



ERIK REUSCH

BABCOCK NATIONAL



LUXURY ESTATE HOMES

- ✚ Available Homesites with Floorplans and Price
- ✚ Estimated Cost to Own Including HOA Fees and Taxes
- ✚ Luxury Estate Available Options
- ✚ Luxury Estate Floorplans
- ✚ Luxury Estate Included Feature Sheet
- ✚ Luxury Estate Official Price Sheet

Questions? Contact me directly

Erik.Reusch@lennar.com | 239.908.1775

LUXURY ESTATE HOMES

ESTIMATED COST TO OWN

ANNUAL HOMEOWNERS ASSOCIATION

DESCRIPTION	WHAT THEY COVER	COST
Babcock Ranch HOA	1 GIG Internet, Babcock Ranch Common Areas	\$1,680
Babcock National HOA	Common Area, Guard Gate, Amenities	\$2,370
Course Maintenance	Annual Golf Course Maintenance	\$1,725
Homesite Maintenance	Lawncare, Irrigation Maintenance	\$1,783
Total Annual HOA:		\$7,558

ANNUAL TAXES & INSURANCE (ESTIMATED)

DESCRIPTION	WHAT THEY COVER	COST
Property Taxes	Example: \$475,000 Purchase Price	\$4,750
Babcock Ranch ISD	Babcock Independent District (CDD)	\$1,950
Babcock Ranch ISD O/M	Babcock ISD Operations and Maintenance	\$410
Hazard Insurance	Average with a Pool	\$1,300

Estimated Annual Cost to Own : \$15,968

ONE TIME FEES COLLECTED AT CLOSING

DESCRIPTION	COST
One Time Builders Fee Payable to Lennar Homes LLC	\$2,000
An Initial Working Capital Contribution payable to Babcock Ranch Residential	\$278
An Initial Capital Contribution payable to Lennar Homes LLC for BN HOA	\$1,500
An Initial Capital Contribution payable to Lennar Homes LLC for BN Golf Club	\$1,500
Final Survey Fee payable to Lennar Homes LLC	\$375
One Time Irrigation Hook Up Fee	\$1,500

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OPTIONS SELECTION

CABINET SELECTION

OPTION	DESCRIPTION	PRICE
El Cabinet	Traditional Overlay Shaker Door- White Laminate Granite- Ornamental White	Included
CABINET 2	Upgraded Cabinets- Espresso Full Overlay Shaker Door	\$8,999
CABINET 3	Upgraded Cabinets- White Full Overlay Shaker Door	\$10,499

FLOORING & PAINT SELECTION

OPTION	DESCRIPTION	PRICE
El Flooring	Wet Areas Only - 17"x 17" Cabo Coast	Included
FTZ-100S	Extended Living Area - 17"x 17" Cabo Coast	\$7,499
FTZ-100S	Extended Bedrooms - 17"x 17" Cabo Coast	\$7,499
TILEDEN	Extended Den - 17"x 17" Cabo Coast	\$2,099
FTZS003	Wet Areas Only - 6" x 36" Pocono Oak	\$4,199
FTZ1003	Plank Tile Living Area - 6" x 36" Pocono Oak	\$8,199
FTZ2003	Plank Tile Bedrooms - 6" x 36" Pocono Oak	\$8,199
TILEDENP	Plank Tile Den - 6" x 36" Pocono Oak	\$2,390
FWZDTM1	Wood Den - Trillium Maple: Mount Rushmore	\$2,999
UPAINT1	Paint Color Upgrade - All Interior Walls	\$2,999

POOL & EXTERIOR FEATURES

OPTION	DESCRIPTION	PRICE
El COLOR	El Exterior Color Scheme	Included
POOLPVR	Pool Option	\$51,999
POOLHTR	Pool Heater (and Spa if Applicable)	\$5,399
SPA2	Spa Without Heater	\$8,999
LANAILIG	5 Lanai Lights Installed	\$2,195
SUMRKIT	Outdoor Summer Kitchen with Vented Hood and Mini Fridge	\$14,999
WDLANAI	Stained Tongue & Groove Ceiling Rear Lanai	\$7,299
WDENTRY	Stained Tongue & Groove Ceiling Front Entry	\$2,499

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POMPANO



5 Bedrooms | 3 Baths | Loft | Bonus Room | 3-Car Garage



1,637 Sq. Ft. First Floor
1,836 Sq. Ft. Second Floor

3,473 Sq. Ft. Total Living A/C

68 Sq. Ft. Entry
392 Sq. Ft. Lanai
664 Sq. Ft. Garage

4,597 Sq. Ft. Total

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BABCOCK NATIONAL
GOLF & COUNTRY CLUB

