

Florence

1,883 Sq. Ft., 3 Bedroom, 2 Bath, 2 Car Garage



Treviso Coach Home

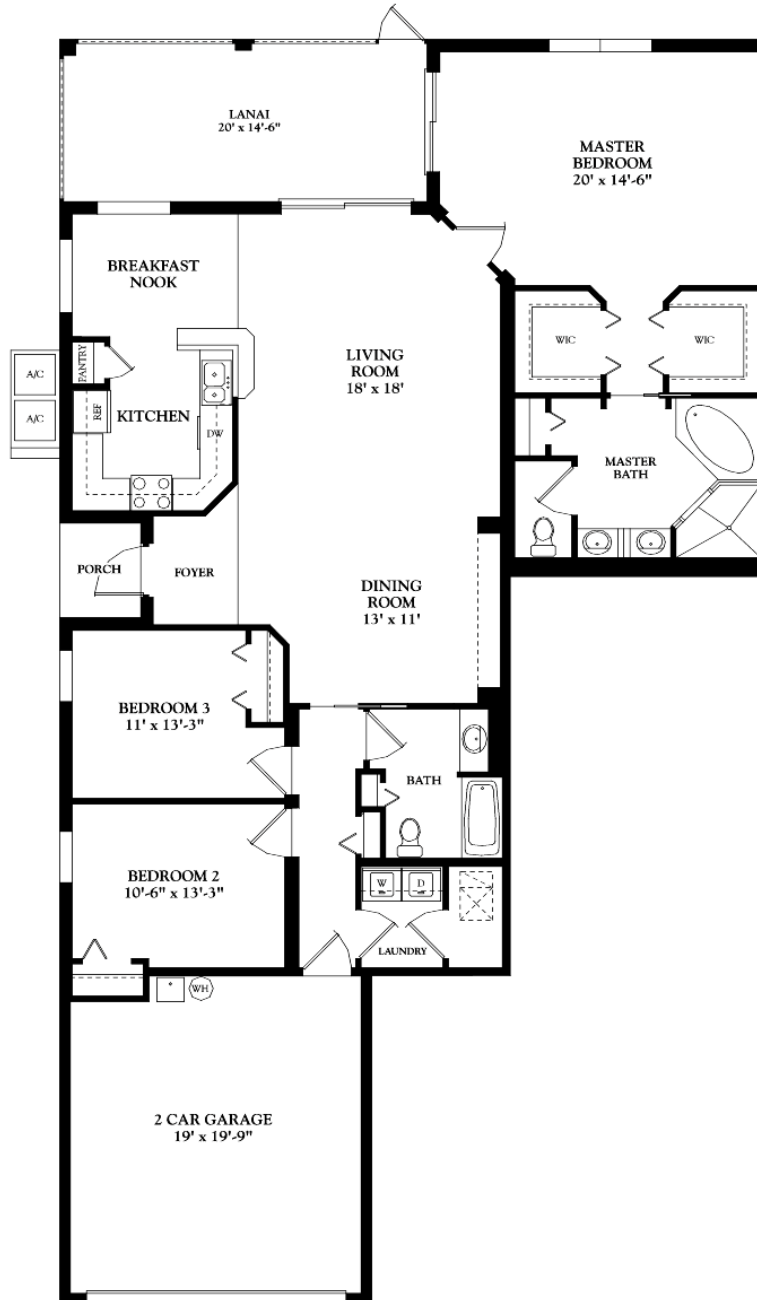
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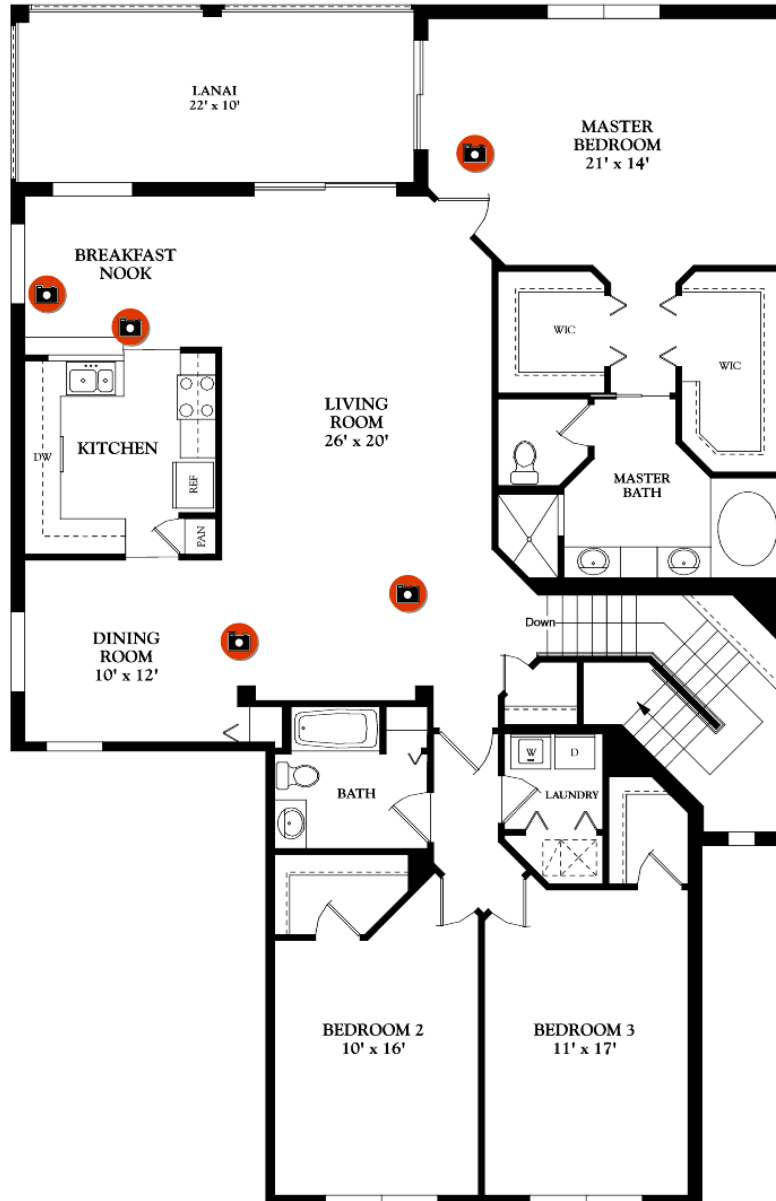
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Verona

