

**LENNAR**<sup>®</sup>

# Stillwater at Lakewood Ranch

in Lakewood Ranch, FL



# Angelina

Executive Homes

Coming Soon

2,061 sq. ft.

1-story

2 bed · 2 ba

2 car garage



Exterior D



Exterior E

# Angelina

Executive Homes

Coming Soon

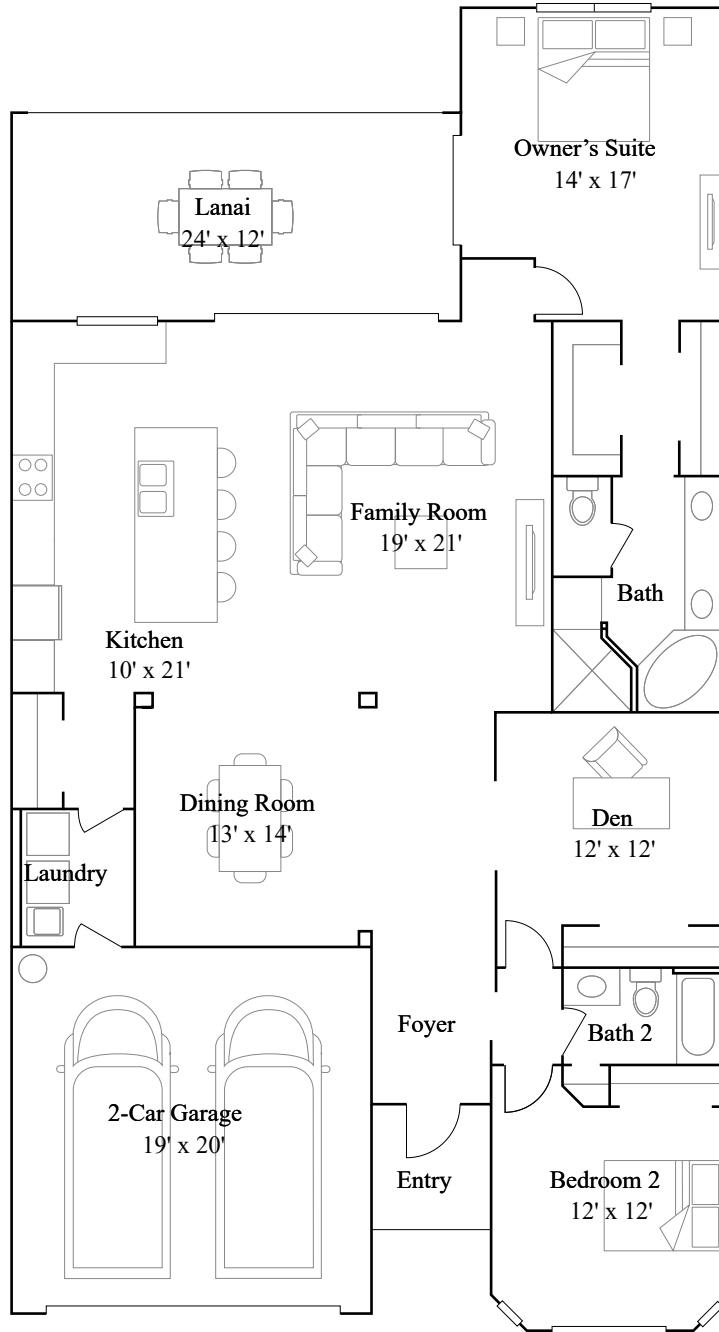
2,061 sq. ft.

1-story

2 bed · 2 ba

2 car garage

## 1st Floor



# Everything Your New Home Needs

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



## Kitchen

Quartz Countertops with 4" backsplash

Stainless steel smooth cooktop with hood vent

Stainless steel built-in wall oven and microwave

Stainless steel side-by-side refrigerator

Stainless steel multicycle dishwasher

Stainless steel undermount sink

InSinkErator® garbage disposal

Moen® faucet

Vinyl-coated shelving in closet and pantry

Designer kitchen cabinetry and hardware

LED recessed lighting



Quartz countertops and a smooth cooktop with vent hood grace the kitchen



All-new stainless steel built-in wall oven and microwave elevate cooking endeavors

## Owners Suite

Quartz vanity countertops

Designer bathroom fixtures and faucets

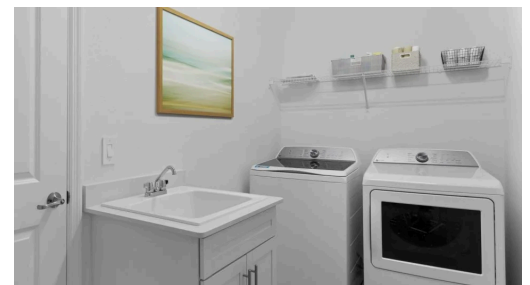
Elongated toilets

Walk-in shower with clear glass enclosure (per plan)

Designer shower wall tile

Tile shower floor

Faucets and showerheads certified to meet EPA WaterSense® criteria



New washer and dryer is included in the laundry room with a rinse sink at select plans

