

# The Nina

1,649 Sq. Ft., 3 Bedroom, 2 Bath, 2 Car Garage



Elevation A



Elevation C

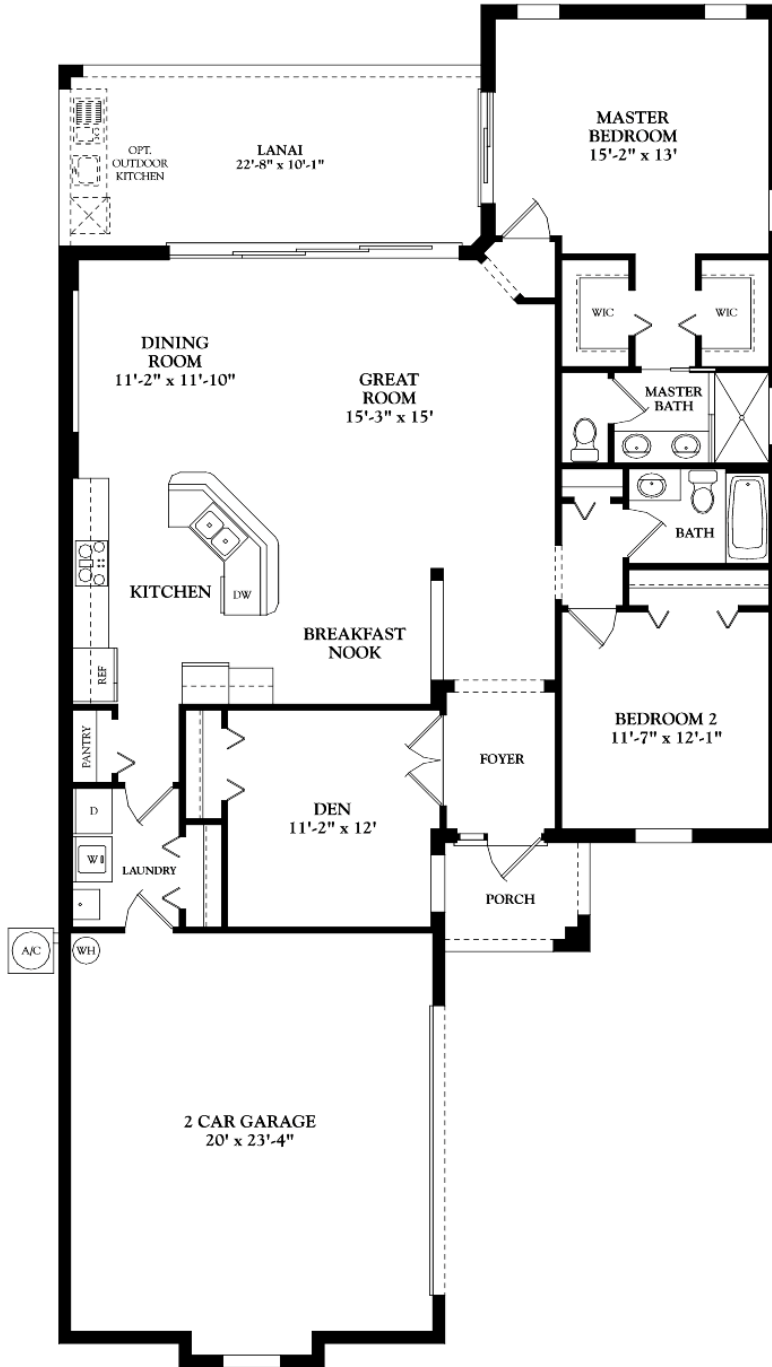
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# The Nina