2,099 Sq. Ft., 3 Bedroom, 2 Bath, 2 Car Garage



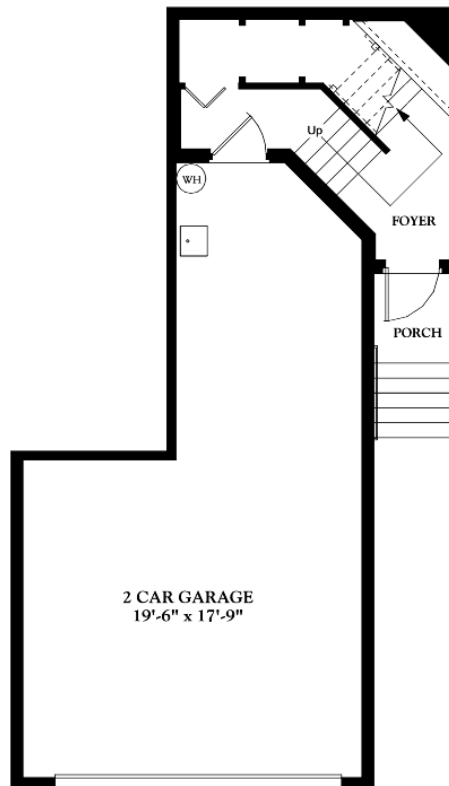
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Verona

2,099 Sq. Ft., 3 Bedroom, 2 Bath, 2 Car Garage



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Treviso Bay

NAPLES

-  **Vercelli**
Manor Homes
-  **Ponte Rialto**
Executive Homes
-  **Ponziante**
Luxury Golf Estates *Coming Soon*
-  **Avellino Place**
Veranda Homes
-  **Giaveno**
Golf Terrace Condominiums
-  **Casoria Court**
Court Homes
-  **Trevi Court**
Terrace Condominiums
-  **Estate Homes**
-  **Sold Out**

