

# Aurora at Lakewood Ranch

14003 Lilac Sky Terrace  
Lakewood Ranch, FL 34202  
1-855-404-9618

Aurora is a new masterplan of single-family homes and townhomes coming soon to Lakewood Ranch, ranked the #1 community for all ages in the nation for five consecutive years.

Feedback

## Overview

Innovative multi-family and single family homes with inspired amenities.

Swimming Pool

Playground

Fishing Lake

Fully Maintained Lawns

## What's nearby

Located in the beautiful city of Lakewood Ranch, FL.

Domino's Pizza

Shell

Dunkin'

Rico's Pizzeria of Lakewood Ranch

Frutta Bowls

Southern Smoked by JP

Pizza Hut Express

Saladworks

Taco Bell

Quiznos

Publix Super Market at Braden River

Wawa

# Townhomes

A collection of new townhomes for sale, coming soon to the Aurora at Lakewood Ranch masterplan in southwest Florida. Homeowners will enjoy the best blend of lavish comfort, recreation-rich living and everyday conveniences in Lakewood Ranch — a five-time award-winning community. In addition to a full lawn maintenance package, private amenities include a swimming pool and playground. Aurora is in close proximity to onsite schools and all the hundreds of shops, restaurants, parks and recreation centers in Lakewood Ranch.

## Plans

### Bennett

3 bd . 2 ba . 1 half ba . 1,347 ft<sup>2</sup>

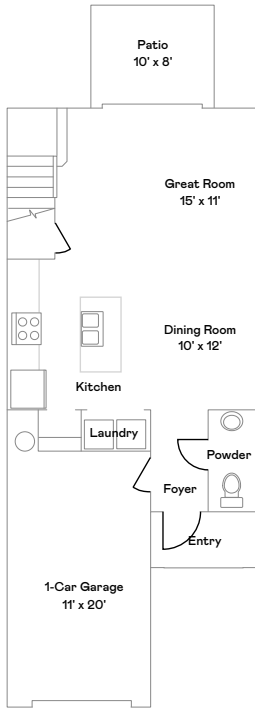
### Avery

3 bd . 2 ba . 1 half ba . 1,405 ft<sup>2</sup>

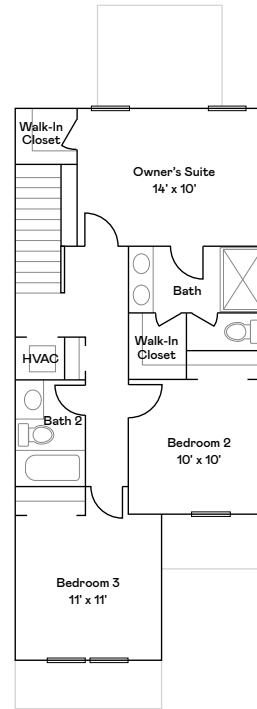
# Bennett

3 bd . 2 ba . 1 half ba . 1,347 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors

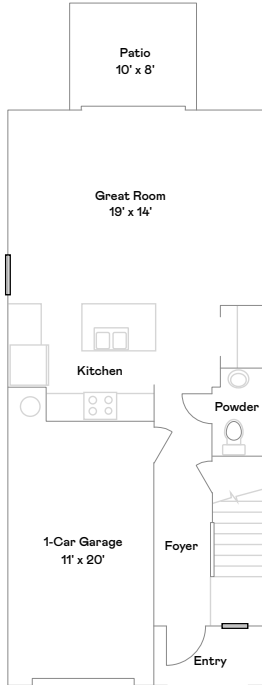


Townhomes

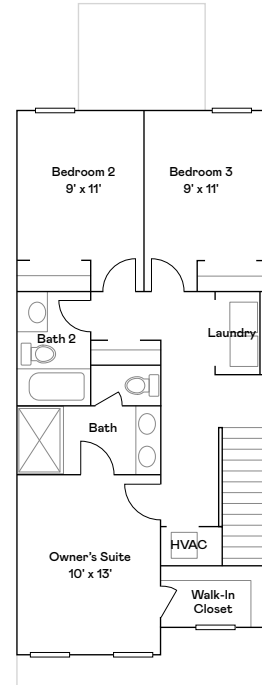
# Avery

3 bd . 2 ba . 1 half ba . 1,405 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors



