

ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

ChampionsGate: Country Club – Single Family

8970 Dove Valley Way
ChampionsGate, FL 33896

From \$269,990s – \$379,990s
Square footages from the 1,880s to the 4,259s

Contact(s): Ray Gilbert, Jennifer Zanti,
Stephen Witmer

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 Country Club 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

Hospital
Davenport Medical Center

Police Admin
Davenport Police
Department
863-419-3306

Shopping
Dick's Sporting Goods

Garbage Collection
Invisible Waste Services
321-229-1391

Hospital
Florida Hospital
Celebration

Post Office
Davenport Post Office
863-424-4451

Shopping
Target

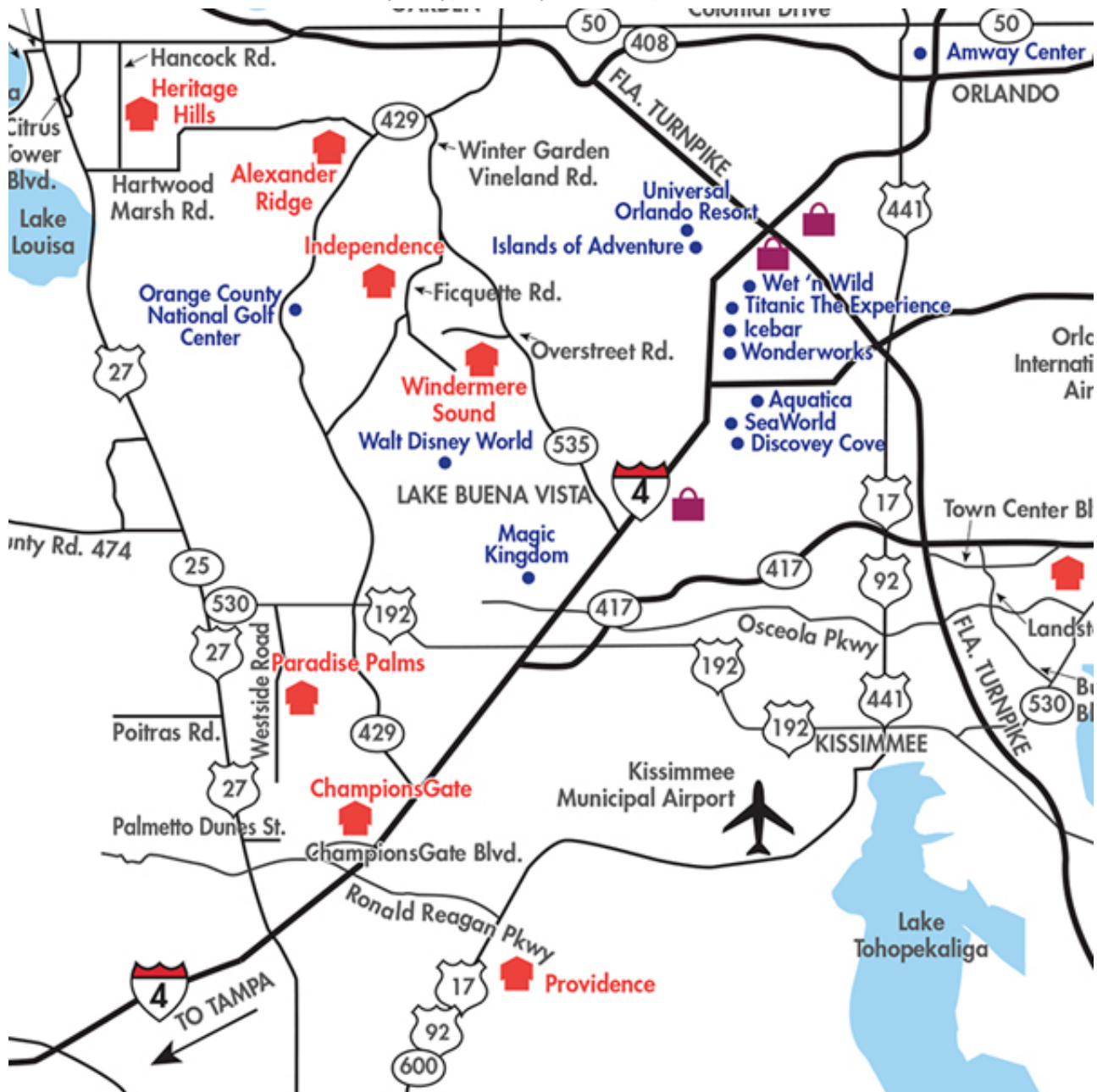
Telephone Company
Bright House Networks
866-309-EASY

Waste Water Company
Kissimmee Utility Authority
407-933-9800

Water Company
Kissimmee Utility Authority
407-933-9800

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Location

8970 Dove Valley Way
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.

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Witmer

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ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Cottage

by Lennar

2032 Square Feet

3 Bedrooms

3 Bathrooms

Starting at \$269,990

1 Story / 3 Bedrooms / 3 Baths / Den / Family Room / Dining Room /
Laundry Room / Rear Covered Patio / 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

