



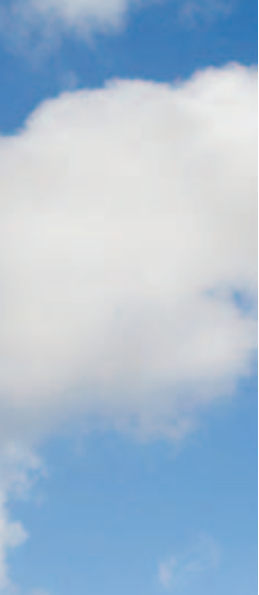
For those who want everything.



LENNAR at ChampionsGate



What is your everything?



The beauty of **ChampionsGate**

is defined by resort-style luxury

surrounded by the natural

landscape of

Central Florida.



A place of spirited activity and serene tranquility.

And the true beauty of it all is that

it's all in a place you call home.

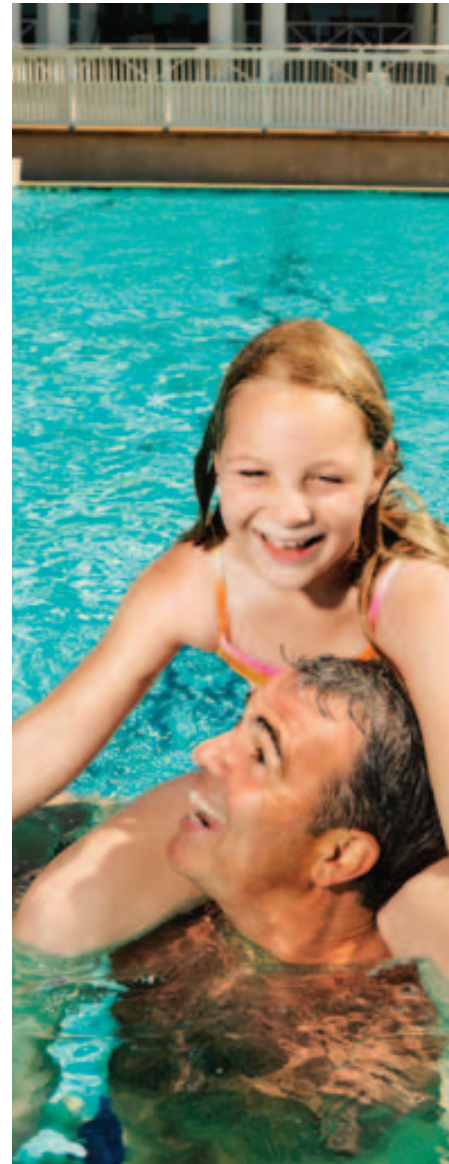


ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



Located in the heart of Central Florida, **ChampionsGate** is so close to everything, while still being nestled in a country setting surrounded by the fragrance of orange blossoms. In the center of the world's favorite playground, where Walt Disney World® Resort, dining and endless activities are minutes away. And it only takes a few giggles to get to the East Coast beaches of the Space Coast and the West Coast beaches of Tampa and St. Petersburg. While others travel thousands of miles to be a part of this vacation paradise, you are living happily in the **center of it all.**

Walt Disney World® Resort  
Downtown Disney®  
Universal Orlando® Resort  
SeaWorld® & Nine Water Parks  
Dinner Shows & Theaters  
International Drive Dining & Shows  
Dozens of Golf Courses  
Beaches, Boating & Fishing



Traveling at the speed of laughter.





How full is fulfilled?



The true pleasure of living at **ChampionsGate** is knowing that the world-class amenities surrounding you are part of your life, not part of a soon-to-be-ending vacation. A lifestyle that allows you the luxury of enjoying every minute of every day at your own pace, whether it's tennis or golf in the warm Florida sun or a shaded lunch with friends on the Clubhouse patio. With so many choices, you will appreciate knowing that this is your home... **a vacation lifestyle that never ends.**

International & National 18-hole Golf Courses within ChampionsGate

Pro Shop

Tennis & Volleyball

Swimming Pools

Kids Playground

Fitness Center

Many Dining Options





Owning a Lennar home at **ChampionsGate** gives you personal access to extraordinary amenities usually found in the finest resorts. And everything's included. Even the golf.

