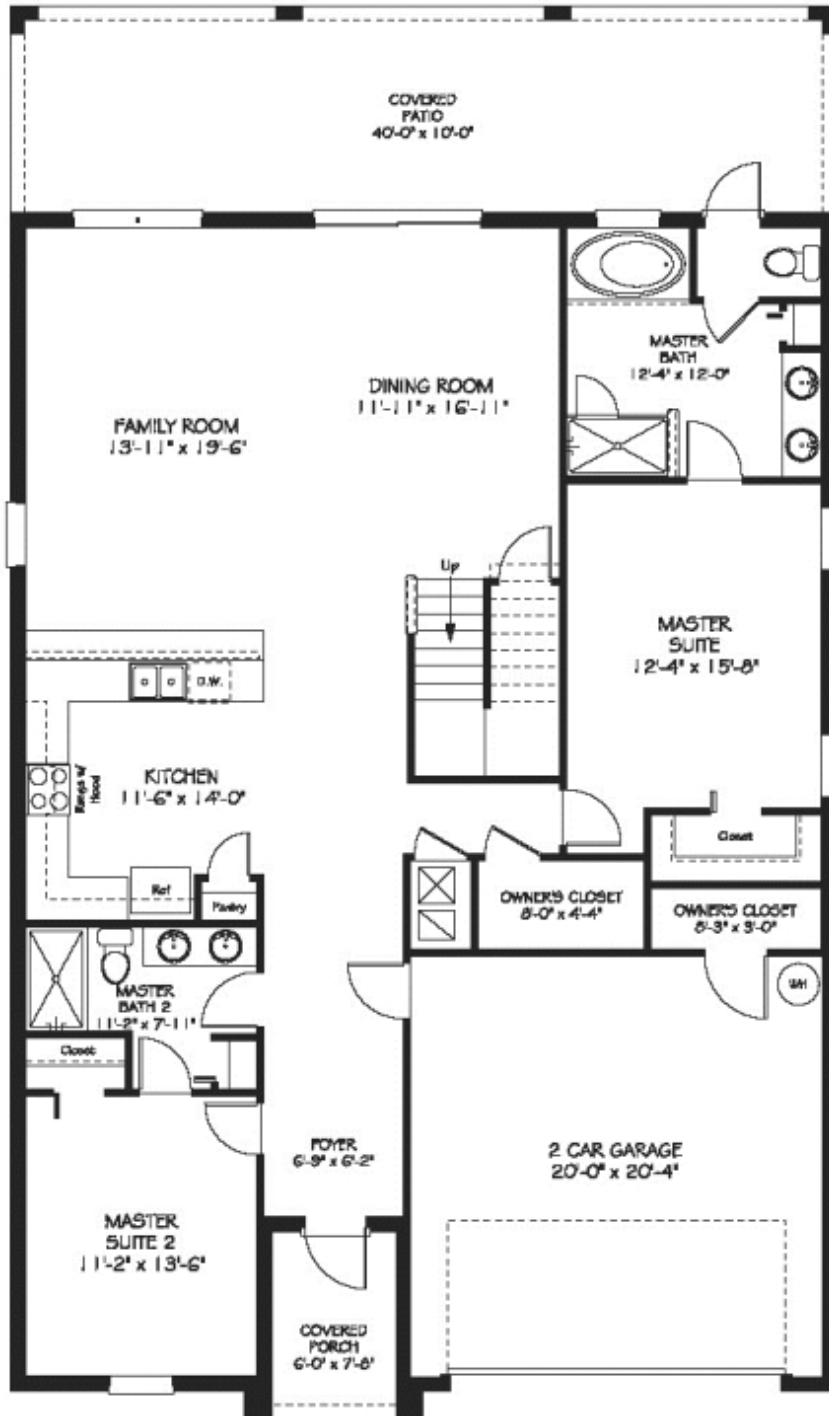
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Maui [Maui by Lennar Homes]