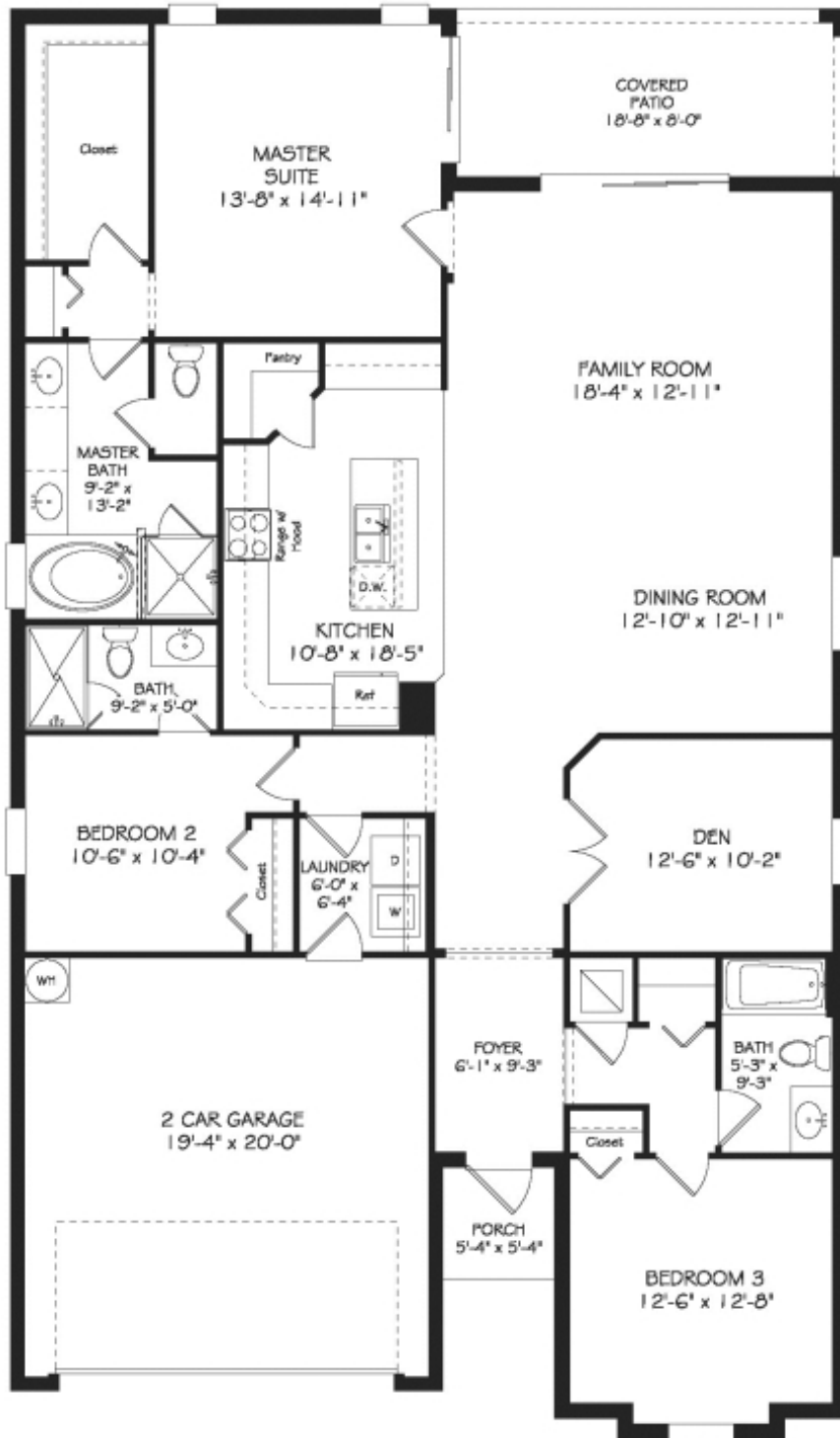
- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol 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!

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Cottage [Cottage by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Bungalow

by Lennar

1880 Square Feet

2 Bedrooms

2 Bathrooms

Starting at \$270,990

1 Story / 2 Bedrooms / 2 Bath / Den / Family Room / Dining Room /
Laundry Room / Rear Covered Patio / 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
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- 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

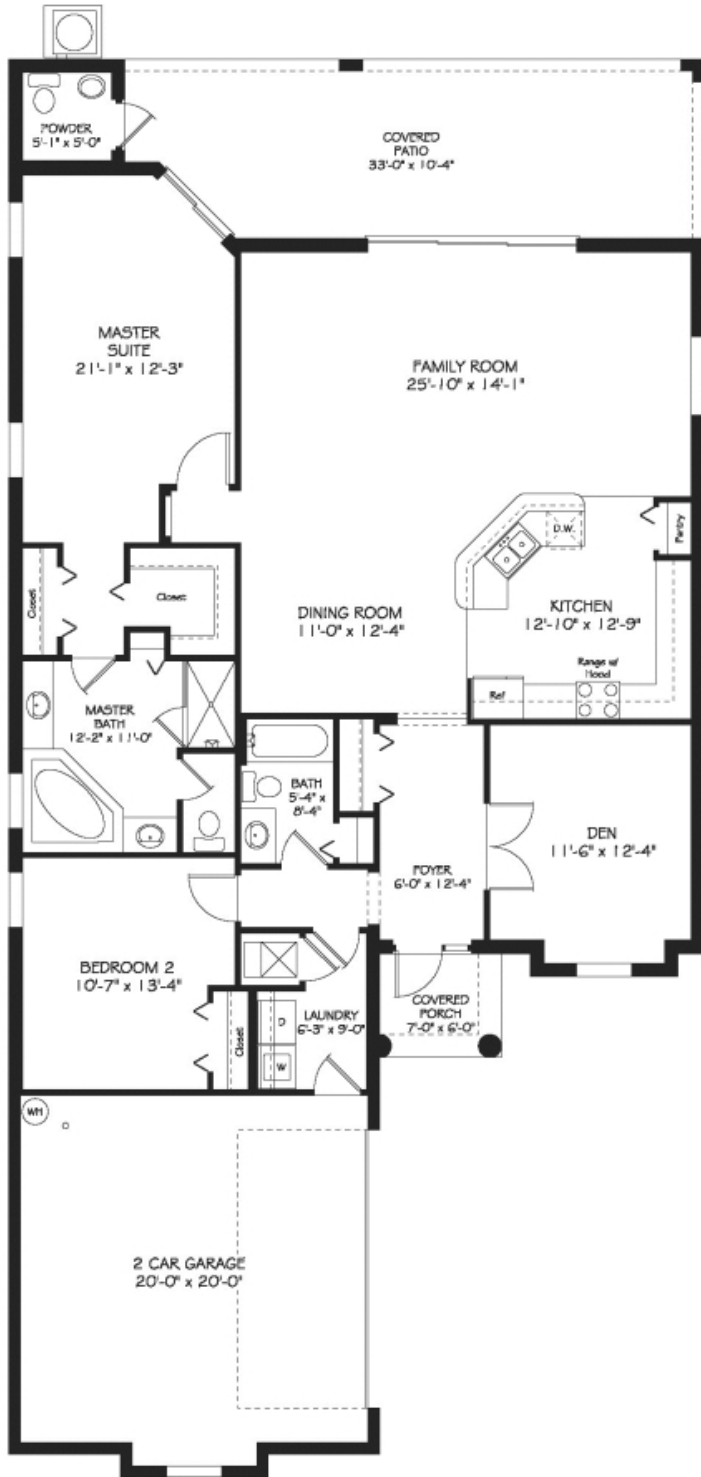
- Complete Customer Care Representative Service Department
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- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
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- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

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Bungalow [Bungalow by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Hideaway

by Lennar

2246 Square Feet

4 Bedrooms

2 Bathrooms

Starting at \$279,990

1 Story / 4 Bedrooms / 2 Baths / Family Room / Dining Room / Laundry Room / Covered Rear Patio / 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

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- 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

