

The Terraces at Storey Lake Condominium No. 1



STOREY LAKE

Where your story unfolds.

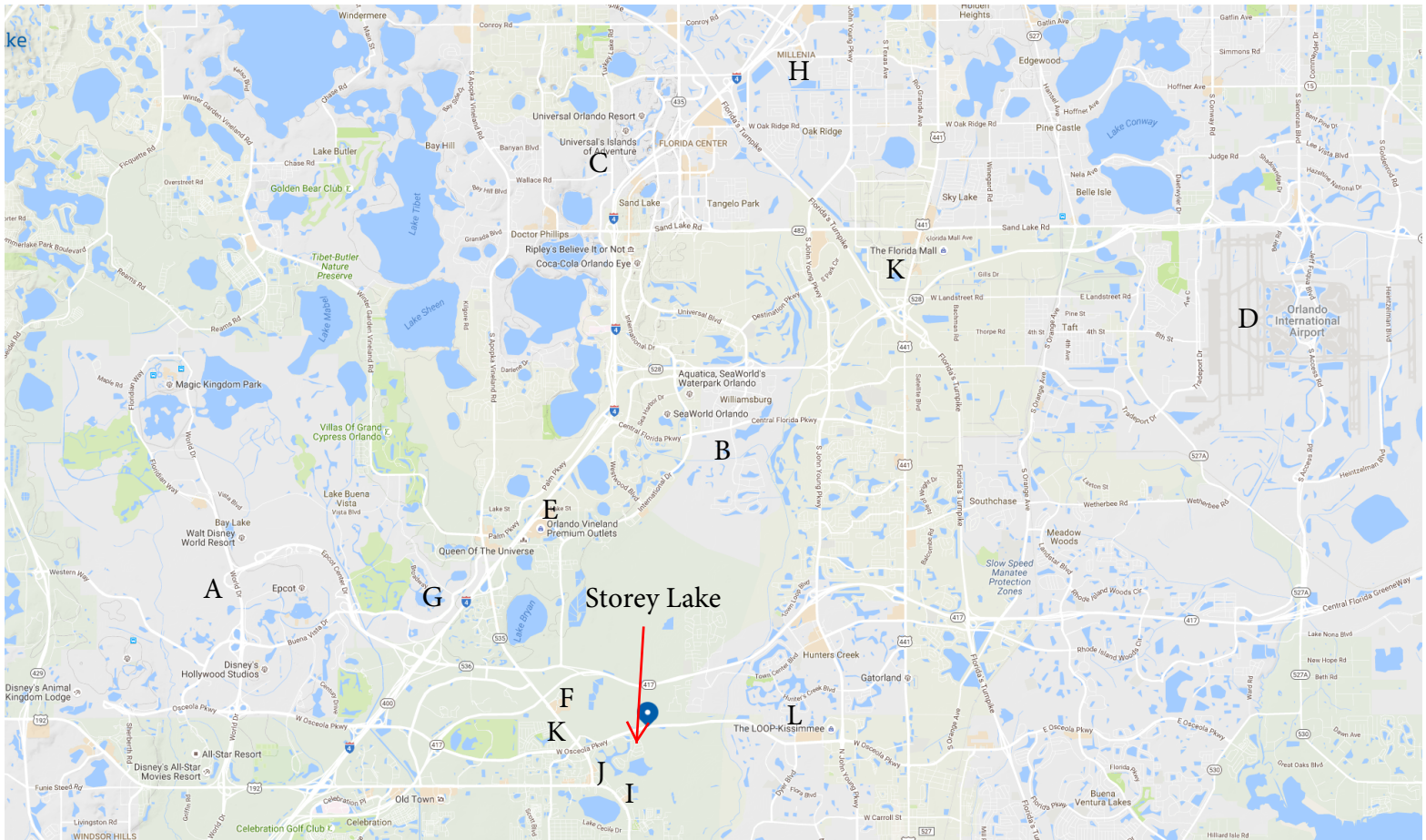
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STOREY LAKE

Where your story unfolds.

Great Location !!