# Patio Homes

The Patio Homes collection offers new single-family homes for sale, coming soon to the Aurora at Lakewood Ranch masterplan in southwest Florida. Homeowners will enjoy the best blend of lavish comfort, recreation-rich living and everyday conveniences in Lakewood Ranch — a five-time award-winning community. In addition to a full lawn maintenance package, private amenities include a swimming pool and playground. Aurora is in close proximity to onsite schools and all the hundreds of shops, restaurants, parks and recreation centers in Lakewood Ranch.

## Plans

### Annapolis

3 bd . 2 ba . 1,450 ft<sup>2</sup>

### Atlanta

4 bd . 2 ba . 1 half ba . 1,871 ft<sup>2</sup>

### Boston

5 bd . 2 ba . 1 half ba . 2,216 ft<sup>2</sup>

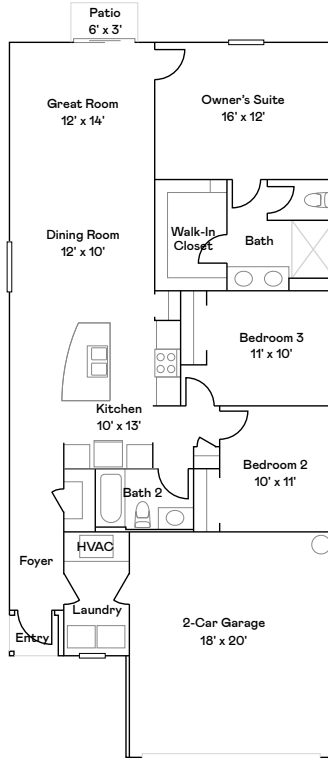
### Columbia

5 bd . 2 ba . 1 half ba . 2,382 ft<sup>2</sup>

# Annapolis

3 bd . 2 ba . 1,450 ft<sup>2</sup>

1st Floor



Feedback

Available Exteriors



Exterior B

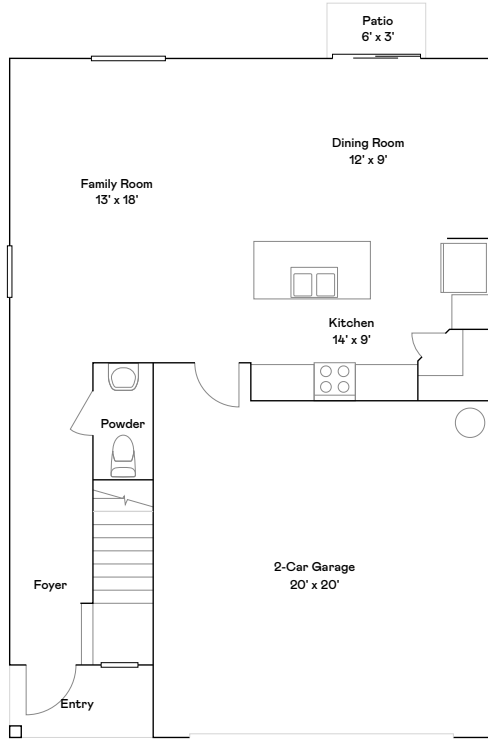


Exterior G

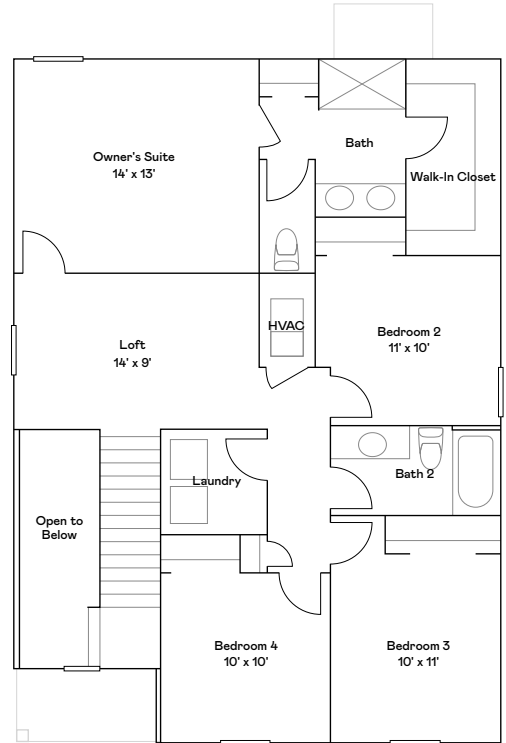
# Atlanta

4 bd . 2 ba . 1 half ba . 1,871 ft<sup>2</sup>

## 1st Floor



## 2nd Floor



Feedback

## Available Exteriors



Exterior B

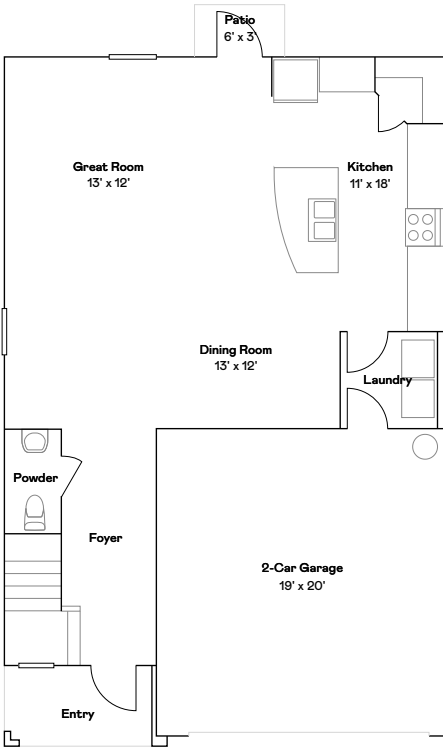


Exterior G

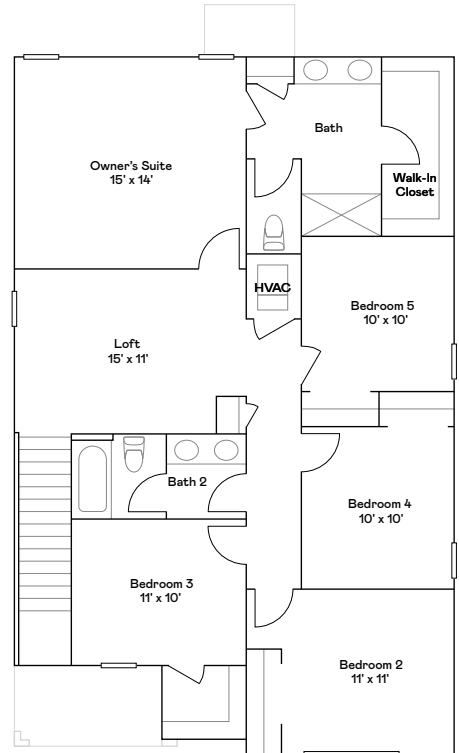
# Boston

5 bd . 2 ba . 1 half ba . 2,216 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors