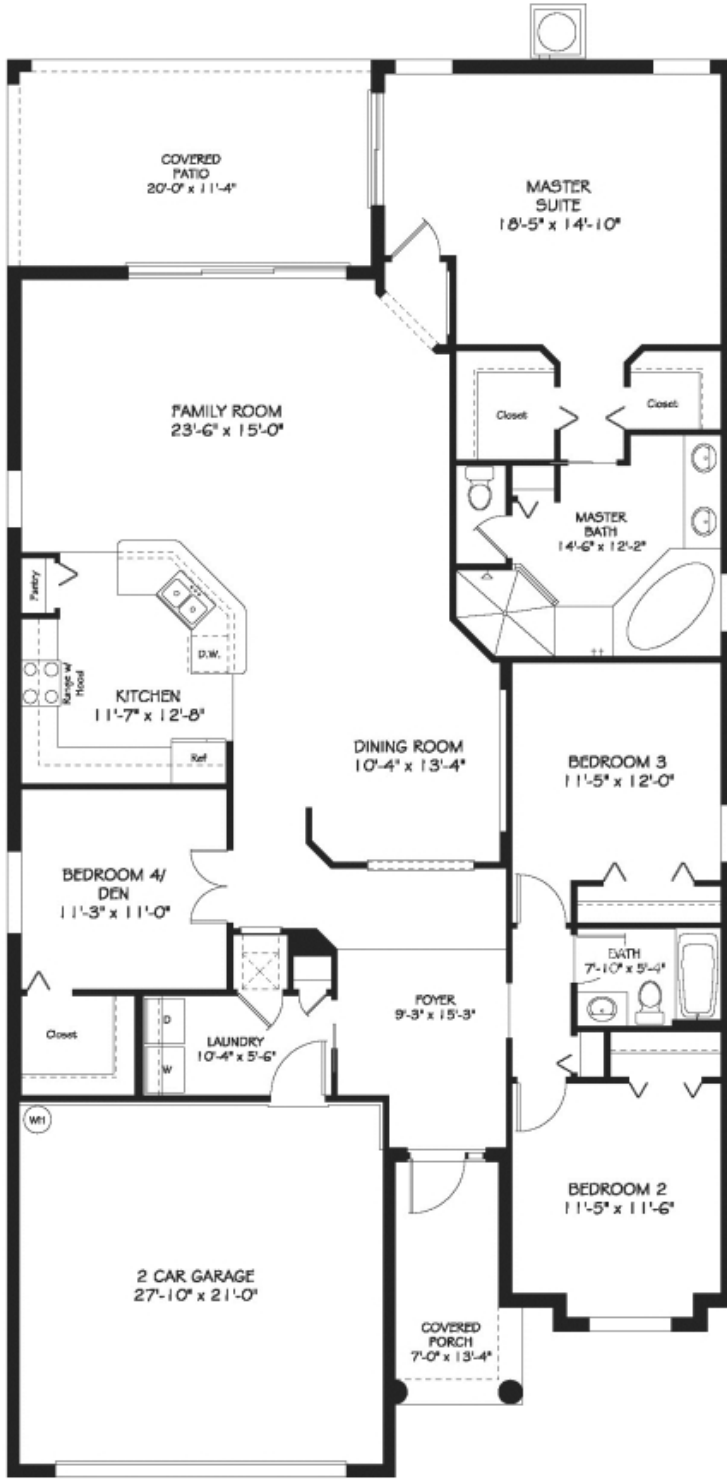
- Complete Customer Care Representative Service Department
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- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
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Hideaway [Hideaway by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Lagoon

by Lennar

2266 Square Feet

4 Bedrooms

3 Bathrooms

Starting at \$289,990

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



Elevation F



Elevation G

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
- 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

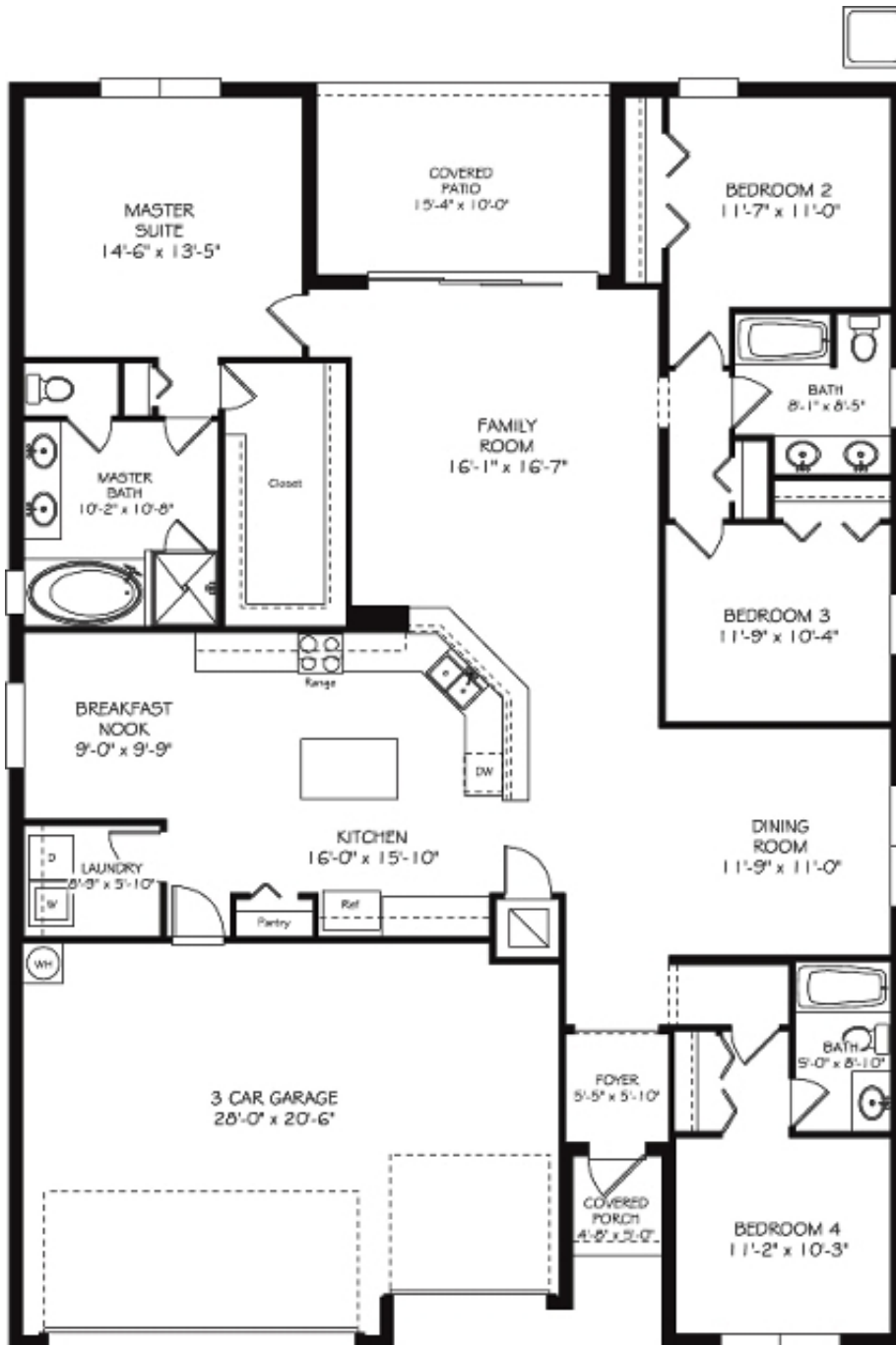
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Lagoon [Lagoon by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Sand Dollar