- (A) Walt Disney World-4.5 Miles
- (B) Sea World-9.1 Miles
- (C) Universal Studios-12.3 Miles
- (D) Orlando International Airport-15 Miles
- (E) Orlando Premium Outlet-3.2 Miles
- (F) Lake Buena Vista Factory Stores-.5 Miles
- (G) Disney Springs-3.5 Miles
- (H) Mall of Millenia-14.5 Miles
- (I) Super Target, next to community
- (J) Publix Grocery, next to community
- (K) 24 hour Super Walmart, Less than 1 Mile
- (L) The Loop-2.5 Miles
- (K) Florida Mall-11.2 Miles



STOREY LAKE

Where your story unfolds.

| LEGEND | |
|--|------------------|
|  | RESORT TOWNHOMES |
|  | CONDOS |
|  | 40' HOMESITES |
|  | 50' HOMESITES |
|  | 60' HOMESITES |





STOREY LAKE

Where your story unfolds.



NOW OPEN!!

- Tiki Bar/Grille
- Canoe/Kayak Rental
- Lazy River
- Fitness Center
- Miniature Golf
- Quite Pool
- Splash Pad
- Volleyball Court
- Sports Court
- Double Slide



The Terrace Resort Condominiums

Site Plan

Legend



Available



Model



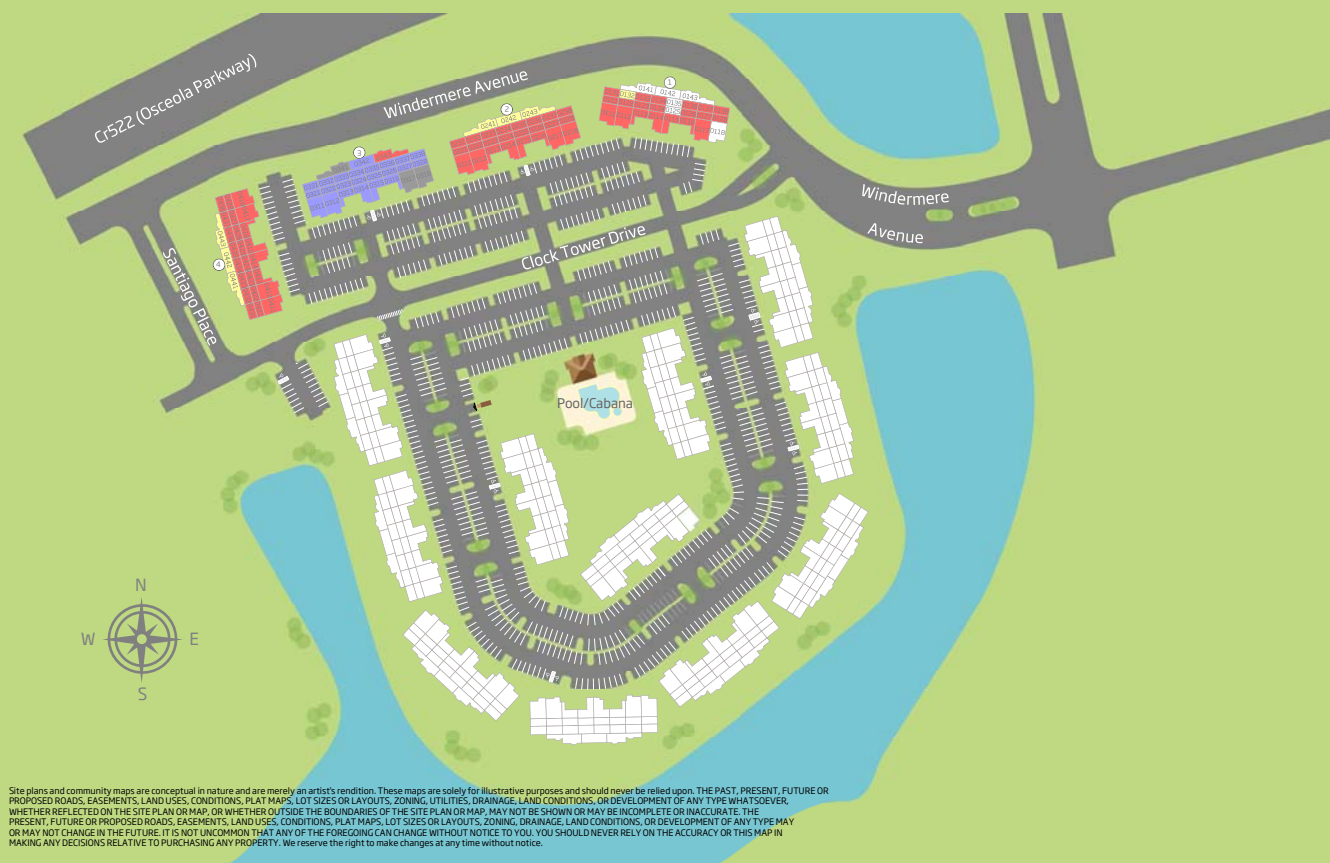
Sold



Closed



Reserved



See Important Legal Notices for terms and conditions.

Elevations

Front



Rear



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EVERYTHING'S
INCLUDED

The Terraces

Storey Lake

| Plan # | Plan Name | Plan Detail | Price |
|--------|----------------------|---|------------------|
| 7270 | The Milan | 2 Bed 2 Bath 1,126 Sq. Ft. Living Area | \$221,490 |
| 7271 | The Venice | 2 Bed 2 Bath 1,196 Sq. Ft. Living Area | \$231,490 |
| 7272 | The Florence | 2 Bed 2 Bath 1,186 Sq. Ft. Living Area | \$229,490 |
| 7273 | The Sorrento | 3 Bed 2 Bath 1,329 Sq. Ft. Living Area | \$256,490 |
| 7274 | The Portofino | 2 Master Suites 2 Bed 3 Bath 2,317 Sq. Ft. Living Area | \$451,990 |
| 7275 | The Bellagio | 2 Master Suites 2 Bed 3 Bath 2,435 Sq. Ft. Living Area | \$462,990 |

Base pricing for all deliveries effective:

Thursday, March 01, 2018