1,649 Sq. Ft., 3 Bedroom, 2 Bath, 2 Car Garage



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# The Victoria

1,850 Sq. Ft., 2 Bedroom, 2 Bath, 1 Half Bath, 2 Car Garage



Elevation A



Elevation C

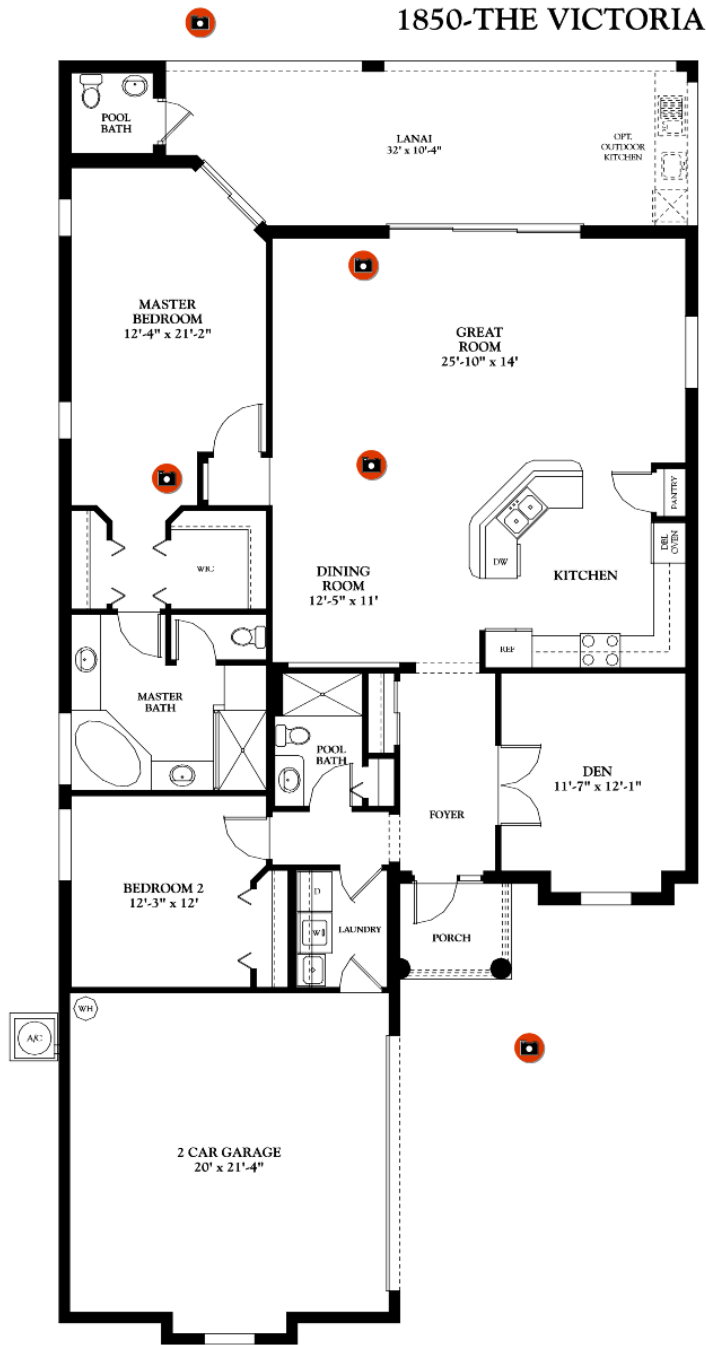
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# The Victoria