by Lennar

2460 Square Feet

4 Bedrooms

3 Bathrooms

Starting at \$295,990

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



Elevation F



Elevation G

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
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- 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
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- Sherwin-Williams® Lennar Supreme interior paint
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- 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
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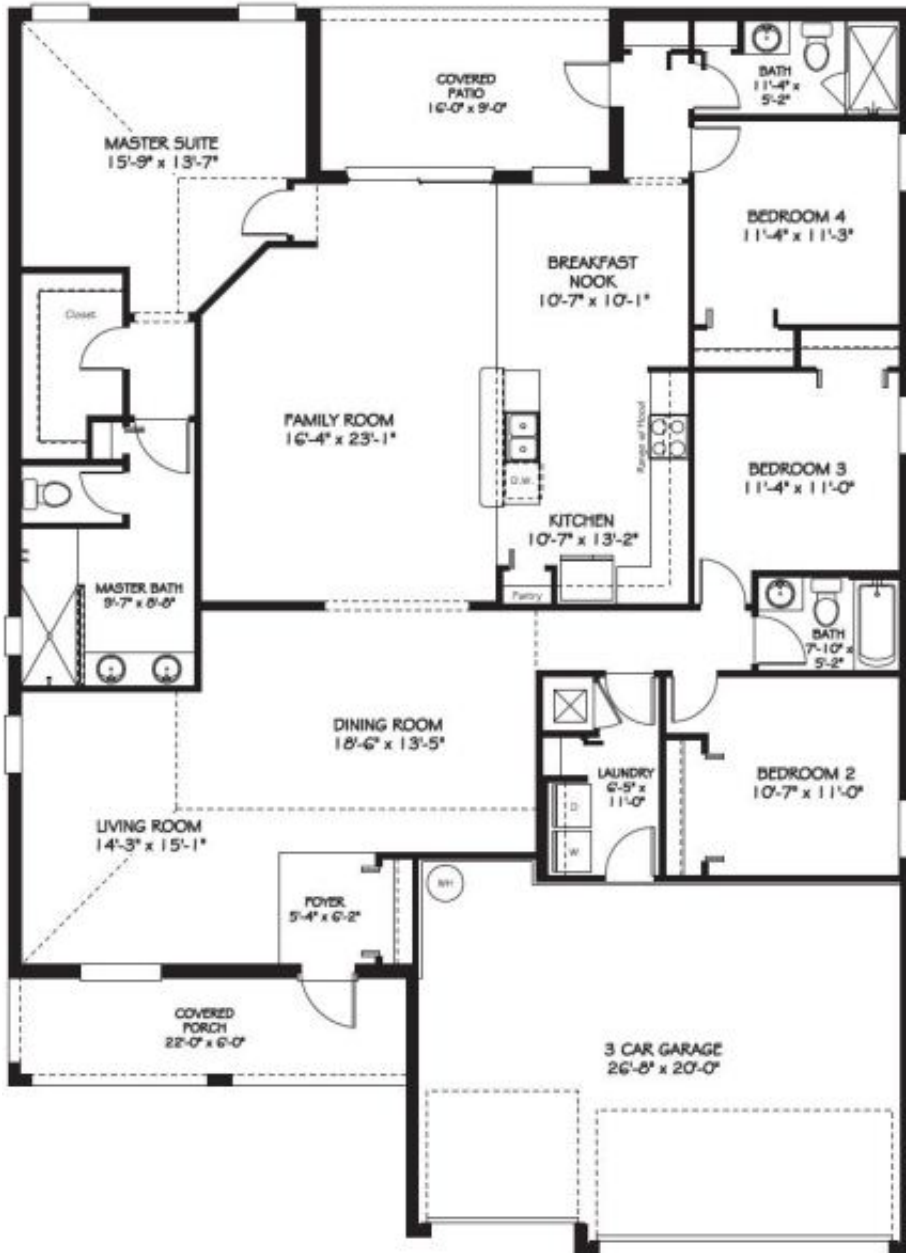
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Sand Dollar [Sand Dollar by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Verandah

by Lennar

2599 Square Feet

3 Bedrooms

3 Bathrooms

Starting at \$299,990

1 Story / 3 Bedrooms / Library/Office / 3 Baths / Family Room / Living Room / Dining Room / Breakfast Nook / Laundry Room / Covered Front Porch / Rear Covered Patio / 3 Car Garage



Elevation F



Elevation G

FEATURES

Premier Series at ChampionsGate

Lennar EcoSmart Energy Saving Features

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- 42" high mirrors in all bathrooms
- Medicine cabinets with beveled edge mirror

Interior Design Features

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- 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: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Verandah [Verandah by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Monte Carlo

by Lennar

3210 Square Feet

5 Bedrooms

3 Bathrooms

Starting at \$323,990



Elevation F

2 Story / 5 Bedrooms / Study / Bonus Room / 3 Baths / Family Room / Living Room / Dining Room / Breakfast Nook / Laundry Room / Covered Front Porch / Rear Covered Patio / 3 Car Tandem 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
- 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

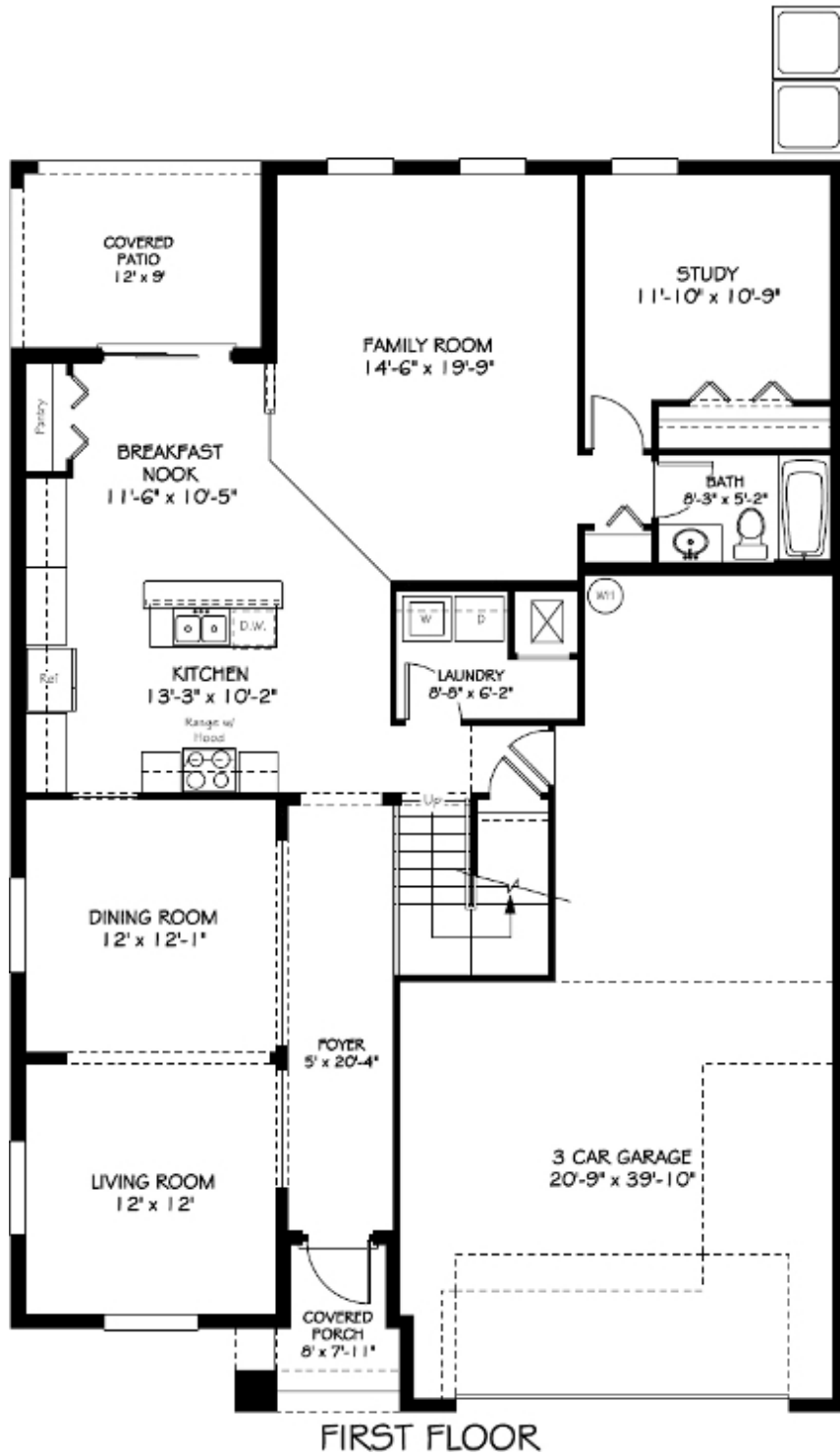
- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol 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: Country Club – Single Family