Coach Homes

Site Plan

Legend



Available



Model



Sold



Closed



Reserved

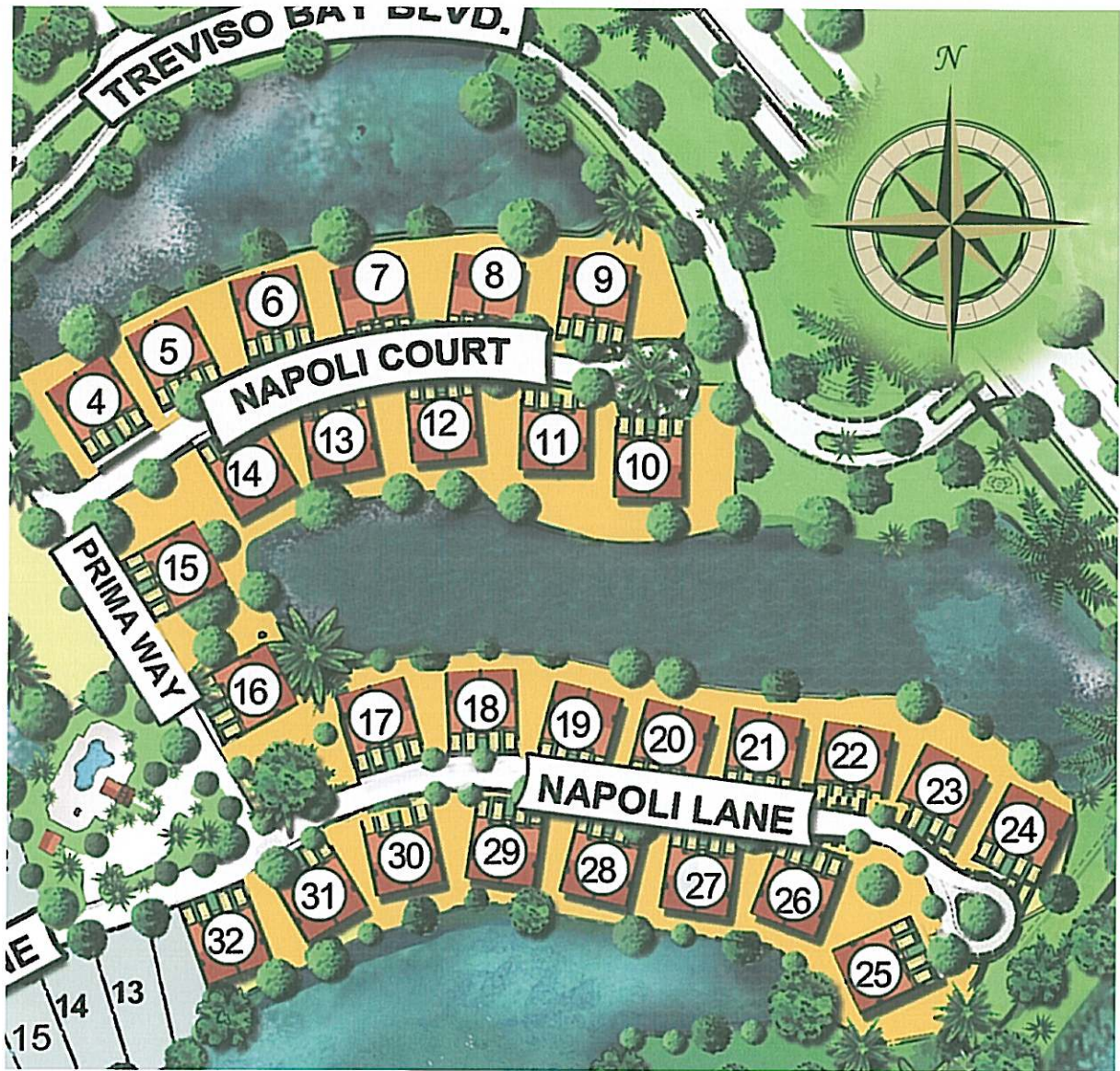
Non Golf Section



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Di Napoli

Golf Included Section



Treviso Bay
NAPLES
LENNAR

Coach Homes II at Treviso Bay
Building 35 – Phase IV
(NON GOLF)

<u>Model</u>	<u>Description</u>	<u>Air Conditioned Living Area</u>	<u>Price</u>
Florence	3 Bedrooms, 2 Baths 2 Car Garage	1,741	\$336,999
Verona	3 Bedrooms, 2 Baths 3 Car Tandem Garage	2,110	\$366,999

Coach Homes II at Treviso Bay Condominium Association assessment is \$4,539.48 annually, collected quarterly
Treviso Bay Property Owners Master Association assessment is \$2,581.00 per year, collected annually
Includes use and maintenance of all Master Association amenities

A minimum \$500.00 Restaurant Fee is required - to be billed by the Association upon availability of food service
Cable TV service, including Internet, is \$1,151.16 collected annually by the Master Association

Wentworth Estates Community Development District (the CDD) the debt service fee is \$1,436.78 per year, collected annually on Collier County tax bill. Wentworth Estates CDD annual Operations & Maintenance fee of \$129.16 is also included on the Collier County tax bill.