1,850 Sq. Ft., 2 Bedroom, 2 Bath, 1 Half Bath, 2 Car Garage



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# The Sophia

2,032 Sq. Ft., 3 Bedroom, 3 Bath, 2 Car Garage



Elevation A



Elevation C

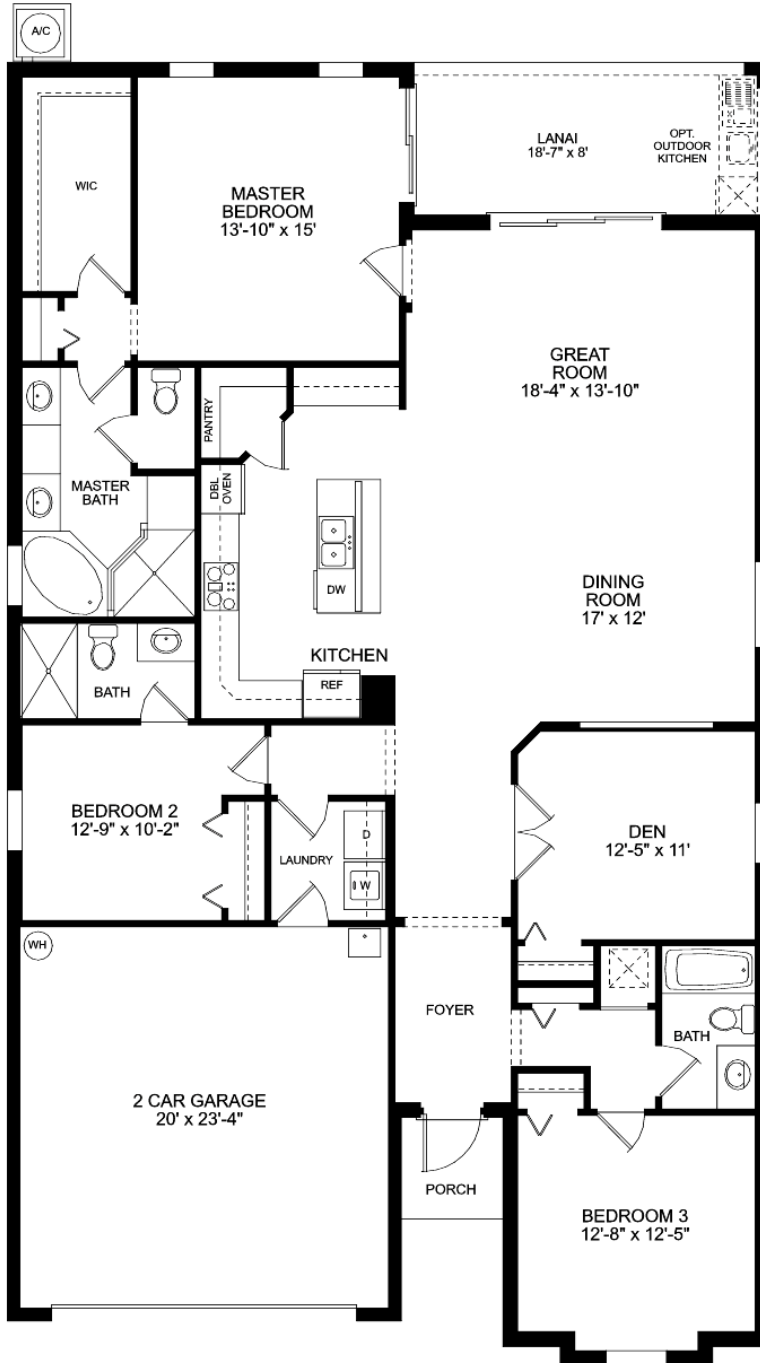
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# The Sophia

2,032 Sq. Ft., 3 Bedroom, 3 Bath, 2 Car Garage



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# The Isabella

2,246 Sq. Ft., 4 Bedroom, 2 Bath, 2 Car Garage



Elevation A



Elevation C

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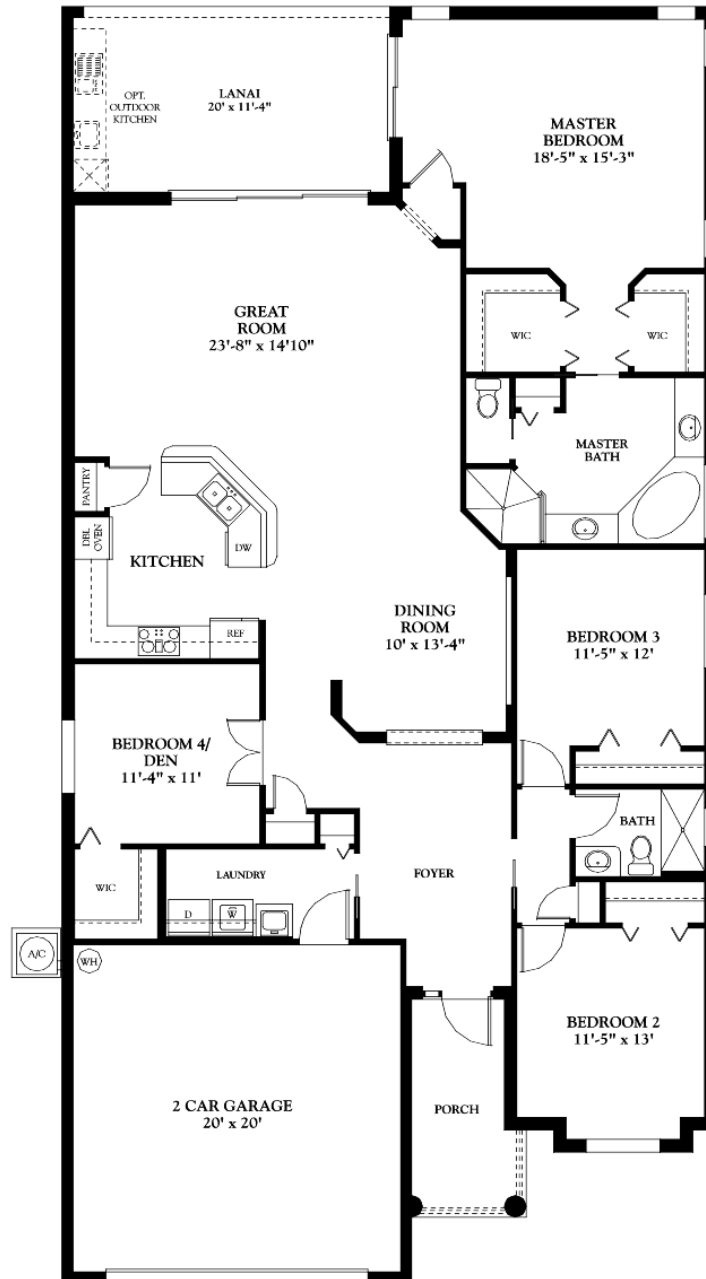
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# The Isabella