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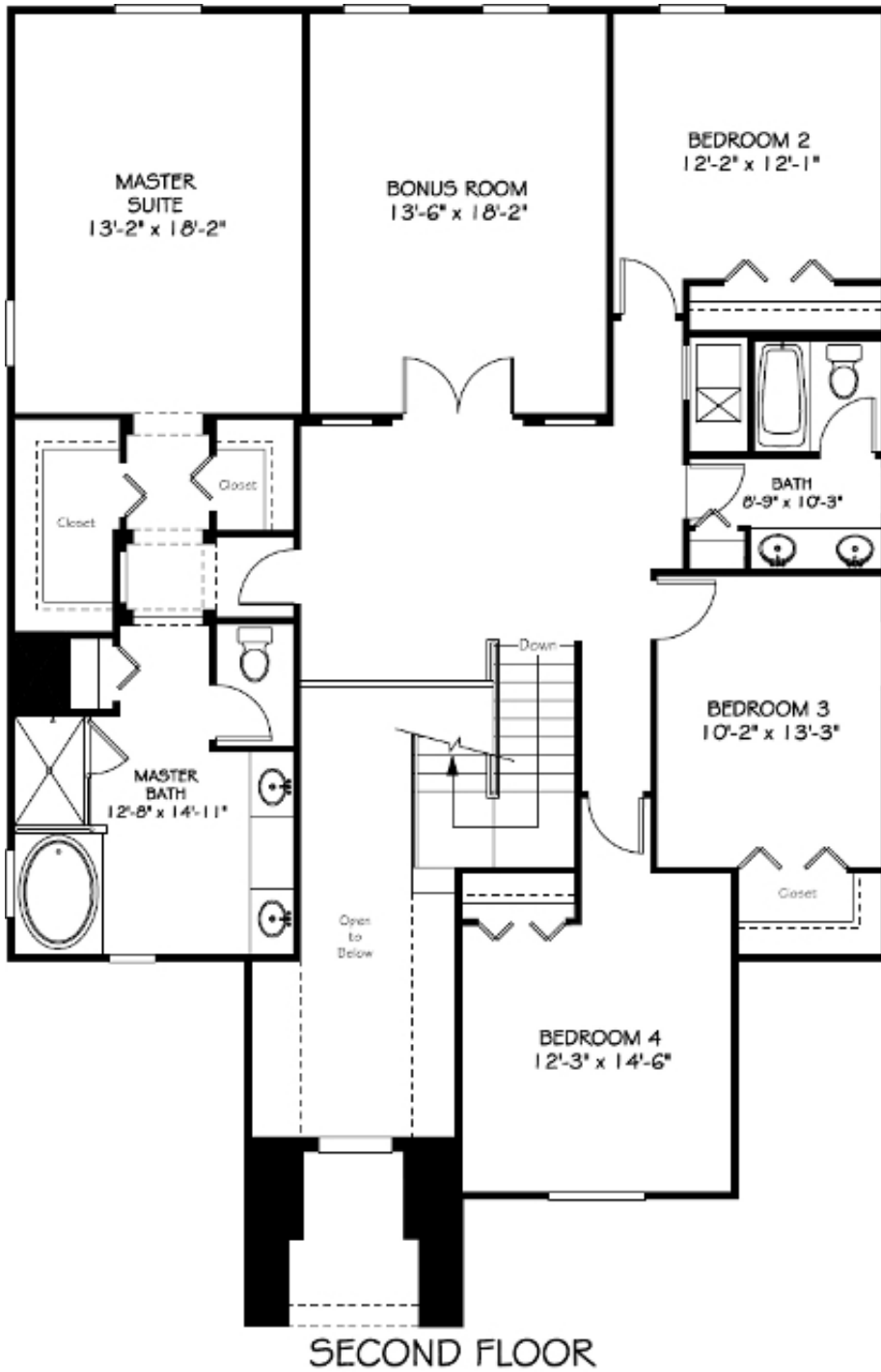
Monte Carlo [Monte Carlo]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Monte Carlo [Monte Carlo by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Independence

by Lennar

3385 Square Feet

5 Bedrooms

3.5 Bathrooms

Starting at \$336,999

2 Story

Main Home:

4 Bedrooms / Loft / 2 1/2 Baths / Great Room / Breakfast Nook /
Upstairs Laundry Room / Covered Front Porch / Covered Rear Patio / 3
Car Tandem Garage

NextGen Space:

1 Bedroom / 1 Bath / Living Room / Eat-In Nook



Elevation F



Elevation G

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
- 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