To Be Collected At Closing

A one-time builders' fee of \$2,000.00 payable to Lennar Homes LLC
Initial Capital Contribution of \$1,500.00 payable to Lennar Homes LLC for the Treviso Bay Property Owners Master Association
Initial Capital Contribution of \$200.00 payable to Coach Homes II at Treviso Bay
Grant Fee of \$250.00 for the Rookery Bay fund

Buyer acknowledges that some of the condominium buildings may be in a flood zone. The Condominium Association will purchase flood insurance to cover the building portion that the association is responsible to insure but it will be up to the Buyer to purchase coverage for their portion of the building that they are responsible to insure and their personal property.

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

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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

01/12/16



TREVISO BAY GOLF & COUNTRY CLUB

Type of Home	Coach Homes	
Price Range	\$355-460,000	
Sq Ft	1,741 - 2,110	
Condo Association	4,539.48	
Homeowners Association	2,581.00	
Golf Club Assessment	0.00	Add \$3080 for golf units
Cable TV & Internet	1,151.16	
Lawn, Fert, Pest, Trees, Mulch	Included	
Annual Food/Restaurant Minimum	500	
Total Fees	8,771.64	
Monthly	730.97	
*Insurance Estimate	900.00	
*Estimated Taxes (1.25% x Purchase)	5,250.00	
CDD	1,565.94	
Water and Sewer	Included	
Electricity	Not Included	
Total Cost to Own	16,487.58	
Rent Rates Seasonal	6,000 - 6,500	
Rent Rates Annual	2,500-2,900	
One Time Fees		
Resale	2,500.00	
New Construction	3,950.00	

Fees subject to change without notice

*Coach Tax based off \$420,000 sale price

*Rent Rates established by 3rd party rental company

Treviso Bay

Green Features



The latest energy efficient and green features at no extra charge.

The Lennar Everything's Included Home is a better way to buy a home. You get thousands of dollars in quality extras at no extra charge. No surprises. Including the latest energy efficient and green features to save you money now and down the road. When you own a Lennar Home you get a lot more for a lot less. After all, Everything's Included!

Product/Feature Standard	Included
Efficient Design & Construction to Reduce Waste	✓
R-30 Ceiling Insulation keeps you cool in summer and warm in winter	✓
Energy-Saving & Moisture Controlling Green-Guard Home Wrap	✓
14 SEER HVAC helps conserve energy on your utility bills	✓
Low-E Windows keep sun's heat at a minimum	✓
Water-Saving Faucets & Showerheads reduce water consumption	✓
Energy Star GE Appliances use less energy	✓
Programmable Thermostats help you manage your power usage	✓
Sustainable Cabinets (Formaldehyde-Free)	✓
Rain-Gauge Irrigation System to manage water usage	✓
Comprehensive Storm Water Management Plan to Minimize Pollutant Runoff	✓
Homes Designed & Right-Sized for Heating & Cooling	✓
Florida-Friendly, Native Landscaping Package	✓

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Treviso Bay

Florence Series Included Features

Lennar includes it all.

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

Construction Features

- Steel reinforced concrete block construction
- Skip trowel stucco finish
- Built in wall pest control system
- ✓ Concrete and block has green additives in the mixture
- Prefabricated roof trusses with straps and connections engineered for uplift, load and lateral forces
- Low maintenance aluminum fascia
- Low maintenance aluminum vented soffit
- Fire sprinkler system throughout home
- ✓ Vented soffits for better air circulation
- Upgraded Sherwin Williams® Loxon® 2 coat application paint
- Monolithic 2500 psi minimum concrete footer and slab
- Pre-treat termite prevention
- ✓ Drywall contains some recycled products and is produced within the United States
- DensShield® wall board in showers and tub surrounds
- ✓ Greener wood products
- Professional plumbing system through home
- ✓ Green termite treatment
- Fiberglass front entrance door
- ✓ Exterior glass front door
- Hurricane impact glass

Exterior Design Features

- Concrete roof tile
- Brick paver driveway
- ✓ Garage door keypad for easy access
- Fully sodded with Floratam sod
- ✓ Automatic in ground sprinkler system
- ✓ Comprehensive Storm Water Management Plan to minimize pollutant runoff
- ✓ Pro gutter system-per plan
- ✓ Designer door bell cover
- Fully landscaped and improved homesite
- Designer coach lights on garage
- ✓ Rain-Gauge Irrigation System to manage water waste
- Steel reinforced garage door
- ✓ Epoxy garage floor finish
- Pro 1/3 HP on all garage doors
- Scored window banding.