## Secondary Bathroom

Designer tile in all wet areas

Elongated toilets

# Everything Your New Home Needs (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Quartz vanity countertops

## Laundry

Wire-mesh shelving

Washer and dryer

## Interior

2" faux wood blinds

Sherwin-Williams® low-VOC paint

Ceiling fan pre-wire in all bedrooms and Great Room

Ceramic tile flooring in kitchen and bathrooms

## Exterior

Hurricane Impact Sliding Glass Doors and Windows

Tile Roof

Brick paver walkway, entry and patio

Aluminum screen patio enclosure

Sherwin-Williams® exterior paint

Solid front door

Eco-friendly landscape package

Automatic lawn irrigation system

Keyless garage entry pad

Screens on all operable windows

Hurricane-rated Garage Door

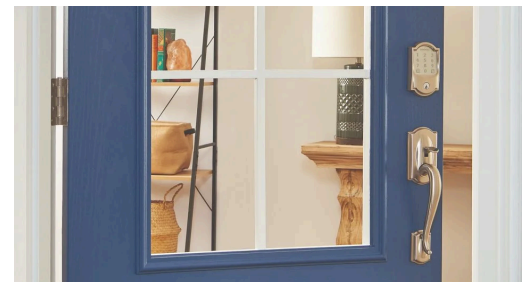
Quality concrete block and stucco construction



Ring Video Doorbell Pro keeps the home safe and secure



Easily adjust and regulate the indoor temperature using Honeywell Home T6 Pro Wifi thermostat



Unlock and lock the home from anywhere with a Smart front door lock

# Everything Your New Home Needs (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Roof products offer LEED points

## **Connectivity**

Ring Video Doorbell Pro

Honeywell Home T6 Pro Z-Wave - smart thermostat

Smart front door lock

## **Energy Efficiency**

Energy-efficient water heater

Programmable thermostats

Weather stripping on all exterior doors

## **Services**

myLennar (online assistant to help through the homebuying process)

Lennar Mortgage (financial services)

Lennar Title (title services)

Lennar Insurance Agency (home insurance)

Construction Orientation with Construction Manager and New Home Consultant

New Home Orientation with Construction Manager

Limited one-year warranty on workmanship

Limited two-year warranty on mechanical systems

10-year structural warranty

# What's nearby

Residents of this vibrant community enjoy easy access to Lakewood Ranch's Main Street, three town centers, stunning beaches and a wealth of nightlife, cultural experiences and recreational activities. With top-tier medical facilities, local farmers' markets, bars, golf courses, tennis courts and more just a short drive away, there's something for everyone.



With an array of excellent restaurants, bars and shops at the Lakewood Ranch Town Center, residents can easily gather with friends and family



Head to Main Street to attend local farmer's markets, holiday events or Music on Main, a fun block party held on the first Friday of each month



Discover a vibrant blend of dining, drinks, entertainment, beauty and wellness at Waterside Place, situated along the shores of Kingfisher Lake

# HOA & Tax information

Collection	Approximate HOA fees	Approximate Special Assessment fees	Approximate tax rate
Manor Homes	-	-	-
Executive Homes	-	-	-

**HOA Fees** Prior to the purchase or closing of your new Lennar home, an Internet Sales Consultant or your New Home Consultant in your community can help you discover more information about HOA fees in this community. Post-closing day, we ask that you reach out to your local Customer Care Team to help you retrieve this information.

**Tax rate** Prior to the purchase or closing of your new Lennar home, an Internet Sales Consultant or your New Home Consultant in your community can help you discover your tax rate. Post-closing day, we ask that you reach out to your local Customer Care Team to help you retrieve this information.

# We're here to help you

Since 1954, Lennar® has had the privilege of helping over one million households across America move into the next stage of life with a new home. We build in some of the nation's most desirable cities and offer innovative solutions to make your home-shopping, buying, and owning experiences the best they can be. From our Everything's Included® approach to homebuilding, to a streamlined digital mortgage process through our affiliate lender Lennar Mortgage,\* to the ability to trade in your home online, Lennar is dedicated to providing you with better solutions for better home experiences.

## A simpler way to buy

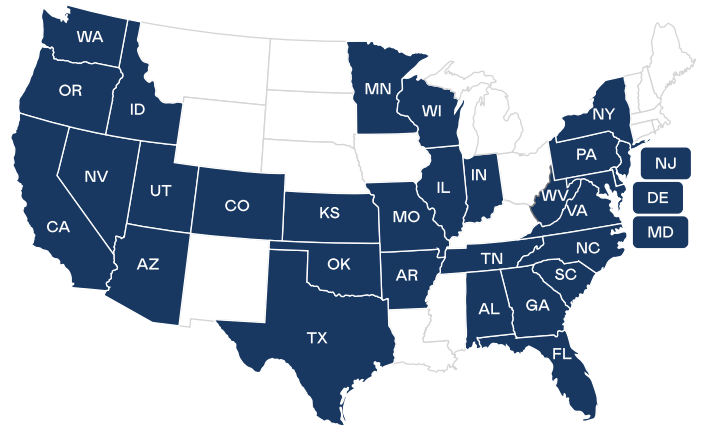
Our family of companies can assist you with your mortgage, title and insurance needs - allowing you to save time and money.

## Something for everyone

We understand homebuilding, and people. Our homes cater to a variety of lifestyles, and reflect the culture and region in which they're built.

## Where you want to live

We understand how you want to live, and create homes in communities in some of the most sought-after cities across the country.





Manor Homes at Stillwater at Lakewood Ranch

### Stillwater at Lakewood Ranch in Lakewood Ranch, FL

SR 70 & Bourneside Blvd., Lakewood Ranch, FL 34211  
1-877-289-5346 | Lennar.com/Sarasota



Scan for directions



Schedule a tour

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2025 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License(s): CGC1518166. Date 10/25



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