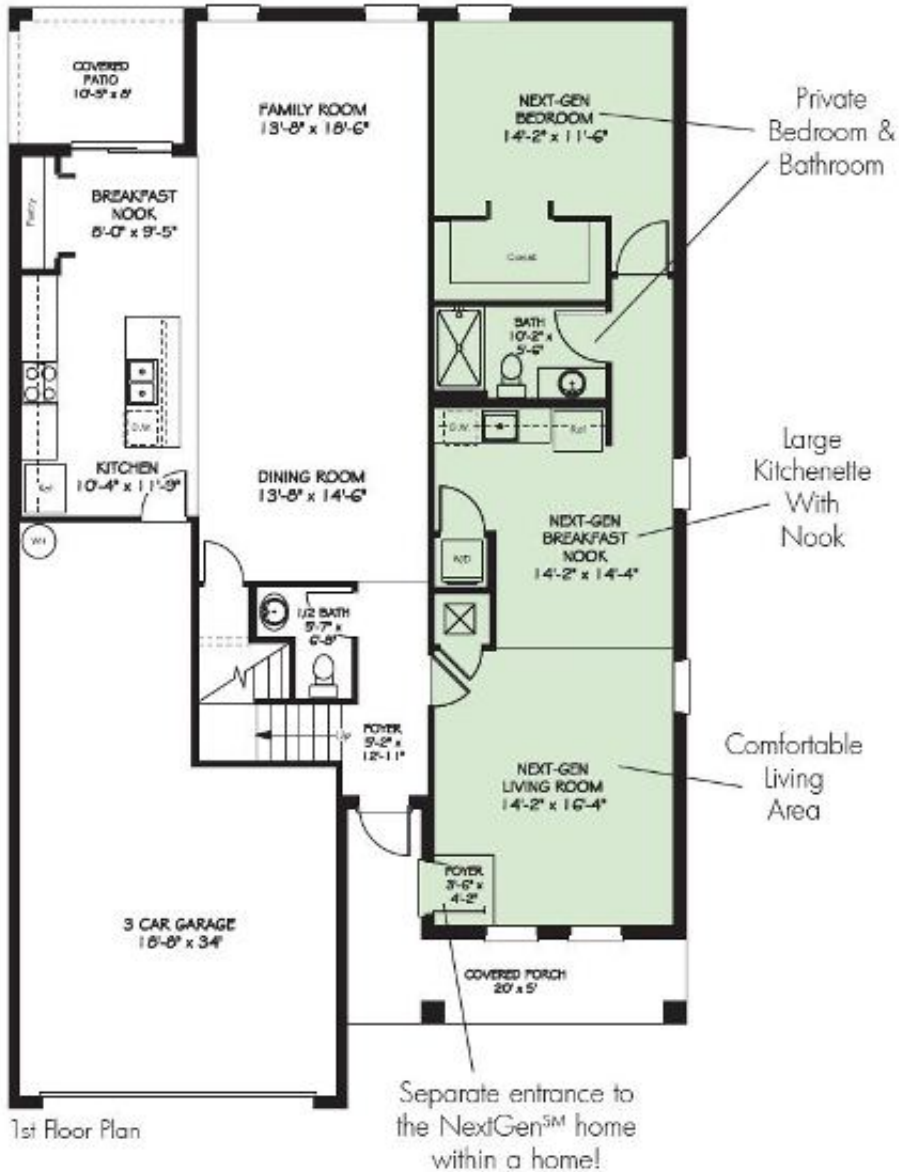
- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol 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: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

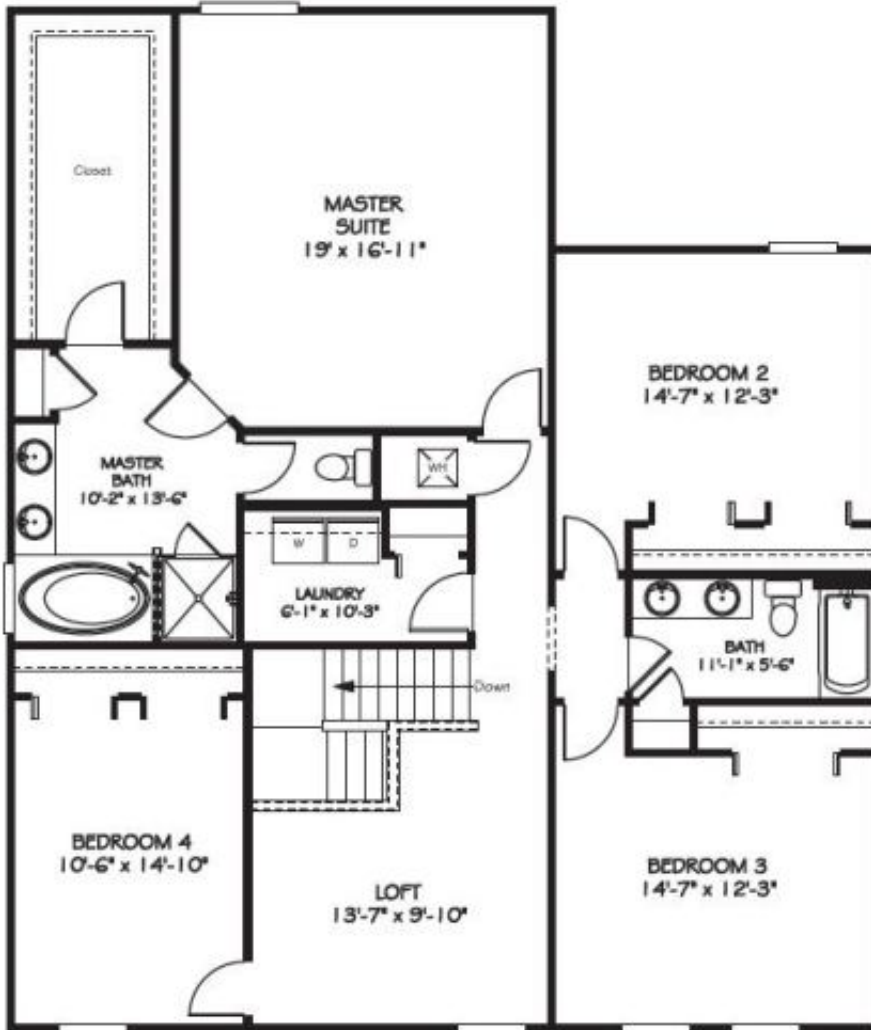
Independence [Independence by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Independence [Independence by Lennar Homes]



2nd Floor Plan

ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Buckingham

by Lennar

3711 Square Feet

4 Bedrooms

3 Bathrooms

Starting at \$338,990



Elevation F

2 Story / 4 Bedrooms / Study / Bonus Room / 3 Baths / Family Room / Living Room / Dining Room / Breakfast Nook / Upstairs Laundry Room / Covered Front Porch / Rear Covered Patio / 3 Car Side Load 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
- 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