✓ Landscape designs are eco friendly with mulch beds vs grass

- Brick paver entryway -per plan
- Screens on all windows
- Screened in rear lanai with door-per plan
- Bronze aluminum screen construction

✓ Efficient design & construction to reduce waste

Interior Design Features

- Colonial style wood casing
- Colonial style baseboard
- ✓ Crown molding in living areas per plan
- Raised panel interior doors
- ✓ 2" designer window blinds
- Raised panel bi-fold closet doors (per plan)
- Clear sliding glass doors
- ✓ Low Volatile Organic Compounds Interior coatings / paint
- ✓ Low Volatile Organic Compounds VOC carpet
- Knock down interior wall finish
- ✓ Upgraded oak handrail on white spindle staircase-per plan
- Vinyl coated ventilated closet shelving
- Designer window sills
- ✓ Washer and dryer
- 9'4" ceiling heights per plan
- 1/2" inch interior drywall
- Interior steel frame construction for more true walls
- Schlage® satin nickel finish door hardware
- ✓ Schlage® security and convenience package
- Sherwin Williams® Lennar Supreme™ interior paint
- ✓ Space conditioning designed – Right Size for heating / cooling

Floor Coverings

- Diagonal 20" ceramic designer tile in all wet areas
- ✓ Mohawk® products are green certified
- Mohawk® plush wall to wall upgraded carpeting in all rooms
- Upgraded 7/16" carpet padding

Energy Saving Features

- ✓ Programmable thermostats
- ✓ R-30 ceiling insulation keeps you cool in summer and warm in winter
- R-4.1 Perforated Fi-Foil and radiant barrier on exterior walls
- R-19 Batt Insulation on framed walls





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Treviso Bay





Florence Series Included Features

-  92% energy-efficient hot water heaters
-  Insulation is green with some recycled materials
- Quick recovery 50 gallon water heater
- Minimum 14 SEER air conditioning system
-  Energy saving wall insulation
-  Monier products offer LEED points and some are Energy Star® rated



Electrical Appointments

- All copper wiring from breaker panel
- Minimum 200 amp electrical service
-  14 SEER HVAC helps conserve energy on your utility bills
- Smoke and carbon monoxide detectors throughout home
- Electronic door bell chime
- Pre wired for fans or light fixtures in all bedrooms, den and family living room
- Designer light switches
- Exterior waterproof outlets-per plan
- RG6 cable outlets in all bedrooms, den and family room
- CAT - 5 telephone outlets in all bedrooms, den, family room and kitchen
- Designer lighting in all bathrooms
- Lighting in all walk-in closets
- Exterior entry point lighting
- GFI outlets in all wet areas
- Bathroom exhaust fans
- One hot electrical outlet with switch in all rooms

Luxury Kitchen Features

-  GE® Appliances are Energy Star® Certified and use less energy
- GE® Energy Star® side-by-side refrigerator
- GE® Energy Star® space saver microwave
- GE® Energy Star® smooth cook top range
- GE® Energy Star® dishwasher
- Badger V in sink food disposal system
-  Timberlake® Products are green certified and environmentally friendly sustainable cabinets
- French nickel cabinet hardware
-  Granite kitchen counter tops
- Designer faucet with built in spray
- Built-in ice maker hook up
- Designer tile counter backsplash
- Stainless steel kitchen sink
- Luxury 42" raised panel maple wood cabinets
-  Stainless steel appliances

Elegant Bathroom Features

- His and her vanity counters with separate sinks in master bath per plan
- Elongated commodes in all water closets
- 42" plate mirrors in all bathrooms
- Luxury raised height raised panel wood cabinetry and vanities
- Recessed medicine cabinets with a beveled edge mirror
-  Designer faucets/Shower heads are water sense products
- Designer brushed nickel plumbing fixtures in all baths
- Royal-Imperial V Roman tub in master bathroom
- Mohawk® 20" diagonal floor tile in all baths
- Mohawk® designer ceramic shower wall tile in all baths
- Clear glass shower enclosure in master bath
- Designer oval sink
- Granite counter tops
- French nickel cabinet knobs
-  Designer upgraded bathroom accessories
- 4" backsplash on all bathroom counter tops
- Anti skid bathtubs