Exterior B



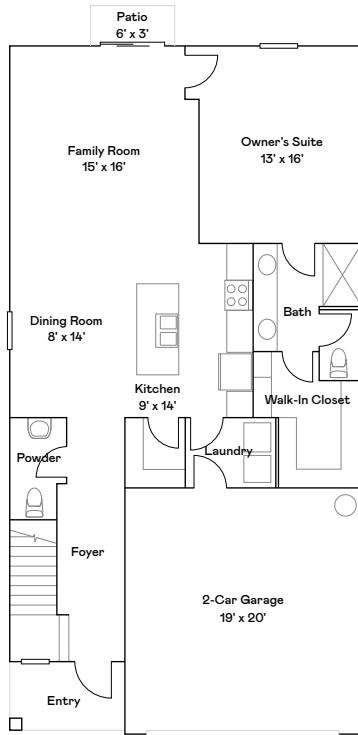
Exterior G



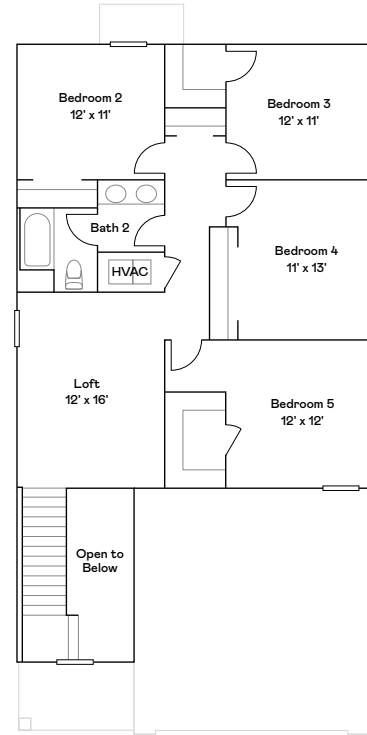
# Columbia

5 bd . 2 ba . 1 half ba . 2,382 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors



Exterior B



Exterior G

Everything included

## See all you can enjoy when everything's included

All features and products can vary by collection. View **Aurora at Lakewood Ranch** to see offerings by collection.

### Construction Features

- Steel reinforced concrete block construction
- Concrete and block have green additives in the mixture
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Steel-frame interior wall construction
- Green termite prevention
- Solid front door
- Hurricane protection on sliding glass doors and windows

### Kitchen

- In-sink food disposal system
- Designer faucet
- Stainless steel undermount kitchen sink
- Designer cabinet hardware
- Complete stainless steel appliance package including Dishwasher, Side-by-side refrigerator, Smooth cooktop range and Over-the-range microwave
- 4" counter backsplash
- Quartz countertops grace the kitchen to provide versatile space

### Owners Suite

- Quartz countertops and a full wall-width mirror join together at the dual-sink vanity in the owner's suite bathroom
- Elongated commodes in all water closets
- Designer shower wall tile

Designer plumbing fixtures and accessories

Backsplash on all bathroom countertops

Tile shower floor (per plan)

## Interior

1/2" inch interior drywall

Sherwin Williams® low volatile organic compounds (VOC) interior paint

Washer and dryer

Solid surface window sills

2" designer window blinds

Low volatile organic compounds (VOC) carpet

HVAC system customized to plan and homesite (right size for heating/cooling)

Raised panel interior doors

Vinyl-coated shelving in closet and pantry

## Exterior

Sherwin Williams® paint

Eco-friendly landscape designs

Automatic in-ground irrigation system

Screens on all operable windows

Steel reinforced garage door

Fully landscaped and improved homesite

## Energy Efficiency

Quick recovery energy-efficient hot water heaters

Programmable thermostats

Energy saving insulation in walls and ceiling

R-4.1 perforated Fi-Foil radiant barrier on exterior walls

Roof products offer LEED® points

## 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

One-year warranty on mechanical systems

10-year structural warranty

Services

Service	Provider	Contact
Cable TV	FisionX	833-354-2289
Telephone Company	FisionX	833-354-2289

Services can vary by collection. To see services for all collections in this community, please contact our team or visit Aurora at Lakewood Ranch on [Lennar.com](http://Lennar.com)

Plan your visit

## Community information

### Location

14003 Lilac Sky Terrace  
Lakewood Ranch, FL 34202

### Hours

By appointment only.

### Phone

1-855-404-9618

### HOA & Tax information

Aprox monthly HOA fees - \$0

Approximate tax rate - 0%

# Why Lennar

We take pride in providing the easiest way to buy a home.

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.

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.

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.

Feedback

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 © 2021 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 1/22



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