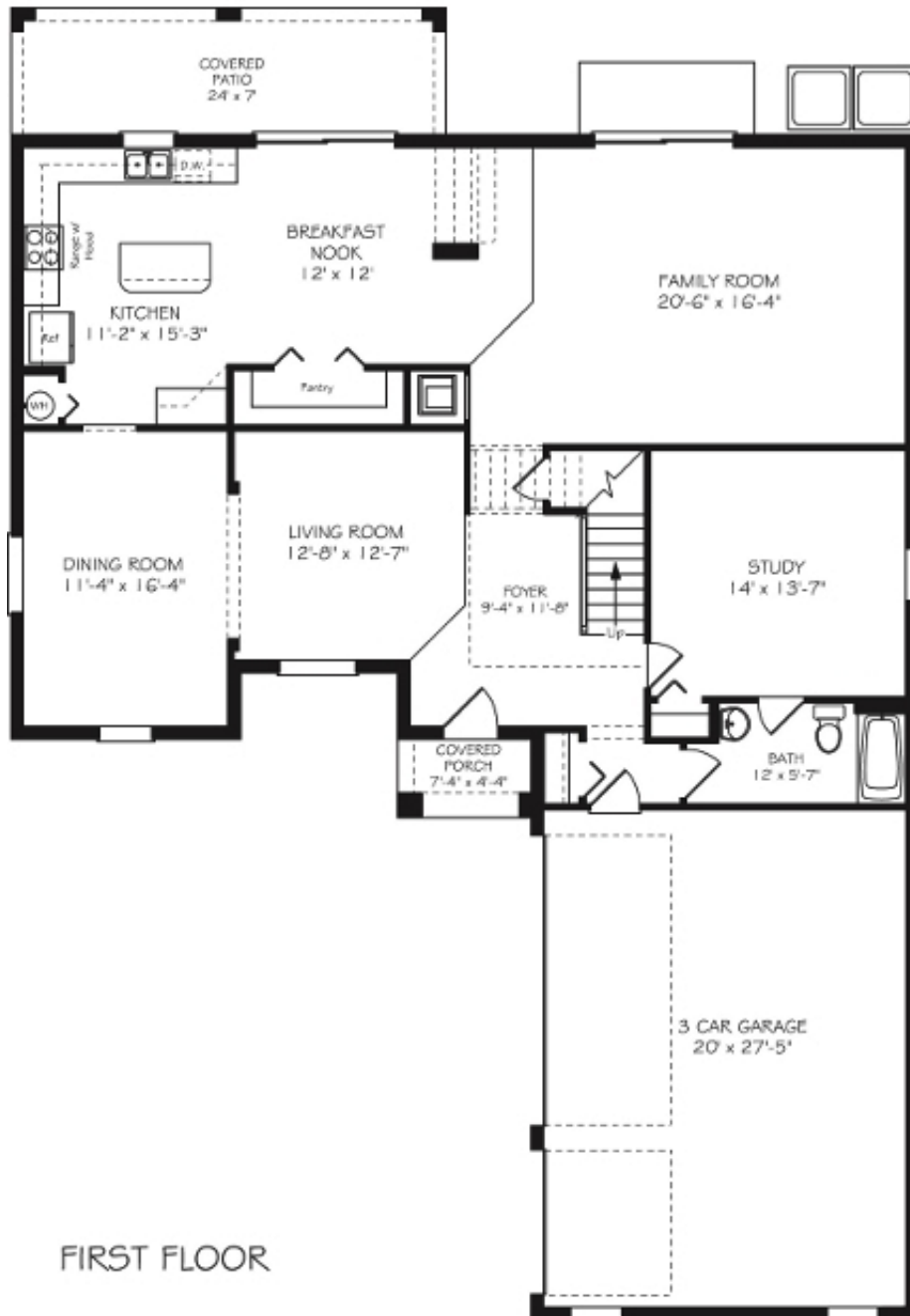
- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol 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: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Buckingham [Buckingham by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Buckingham [Buckingham by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Liberation

by Lennar

3858 Square Feet

6 Bedrooms

4.5 Bathrooms

Starting at \$358,990

2 Story

Main Home:

5 Bedrooms / Activity Room / 3 1/2 Baths / Family Room / Dining Room / Breakfast Nook / Upstairs Laundry Room / Covered Front Porch / Covered Rear Patio / 2 Car Garage

NextGen Space:

1 Bedroom / 1 Bath / Living Room / Eat-In Nook / 1 Car Garage



Elevation F



Elevation G

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
- 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
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- Manufacturers' warranties passed on to you
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- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department

See New Home Consultant in this community for more details!

ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

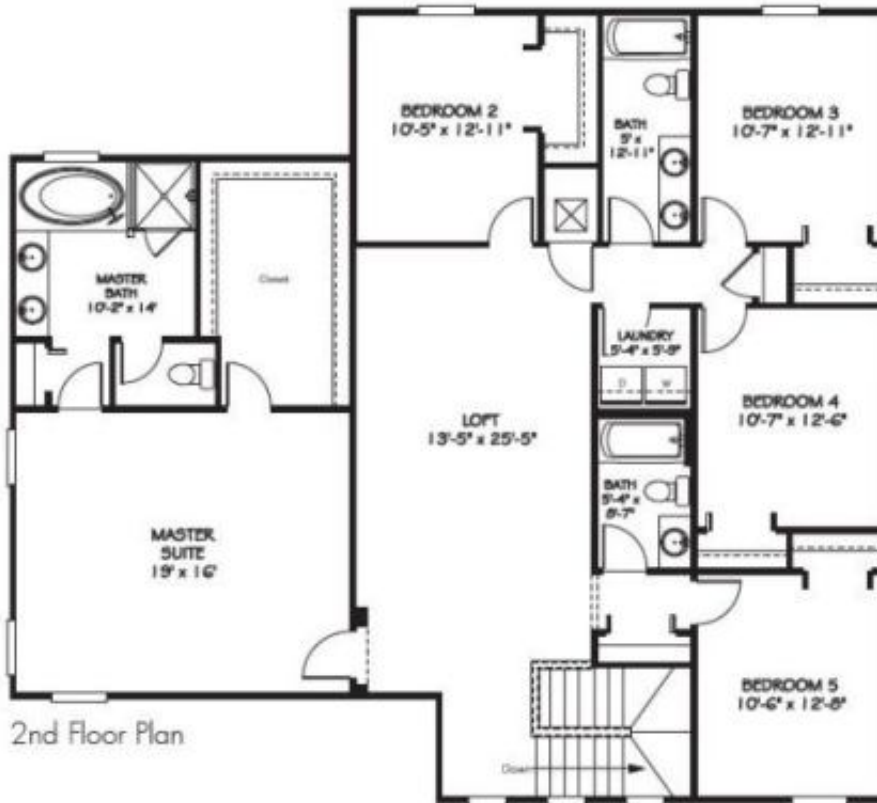
Liberation [Liberation by Lennar Homes]



ChampionsGate: Country Club – Single Family

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Liberation [Liberation by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Brandywine

by Lennar

4259 Square Feet

6 Bedrooms

3.5 Bathrooms

Starting at \$379,990



Elevation F

2 Story / 6 Bedrooms / Study / Bonus Room / 4 Baths / Family Room / Living Room / Dining Room / Breakfast Nook / Laundry Room / Covered Front Porch / Covered Rear Patio / 3 Car Tandem 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
- 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