2,246 Sq. Ft., 4 Bedroom, 2 Bath, 2 Car Garage

## 2246-THE ISABELLA



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# Treviso Bay

NAPLES

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



FUTURE  
PFL SITE

FUTURE  
COMMERCIAL  
DEVELOPMENT



VIA  
VENETO

PIACERE

PONTE  
RIALTO

CASORIA COURT

AVELLINO PLACE

TREVI  
COURT

ITALIA

VERCELLI

DI NAPOLI

PAVIA

PAVIA COURT

LIPARI

LIPARI COURT

BELLA  
FIRENZE

LACQUA DRIVE

LACQUA

PRACTICE  
FACILITY

FUTURE  
DEVELOPMENT

GIAVENO

VENEZIA

PONZIANE

FL 888 Highway

EMERGENCY CIRCLE

NEWPORT AVENUE

CORSO BELLO DR

CORSO BELLO DR

# Treviso Bay

## Grazia 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
- 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
- Vented soffits for better air circulation
- Upgraded Sherwin Williams® Loxon® 2 coat application paint
- Minimum 2 hose bibs
- Monolithic 2500 psi minimum concrete footer and slab
- Drywall contains some recycled products and is produced in the United States
- DensShield® wallboard in showers & tub surrounds
- Greener wood products
- 6/12 pitch roof
- Professional plumbing system through home
- Built-in wall pest control system
- Green Termite treatment
- Designer front entrance plank door
- Fiberglass side light (per plan)
- Hurricane Impact Glass windows and Doors - by community
- Mitered glass per plan

#### Exterior Design Features

- Concrete tile roof
- 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
- Elegant mailbox and post
- Pro gutter system on the front of your home
- Designer door bell cover
- Fully landscaped and improved homesite
- Designer coach lights on garage
- Steel reinforced garage door
- Epoxy "snake skin" style garage floor finish (by community)
- Rain-Gauge Irrigation System to manage water waste
- 1/3 HP opener on all garage doors
- Scored window banding per plan
- Landscape designs are eco friendly with mulch beds vs grass
- Red Mulch
- Brick paver entryway
- Brick paver lanais

- Screens on all windows
- Screened in rear lanai with door
- Bronze aluminum screen construction
- Decorative exterior foam
- 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 bifold closet doors
- 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)
- Wood closet shelving
- Designer window sills
- Rounded corner bead in main living areas
- Front load washer and dryer
- 9' - 4" and 10' ceiling heights per plan
- 16" closed mesh kitchen shelving
- 1/2" inch interior drywall
- 1/2" ceiling board
- Built in ironing board system
- Interior steel frame construction for more true walls
- Schlage® aged bronze finish door hardware
- Schlage® security and convenience package with camera
- Sherwin Williams® Lennar Supreme™ interior paint
- Space conditioning designed – Right Size for heating / cooling
- Home security system