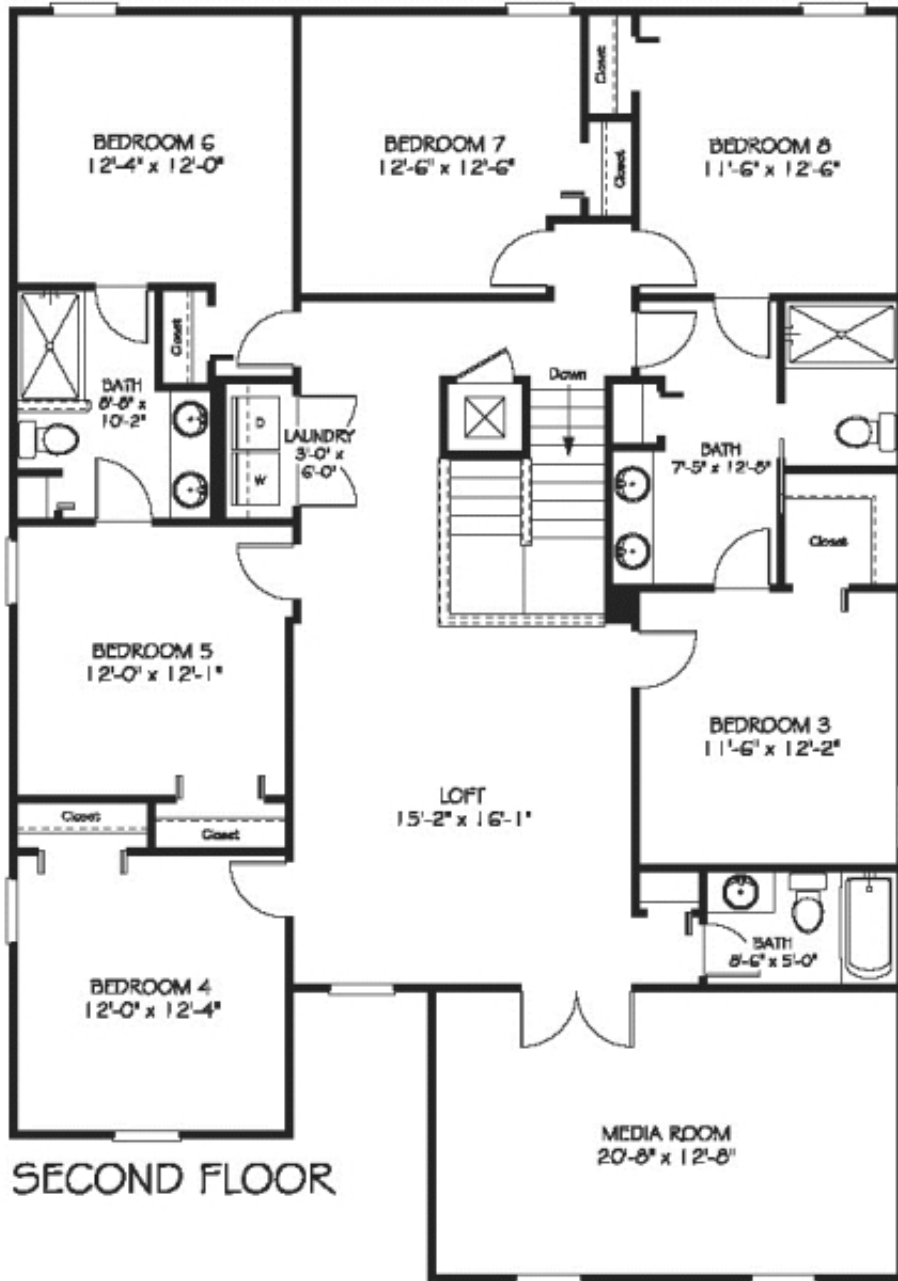


FIRST FLOOR

ChampionsGate: The Retreat – Vacation Homes

1402 Moon Valley Drive, ChampionsGate, FL 33896 • 800-401-

Maui [Maui by Lennar Homes]



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.

Lennar reserves the right to change or withdraw any offer at any time. Prices subject to change without notice. See a Lennar new home consultant for further information.