

MONTEREY GRAND  
**WATERSIDE**  
— THE ARBORS —

**HOME FEATURES**



**INTERIOR FEATURES**

- Height-enhancing textured volume ceilings
- 12" x 24" tile floors in wet areas
- Decorator Sherwin-Williams® Eco-Friendly paint with white trim throughout for a warm, homey feeling
- R30 insulation in ceilings to keep air-conditioned spaces consistently comfortable while lowering energy costs
- Stylish, square drywall corner beads add an elegant touch of class
- Decorative, raised-panel interior doors with satin nickel hardware
- Designer brushed nickel light fixtures in Bathrooms
- Decora® electrical switches throughout
- Upgraded interior lever-style door hardware in brushed nickel finish
- Designer interior trim package to include 5 1/4" Victorian baseboard and white painted spindles on all staircase rake areas
- Shaw® carpet with 1/2" 8 lb. pad
- White solid surface sills to finish every window opening\*
- 2" smooth vinyl designer blinds make your new home move-in ready\*
- Pre-wired security system for peace of mind
- Pre-wired for ceiling fans in all bedrooms, family room, den/study, and bonus rooms (space permitting, per plan) to keep you cool and comfortable
- Telephone and USB outlets in kitchen and master bedroom so you can keep in touch
- Cable television outlets in family room and all bedrooms so you can enjoy movie night in bed or on the couch
- 15 SEER high-efficiency heating and air conditioning system from Carrier® with complete manufacturer's warranty
- Programmable thermostat for maximum comfort with minimum effort
- Tankless gas hot water heater

**KITCHEN FEATURES**

- 42" cabinets with decorative doors for easy access to all your daily culinary necessities
- Decorative cabinet hardware
- 3 cm granite kitchen countertops with 5" backsplash
- GE® Stainless Steel 42" wide side-by-side refrigerator with water and ice dispenser in the door
- Built-in GE® Stainless Steel double oven
- Gas 36" drop in cook top
- GE® Stainless Steel built-in dishwasher
- Double bowl Stainless Steel undermount sink with 1/2 horsepower GE® disposal
- Moen® Stainless Steel faucet with single handle pull-out sprayer

**MASTER BATHROOM FEATURES**

- Spacious cabinets with a warm finish
- 3 cm granite countertops with 5" backsplash
- Decorative cabinet hardware
- Moen® brushed nickel plumbing features
- Brushed nickel vanity lighting
- Decorative 12" x 24" shower wall tile
- Clear glass semi-frameless shower enclosure with brushed nickel frame
- ProFlo® water conservation elongated commode adds style and comfort to this bathroom necessity
- Framed vanity mirror

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## HOME FEATURES



### SECONDARY BATHROOM FEATURES

- Spacious cabinets with a warm finish
- 3 cm granite countertops with 5" backsplash
- Decorative cabinet hardware
- Moen® brushed nickel plumbing features
- ProFlo® water conservation elongated commode adds style and comfort to this bathroom necessity
- Brushed nickel vanity lighting
- Framed vanity mirror

### EXTERIOR FEATURES

- Sherwin-Williams® Loxon™ 2-step exterior paint system for protection against the extreme Florida elements
- Upgraded Florida friendly landscaping package specially designed to enhance the architectural style of your home
- Floratam and Bahia sod keep your yard lush and green
- Fully irrigated homesite
- Full lite obscure glass entry doors add extra style to the exterior of your home
- Kwikset® nickel handle set and dead bolt completes the beauty of your home's entrance
- Reinforced steel raised panel garage door for safety and security
- Garage door opener included as an added convenience
- 2,500 PSI fiber reinforced concrete slab foundation with engineered solid steel, rebar reinforced footers for maximum structural strength
- Energy-efficient Low-E dual pane windows help keep the cool air in and the heat out and they allow natural light into your home while saving energy
- Paver driveway
- Silicone/acrylic stain on garage and entry
- Coach lights

### UTILITY ROOM FEATURES

- Conveniently provide all supply and drains for your appliances.

### QUALITY ASSURANCE

- Tampa Bay's #1 home builder for over 40 years
- WCI is the only home builder with a dedicated Quality Assurance Department
- Quality Assurance walks each home before stucco is applied to make sure all openings are sealed and the scopes of work for product applications were followed per the Lennar guidelines
- Quality Assurance Team walks the home again before drywall is installed to ensure all internal components are in place per design and to the highest Lennar quality standards
- Quality Assurance walks the home a final time before the closing to ensure the highest Lennar standards are consistently delivered to our customers
- WCI's Quality Assurance Director has regular scope of work review meetings with our building partners to ensure that all Lennar guidelines are followed on a consistent basis
- All new products or changes are reviewed and approved by the Quality Assurance Department before the change is made

\*Excluding stairwell windows per plan. The specific features in a home may vary from home-to-home and from Community-to-Community. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. © 2018 Lennar Corporation. Lennar, the Lennar logo, WCI and the WCI logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC 1518166. 11/18.



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