LENNAR COMMITMENT TO EXCELLENCE

- Complete customer care service department
- Independent engineering inspections throughout the construction process
- Over 50 years in Southwest Florida
- Manufacturer's warranties passed on to you
- 1 year full service warranty on all new homes
- Traded on the NYSE - symbol LEN
- Built over 60 communities in Southwest Florida
- Over 40,000 families in Southwest Florida own a Lennar home
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Program

Lennar Green Feature



These luxury features are part of the EI Plus package.
If you decide not to choose this package, you will save \$4,800

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Chart A NEW COURSE

TPC Passport is a premium program offered **exclusively to full golf members** with full network playing privileges. TPC Passport provides a convenient, single point of contact to **schedule tee times, instruction or get travel packages** online, by phone, email or fax. The best part of TPC Passport; it is **complimentary with your club membership**.

TPC Passport Benefits:

- Access to over 45 properties nationwide for golf, entertainment, meetings and social events
- Pay only cart fees at all private TPC and Heritage Golf Group properties up to six times annually
- Access to and preferred rates at participating Pacific Links International properties
- Receive a 50% discount off the posted green fee at resort and daily fee properties
- 15% off Accompanied Guest Fee Rates at TPC Resort/Destination properties
- Complimentary club rentals for Platinum Members at all owned or operated TPC and Heritage Golf Group properties
- 10% off TOURAcademy instruction
- Exclusive offers from PGA TOUR travel partners, including vacation packages and tournament experiences
- Personalized online and toll-free reservations for Members and their guests
- On-site concierge services for Members and their guests

TPC Passport offers a PGA TOUR experience wherever life takes you. Our partnership with Heritage Golf Group and Pacific Links International allows you to use your Passport to enjoy a host of other courses/resort destinations in addition to the TPC Network. As mentioned, TPC Passport comes free with your TPC membership — all you need to do is activate your Passport. Once your account is activated, you'll receive monthly emails announcing recent news and member-only special offers.