#### Floor Coverings

- Diagonal 20"x 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

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# Treviso Bay

## Grazia Series Included Features

### Energy Saving Features

- Programmable thermostats
- R-30 ceiling insulation keeps you cool in summer and warm in winter
- Energy saving wall insulation
  - R-4.1 Perforated Fi-Foil and radiant barrier on exterior walls
  - R-11 Batt insulation on framed walls
- 92% energy efficient hot water heaters
- Insulation is green with some recycled materials
  - Quick recovery 50 gallon water heater
- 14 SEER HVAC helps conserve energy on your utility bills
- 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
- Two 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
- Recessed lighting in Kitchen
- 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® 25 cubic foot side-by-side refrigerator - stainless steel
- GE® Energy Star® wall oven and microwave - stainless steel
- GE® Energy Star® smooth surface cook top
- GE® Energy Star® dishwasher - stainless steel
- Badger V in sink food disposal system
- Stainless steel undermount kitchen sink
- Upgraded French door stainless steel refrigerator
- Timberlake® products are green certified and environmentally friendly sustainable cabinets.
- Pull out trash receptacle in kitchen
- Pull out cabinet shelves in kitchen per plan
  - Luxury 42" raised panel wood cabinets with crown molding
  - Aged bronze cabinet hardware

- Granite kitchen counter tops
- 6" x 6" designer tile full backsplash per plan
- Designer faucet with built in spray
- Folding sponge rack under kitchen sink per plan
- Built-in ice maker hook up
- Under cabinet lighting

### Elegant Bathroom Features

- His and Her vanity counters with separate sinks in master bath per plan
- Elongated commodes in all water closets
- Mirrors in all bathrooms
- Luxury raised height, raised panel wood cabinetry and vanities
- Frameless shower enclosure
  - Recessed medicine cabinets with a beveled edge mirror
- Designer faucets / Shower heads are water sense products
- Designer aged bronze plumbing fixtures in all baths
- Granite vanity tops
- Royal - Imperial V Roman tub in master bathroom (per plan)
- Designer light fixtures in all baths
- Mohawk® 20" x 20" diagonal floor tile in all baths
- Mohawk® 13" x 13" ceramic shower wall tile in all baths
- Designer tile listello in all master baths
- Mohawk® designer shower floor tile
- 4" granite backsplash on all bathroom counter tops
- Designer oval undermount sink bowl
- Clear glass shower enclosure in master bath
- 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

### AVAILABLE OPTIONS

- ELEGANT POOL with paver pool deck-per plan
- SPA PACKAGE WITH HEATER AVAILABLE WITH POOL-per plan
- EXTENDED TILE IN LIVING AREAS
- EXTENDED TILE THROUGHOUT HOME
- SUMMER KITCHEN
- PONDEROSA PINE LANAI CEILING
- PONDEROSA PINE ENTRY CEILING

### Lennar Green Feature

These luxury features are part of the ei Plus package. If you decide not to choose this package, you will save \$5,500

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**TREVISO BAY GOLF & COUNTRY CLUB**  
**Yearly Carry Cost Estimate**

<b>Type of Home</b>	<b>Single Family Executives</b>
<b>Views</b>	Water / Golf / Preserve
<b>Price Range</b>	\$600-\$700
<b>Sq Ft</b>	1,649 - 2,246
<b>Master Homeowners Association</b>	2,346.00
<b>Executive Homeowners Association</b>	1,380.00
<b>Golf Club Assessment</b>	3,080.00
<b>Cable TV &amp; Internet</b>	1,140.00
<b>Lawn, Fert, Pest, Trees, Mulch</b>	Included
<b>Annual Food/Restaurant Minimum</b>	500
<b>Total Fees</b>	<b>8,446.00</b>
<b>Monthly</b>	460.41
<b>*Insurance Estimate</b>	2,500.00
<b>*Estimated Taxes (1.5% x Purchase)</b>	8,125.00
<b>CDD</b>	2,229.00
<b>Water and Sewer</b>	Not Included
<b>Electricity</b>	Not Included
<b>Total Cost to Own</b>	<b>21,300.00</b>
<b>Rent Rates Seasonal</b>	7,000 - 10,000
<b>Rent Rates Annual</b>	2,300 - 3,000
<b>One Time Resale Capital Contribution</b>	<b>2,500.00</b>