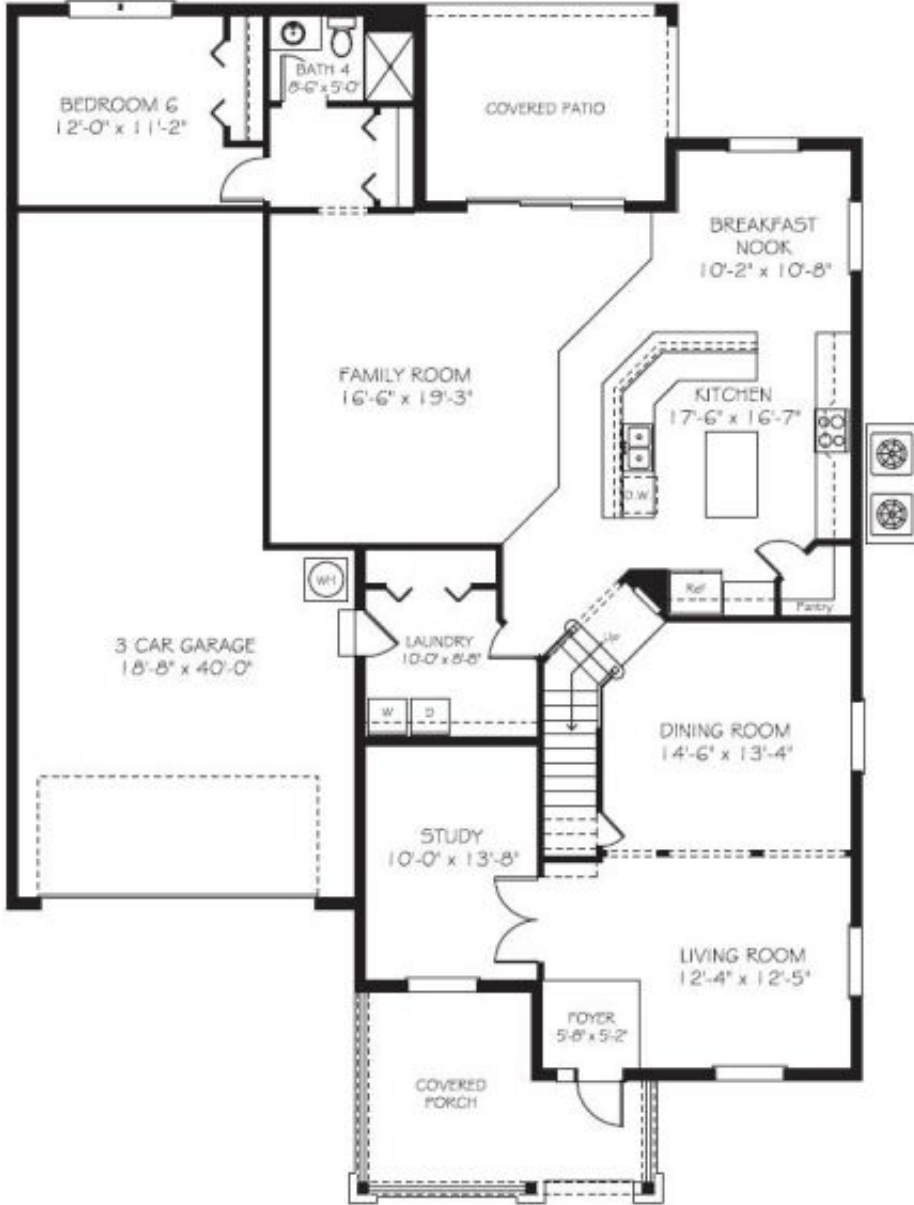
- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
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- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (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: Country Club – Single Family

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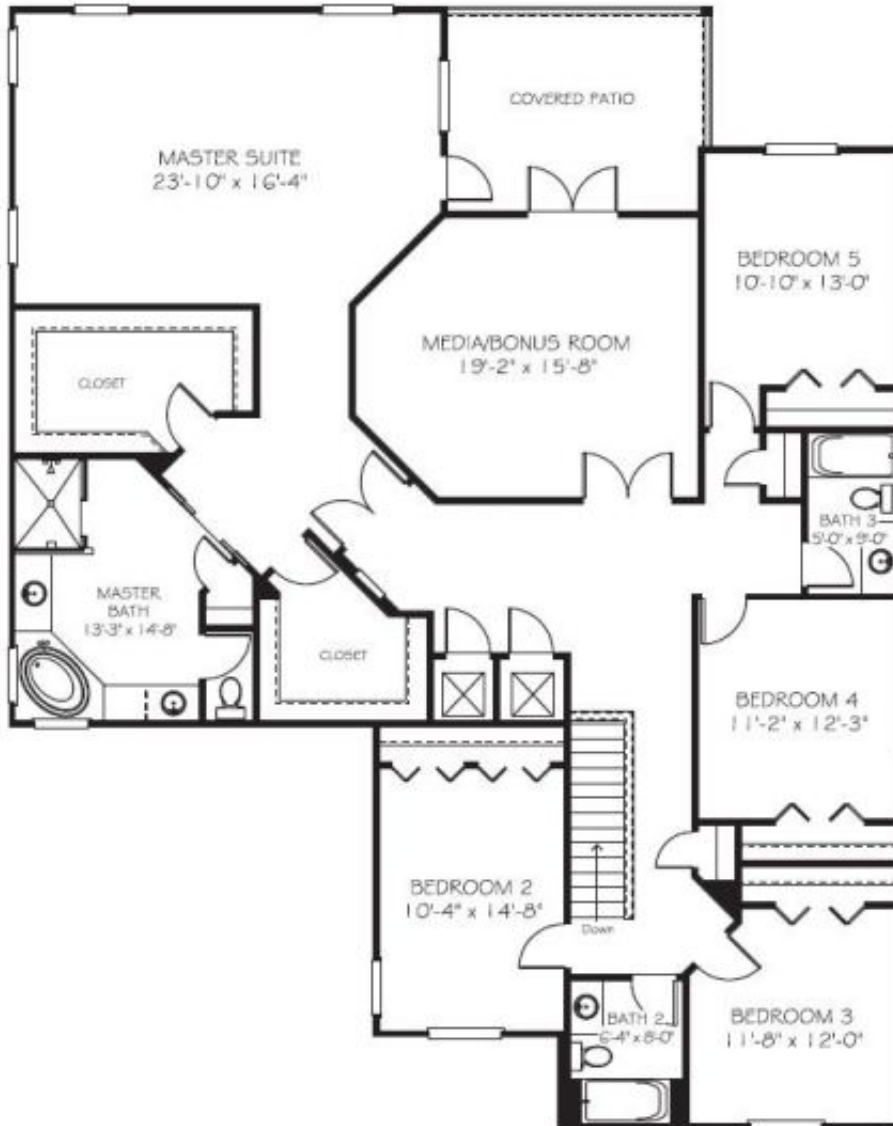
Brandywine [Brandywine by Lennar Homes]



ChampionsGate: Country Club – Single Family

8970 Dove Valley Way, ChampionsGate, FL 33896 • 800-401-2341

Brandywine [Brandywine 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.