* Prices subject to change without notice.



STOREY LAKE

The Terraces at Storey Lake Condominium 2018 Fees and Features

| | |
|---------------------------|---------------------|
| Condo Association Dues | \$ 248.00 per month |
| The Cove Association Dues | \$ 192.89 per month |
| Storey Lake Club | \$ 143.60 per month |

Shingle Creek 2018 Fiscal Year Fees

| | |
|--------------------------|---------------------|
| Debt Service | \$ 1000.00 Annually |
| Operations & Maintenance | \$ 203.00 Annually |

Included Features

- Valet Trash Service – Invisible Waste
- Potable Water
- Professionally Landscaped Common Grounds & Lot Maintenance
- Cable Television with Internet and Landline Phone
- Roof Replacement
- Exterior Paint, Pest Control and Street Paving – as needed
- Building Maintenance & Exterior Insurance
- Gated Main Entrance
- Pool & Cabana Amenity

Storey Lake Club

- Resort Style Pool, Hot Tub, Lazy River & Splash Pad
- Additional Pool with Cabana Near Condos
- Miniature Golf Course
- Poolside Food and Beverage Service
- Sports Courts
- Fitness Center

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Milan

2 Bedroom, 2 Bath

1,126 Sq Ft A/C
109 Sq Ft Balcony (LCE)

1,235 Sq Ft



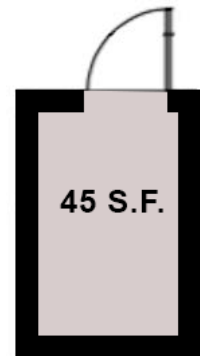
STORAGE SIZES

*See unit layout for unit + storage locations.



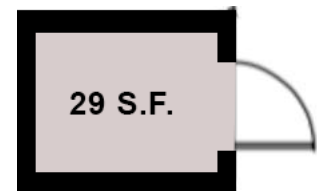
1,235 Sq Ft
37 Sq Ft Storage Space (LCE)

1,272 Sq Ft



1,235 Sq Ft
45 Sq Ft Storage Space (LCE)

1,280 Sq Ft



1,235 Sq Ft
29 Sq Ft Storage Space (LCE)

1,264 Sq Ft

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EVERYTHING'S
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Venice

2 Bedroom, 2 Bath

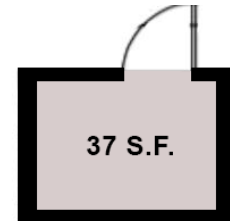
1,196 Sq Ft A/C
101 Sq Ft Balcony (LCE)

1,297 Sq Ft



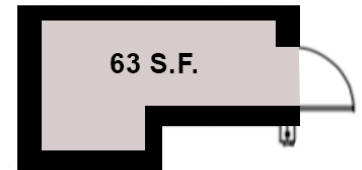
STORAGE SIZES

*See unit layout for unit + storage locations.