Three Ways to Activate Your TPC Passport Today

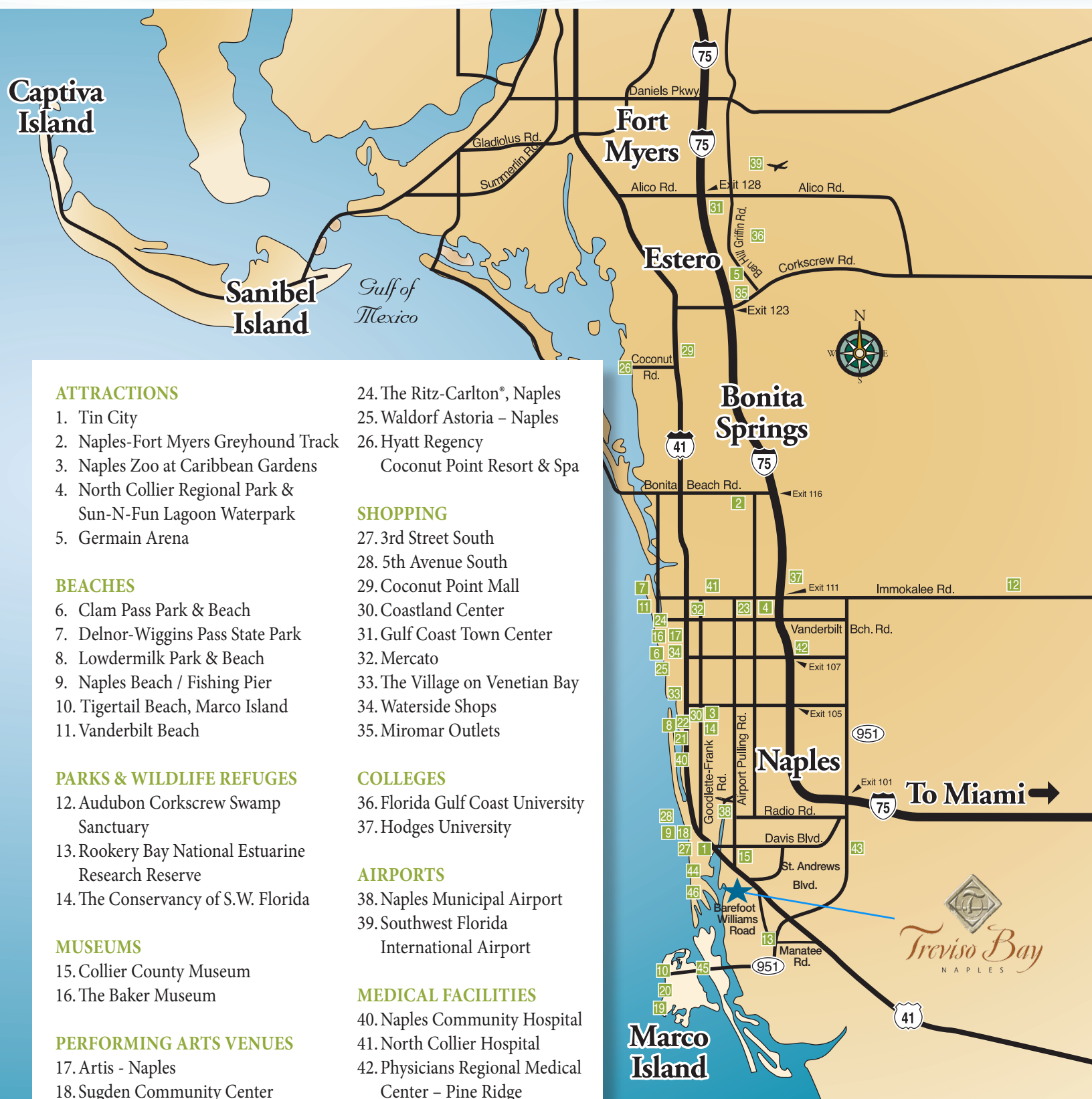
1. Ask a Club Representative
2. Online at tpcpassport.com
3. Call (877) 416-GOLF



(877) 416-GOLF tpcpassport.com



LOCATIONS OF INTEREST



ATTRACTIONS

1. Tin City
2. Naples-Fort Myers Greyhound Track
3. Naples Zoo at Caribbean Gardens
4. North Collier Regional Park & Sun-N-Fun Lagoon Waterpark
5. Germain Arena
24. The Ritz-Carlton®, Naples
25. Waldorf Astoria – Naples
26. Hyatt Regency Coconut Point Resort & Spa

BEACHES

6. Clam Pass Park & Beach
7. Delnor-Wiggins Pass State Park
8. Lowdermilk Park & Beach
9. Naples Beach / Fishing Pier
10. Tigertail Beach, Marco Island
11. Vanderbilt Beach

PARKS & WILDLIFE REFUGES

12. Audubon Corkscrew Swamp Sanctuary
13. Rookery Bay National Estuarine Research Reserve
14. The Conservancy of S.W. Florida

MUSEUMS

15. Collier County Museum
16. The Baker Museum

PERFORMING ARTS VENUES

17. Artis - Naples
18. Sugden Community Center

HOTELS & RESORTS

19. Hilton Marco Island Beach Resort & Spa
20. Marco Island Marriot Beach Resort
21. Naples Beach Hotel & Golf Club
22. The Edgewater Beach Hotel
23. The Ritz-Carlton® Golf Resort, Naples

SHOPPING

27. 3rd Street South
28. 5th Avenue South
29. Coconut Point Mall
30. Coastland Center
31. Gulf Coast Town Center
32. Mercato
33. The Village on Venetian Bay
34. Waterside Shops
35. Miromar Outlets

COLLEGES

36. Florida Gulf Coast University
37. Hodges University

AIRPORTS

38. Naples Municipal Airport
39. Southwest Florida International Airport

MEDICAL FACILITIES

40. Naples Community Hospital
41. North Collier Hospital
42. Physicians Regional Medical Center – Pine Ridge
43. Physicians Regional Medical Center – Collier Blvd.

MARINAS / BOATING

44. City Dock & Yacht Basin
45. Marco Island Yacht Club
46. Naples Boat Club

Treviso Bay is located only 5 miles from Historic Downtown Naples 5th Avenue and the Naples Beach and Pier.

Marco Island and the beaches are located 10 miles south.

Southwest Florida International airport is only 45 minutes North in Fort Myers.