BABCOCK RANCH, FLORIDA

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WESTWIND II



3 Bedrooms | 3 Baths | Den | 2-Car Courtyard Garage



ELEVATION D



ELEVATION E



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EVERYTHING'S
INCLUDED

WESTWIND II



3 Bedrooms | 3 Baths | Den | 2-Car Courtyard Garage



2,799 Sq. Ft. Living A/C
61 Sq. Ft. Entry
539 Sq. Ft. Lanai
518 Sq. Ft. Garage

3,917 Sq. Ft. Total

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ASTER



3 Bedrooms | 2.5 Baths | Den | 3-Car Courtyard Garage



ELEVATION D



ELEVATION E



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EVERYTHING'S
INCLUDED

ASTER



3 Bedrooms | 2.5 Baths | Den | 3-Car Courtyard Garage



2,395 Sq. Ft. Living A/C
93 Sq. Ft. Entry
228 Sq. Ft. Lanai
743 Sq. Ft. Garage

3,459 Sq. Ft. Total

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ASTER GRANDE



3 Bedrooms | 3.5 Baths | Den | Bonus Room | 3-Car Courtyard Garage



ELEVATION D



ELEVATION E



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EVERYTHING'S
INCLUDED

ASTER GRANDE



3 Bedrooms | 3.5 Baths | Den | Bonus Room | 3-Car Courtyard Garage



2,394 Sq. Ft. First Floor
631 Sq. Ft. Second Floor

3,025 Sq. Ft. Total Living A/C

93 Sq. Ft. Entry
228 Sq. Ft. Lanai
743 Sq. Ft. Garage

4,089 Sq. Ft. Total

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COQUINA



4 Bedrooms | 3 Baths | 3-Car Garage



ELEVATION D



ELEVATION E



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EVERYTHING'S
INCLUDED

COQUINA



4 Bedrooms | 3 Baths | 3-Car Garage



2,553 Sq. Ft. Living A/C
150 Sq. Ft. Entry
258 Sq. Ft. Lanai
608 Sq. Ft. Garage

3,569 Sq. Ft. Total

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INCLUDED HOME FEATURES

Luxury Estate

CONSTRUCTION FEATURES

- Steel reinforced concrete block construction
- Concrete and block have green additives in the mixture
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Steel-frame interior wall construction
- Green termite prevention
- Hose bibs
- Glass front door (per plan)
- Hurricane protection on sliding glass doors and windows

EXTERIOR DESIGN FEATURES

- Sherwin Williams® paint
- Landscape designs are eco-friendly
- Automatic in-ground irrigation system
- Designer exterior lighting
- Screens on all operable windows
- Gutter system (per plan)
- Opener on all garage doors
- Steel reinforced garage door
- Garage door keypad for easy access
- Fully landscaped and improved homesite
- Concrete roof tile
- Brick paver driveway and entryway
- Brick paver lanai
- Epoxy garage floor finish
- Aluminum screen construction

INTERIOR DESIGN FEATURES

- Knockdown interior wall finish
- 1/2" inch interior drywall
- Sherwin Williams® low volatile organic compounds (VOC) interior paint
- Washer and dryer
- Solid surface window sills
- 2" designer window blinds
- Low volatile organic compounds (VOC) carpet
- HVAC system customized to plan and homesite (right size for heating/cooling)
- Raised panel interior doors
- Designer tile in all wet areas
- Vinyl-coated shelving in closet and pantry

ENERGY SAVING FEATURES

- Quick recovery energy-efficient hot water heaters
- Programmable thermostats
- Energy saving insulation in walls and ceiling
- R-4.1 perforated Fi-Foil radiant barrier on exterior walls
- Roof products offer LEED® points

ELECTRICAL APPOINTMENTS

- LED lighting (per plan)
- Smoke and carbon monoxide detectors throughout home
- Cable outlets in all bedrooms, den and family room
- Lighting in all walk-in closets
- One hot electrical outlet with switch in all bedrooms
- Pre-wired for fan or light fixture in all bedrooms, den and living room
- Wi-Fi CERTIFIED™ Home - See brochure for additional features
- Electric automobile charging port in garage

LUXURY KITCHEN FEATURES

- In-sink food disposal system
- Designer faucet
- Stainless steel undermount kitchen sink
- Designer cabinet hardware
- Complete GE® stainless steel appliance package Including:
 - Dishwasher
 - Built-in wall oven and microwave
 - Gas cooktop
 - Side-by-side refrigerator
- 4" counter backsplash
- Granite countertops
- Pull-out trash can
- Pull-out cabinet shelves
- Under cabinet lighting

ELEGANT BATHROOM FEATURES

- Elongated commodes in all water closets
- Designer shower wall tile
- Clear glass enclosure in master bath
- Designer plumbing fixtures and accessories
- Designer lighting in all bathrooms
- Faucets and showerheads certified to meet EPA WaterSense® criteria
- Backsplash on all bathroom countertops
- Tile shower floor (per plan)
- Granite vanity tops

LENNAR® *Everything's Included®, and every room's connected.*



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