Your golf membership at the Country Club Course is included when you purchase a home in the Country Club at ChampionsGate. All you pay are cart fees. Two Greg Norman-designed courses are also available to challenge your competitive side. Three championship golf courses **for your championship lifestyle.**

**The Club Course ~ 18 holes**

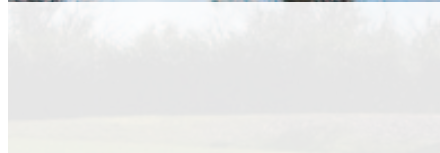
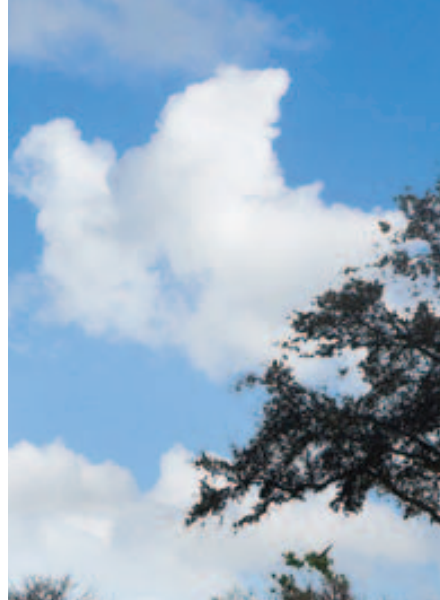
- | Takes full advantage of the community's natural surroundings
- | A challenge for players at all levels

**Also Available: International Course ~ 18 holes**

- | Greg Norman-designed course in a unique "Down Under" style of coastal links
- | Long carries, deep pot bunkers, tall grassy dunes & large greens

**National Course ~ 18 holes**

- | Greg Norman-designed course in a classic "Florida Gulf Resort" style
- | Mature pine, oak and cypress groves with spring-fed lakes, bunker-protected fairways & greens



How does limitless sound?





Lennar, one of the nation's top homebuilders, has chosen **ChampionsGate** to represent their flagship resort-style communities. Known for its appreciation for luxury living, ChampionsGate is the perfect setting for an elite collection of quality homes that elevate the meaning of owning your own home. These Lennar homes



Prestige is what you don't see. Quality is what you do.



are a gathering place for friends and family. Where memories are made and shared. And where families will return year after year... **or never leave at all.**

**LENNAR®**





Lennar Corporation, founded in 1954, is headquartered in Miami, Florida, and is one of the nation's leading builders of quality homes for all generations. Co-founded by Gene Fisher and Arnold Rosen, the company later included Leonard Miller, who replaced Gene Fisher in 1956.

Through Leonard's guidance and Arnold's attention to construction, the company's hallmark traits of quality, value and integrity were born. In 1971, a public company was established under the corporate banner of Lennar, a combination of Leonard and Arnold's names.

The company's innovative Everything's Included approach to homebuilding offers high-end luxury at a value unmatched in the industry. Building a reputation for **quality, value and choice**, Lennar has held the distinct honor of being **Central Florida's #1 Homebuilder**, with more homes sold in eight counties throughout the central corridor.

Lennar's success is a long proven track record of strategically timed and impeccably executed expansions into new markets throughout the entire country. In fact, Lennar has been the nation's leading homebuilder for over 55 years.

**Now is the time for you to start your  
Lennar Legacy at ChampionsGate.**



**The Lennar Legacy.**



What is your everything?





Lennar.com

Lennar at ChampionsGate.  
An exclusive resort community  
that combines the prestige of  
ChampionsGate with the reputation  
of Central Florida's #1 Homebuilder,

Lennar Homes.

**LENNAR**



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