

# Montair at Sterling Meadows



Everything's Included®  
in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

Over **\$26,000** of included value!

Features	Lennar®	Other Builders	Used Home
<b>Connectivity</b>			
<b>Infrastructure - World's first Wi-Fi CERTIFIED™ Home Design</b>			
• Ruckus Wireless ZoneFlex™ R510	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Heat Mapping (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ruckus® ICX® 12-port Ethernet switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CAT-6A Wiring (Retrofit cost)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Legrand On-Q 42" RF Transparent Structured Media enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® Surge Protective Receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Maestro® occupancy sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Smart Products - Controlled by Amazon Alexa</b>			
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Echo Show	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Baldwin® Evolved smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Lyric Round™ Wi-Fi Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® Z-Wave Plug-in Module	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless in-wall dimmer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® Wireless Smart Bridge Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® Wireless Lamp Module	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pico® Remote with Double Stand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring® Video Doorbell Elite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Samsung SmartThings® Hub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sonos® PLAY:1 wireless speaker (Alexa voice control coming soon)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Service</b>			
• Amazon employees set up and activate all connected devices in the home and offer 90-day Smart Home Support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience</b>			
• HAVING IT ALL DONE FOR YOU!	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Total Included Connectivity Value

**\$10,000**



Features	Lennar®	Other Builders	Used Home
<b>Efficiency</b>			
• Innovative SunStreet Energy™ Solar 20/20 Program (system purchase option available)**	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Single-coat exterior stucco system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Radiant barrier roof sheathing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rinnai® tankless water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Water-conserving toilets, faucets and showerhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Insulated air ducts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Energy-efficient LED/fluorescent lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 3rd-party energy testing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sherwin-Williams® low-VOC paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Luxury

### Kitchen

• Granite or quartz countertops with full 4"x16" subway-set tile backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amerisink® single bowl 18-gauge stainless steel undermount sink with InSinkErator®	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® Align™ Spot Resist™ stainless pull-out spray faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• European-style raised-panel (maple or duraform) or recessed-panel (maple or thermofoil™) cabinetry with concealed hinges and hardware; roll-out shelf at base cabinetry and roll-out trash/recycle bin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stainless steel GE Profile™ appliance package including: – 36" 5-burner gas cooktop with 30" built-in wall oven underneath – Built-in microwave oven with 30" built-in wall oven underneath – 36" wall-mount glass canopy chimney hood – Stainless-steel interior dishwasher with hidden controls – Side-by-side 36" counter-depth refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Master Suite

• Granite or quartz vanity top with 4" backsplash* (to match kitchen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Separate shower with clear glass enclosure and Piedrafina™ surround	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 5' Fiber Care® tub with Piedrafina™ deck skirt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® widespread high-arc chrome plumbing fixtures and bath hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Kohler® Verticyl® undermount vanity sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Large walk-in closet with high/low design shelving & built-in shoe shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Elongated porcelain toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Framed Vanity Mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features	Lennar®	Other Builders	Used Home
<b>Luxury</b>			
<b>Secondary Bath</b>			
• Piedrafina™ vanity top with 4" backsplash*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fiber Care® bathtub/shower combination with Piedrafina™ surround	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Cultured marble shower pan with Piedrafina™ surround and clear glass enclosure (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® center-set chrome plumbing fixtures and bath hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amerisink® undermount vanity sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Elongated porcelain toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Laundry Room</b>			
• European-style cabinetry with concealed hinges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Laundry Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior</b>			
• Designer-coordinated exterior color and roof combinations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Water-conserving front yard landscaping with programmable irrigation system with rain sensors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 8' Therma-Tru® fiberglass painted entry door with satin nickel exterior hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wayne Dalton® sectional roll-up insulated garage door with automatic opener and 2 transmitters (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Concrete tile roofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Exterior light fixtures with black finish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Holiday lights outlets and switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Gas stub for future backyard use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Interior</b>			
• Riverside interior doors with satin nickel hardware and 5½" baseboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Category-5 high-speed telephone wiring in master bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• RG-6 coaxial cable in all bedrooms, great room, office, and loft (per plan) at TV wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Blocked or braced and pre-wired for future ceiling fan in great room, den, loft/bonus room and all bedrooms; ceiling lights included in bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Square wall corners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• USB charger in kitchen and master bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 5.1 pre-wire for surround sound at great room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smoke alarms; carbon monoxide detectors; interior fire sprinklers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Quality Mohawk® carpeting in great room, bedrooms and hallways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 18"x18" ceramic tile flooring in entry, kitchen, dining (per plan), bathrooms and laundry room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sheetrocked, taped and painted garage interior with fluorescent overhead lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Connectivity**

• Echo Show	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Baldwin® Evolved smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Lyric Round™ Wi-Fi Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® Plug-in Module	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless in-wall dimmer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CAT-6A Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Exterior**

• Separate private entrance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Kitchenette/Private Living**

• European-style cabinetry (to match main home)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Granite or quartz countertop (to match main home)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE® stainless steel 17.5 cu. ft. top-freezer refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE Profile™ stainless steel 1.7 cu. ft. convection microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amerisink® single bowl 18-gauge stainless steel undermount sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® Arbor™ Spot Resist™ stainless steel kitchen faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mohawk® carpeting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 18"x18" ceramic tile in wet areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE® unitized Spacemaker® washer & dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• RG-6 coaxial cable television outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Private Bedroom**

• Pre-wired for ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Private Bath**

• Moen® faucet with chrome finish and matching accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Piedrafina™ vanity top with 4" backsplash*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amerisink® undermount vanity sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shower with clear glass enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Upgraded porcelain elongated toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Valuable Advantages**

• Separate thermostat control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Features	Lennar®	Other Builders	Used Home
<b>Service</b>			
• myLennar (A personal assistant to help you shop, buy, and own a home)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Eagle Home Mortgage (Financial services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• North American Title Company (Financial services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• SunStreet Solar Technology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- myLennar (A personal assistant to help you shop, buy, and own a home)
- Eagle Home Mortgage (Financial services)
- North American Title Company (Financial services)
- SunStreet Solar Technology



Lennar's automated homes are built according to the Wi-Fi Alliance® program guidelines for Wi-Fi CERTIFIED™ Home Designs. See the Wi-Fi Alliance website at [www.wi-fi.org](http://www.wi-fi.org) for additional information regarding the Wi-Fi CERTIFIED Home Design program. The Wi-Fi Alliance also certifies home designs after review of a home floorplan, which may occur after your closing. Wireless performance in homes will vary due to design changes, construction changes, placement of furnishings and appliances, usage, and local conditions. Network performance will be affected by network configuration, the number of users, and the type of use. Homeowners are responsible for providing their own Internet connection and determining their own bandwidth needs, which may vary. Lennar does not guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Certain products or services are provided by Amazon, and not Lennar. Amazon is responsible for all such services and products, and Lennar does not guarantee any equipment or services provided by Amazon. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details.

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