\*\*Fees subject to change without notice

\*\*Tax estimate based off \$650,000 purchase price

\*\*Rent rates established by 3rd party

\*\* For non-golf homes subtract \$3080/yr



PASSPORT

# 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

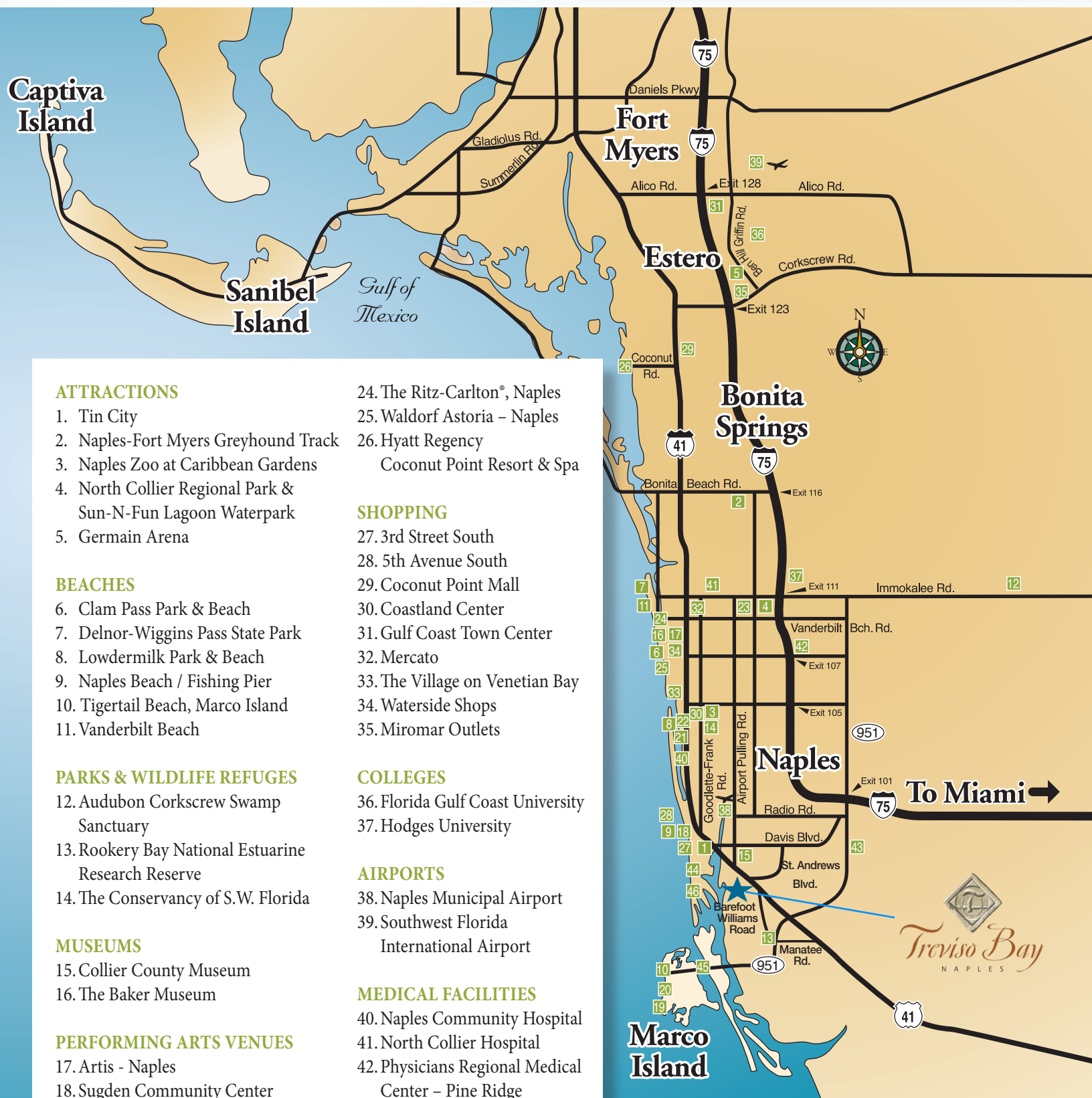
1. Ask a Club Representative
2. Online at [tpcpassport.com](http://tpcpassport.com)
3. Call (877) 416-GOLF



(877) 416-GOLF [tpcpassport.com](http://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

## 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

24. The Ritz-Carlton®, Naples
25. Waldorf Astoria - Naples

26. Hyatt Regency  
Coconut Point Resort & Spa

## 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.**