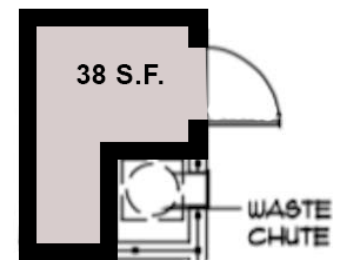
1,297 Sq Ft
37 Sq Ft Storage Space (LCE)

1,334 Sq Ft



1,297 Sq Ft
63 Sq Ft Storage Space (LCE)

1,360 Sq Ft



1,297 Sq Ft
38 Sq Ft Storage Space (LCE)

1,335 Sq Ft

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EVERYTHING'S
INCLUDED

Florence

2 Bedroom, 2 Bath

1,186 Sq Ft A/C
101 Sq Ft Balcony (LCE)
+ 37 Sq Ft Storage Space (LCE)

1,324 Sq Ft



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Sorrento

3 Bedroom, 2 Bath

1,329 Sq Ft A/C
102 Sq Ft Balcony (LCE)
+ 37 Sq Ft Storage Space (LCE)

1,468 Sq Ft



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The Terraces at Storey Lake Condominiums No. 1

Resort Select Series Included Features

EXTERIOR DESIGN FEATURES

- Storage unit
- Community landscaping
- Private balcony
- Foundation 3,000-PSI concrete footer and slab
- Metal roof
- Waste disposal chute
- Elevator
- Sentricon System
- Taexx Pest Control Pre-Installed by HomeTeam®

INTERIOR DESIGN FEATURES

- Schlage® chrome lever door knob hardware
- Colonial-style wood casing
- 3 1/4" Ogee-style baseboards
- 2" designer blinds
- Designer, solid surface window sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- 2 smooth-panel doors
- Textured interior wall finish
- 1/2" interior drywall
- 1/2" ceiling board
- GE® stackable washer and frontload dryer
- Touch screen deadbolt at entry

FLOORING FEATURES

- 18" tile in all wet and formal areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, upgraded carpeting in bedrooms

LENNAR ECOSMART ENERGY SAVING FEATURES

- 50 Gallon electric water heater
- Programmable thermostats
- Double-pane, Low-E windows
- 16 SEER Variable speed air handler
- Energy efficient appliances

ELECTRICAL FEATURES

- Decora designer light switches
- Pre-wired for fans in all bedrooms and great room
- RG-6 cable outlets in all bedrooms and great room
- Lighting in all walk-in closets
- Designer lighting in all bathrooms, foyer, dining/nook areas
- LED lighting in kitchen
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom and kitchen
- Compact fluorescent and LED light bulbs
- Wireless security

LUXURY KITCHEN FEATURES

- GE Slate 25-cubic-foot, side-by-side refrigerator with built-in ice maker
- GE Slate range
- GE Slate dishwasher
- GE Slate microwave
- Luxury 30" multi-leveled, maple wood cabinets with crown molding (per plan)
- Chrome cabinet hardware
- Quartz countertops
- Stainless steel under-mount kitchen sink
- Full decorative backsplash
- Designer faucet

ELEGANT BATHROOM FEATURES

- Raised maple wood vanities in all baths
- Designer chrome plumbing fixtures in all baths
- Quartz countertop in all baths
- Elongated commodes in all baths
- Designer light fixtures in all baths
- 36" high mirrors in all bathrooms
- 6" x 6" ceramic wall tile in secondary bath/tub shower
- 8" x 12" ceramic wall tile in master bath/tub shower
- 5" backsplash on all bathroom countertops
- Designer oval under-mount sink bowl in master bath
- Semi-frameless, clear glass shower enclosure in master bath
- Matching chrome bath accessories

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department



Enjoy savings that never stop. Efficient features that conserve energy on your utility bills.

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Lennar Orlando Resort



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.

| Features | Lennar® | Other Builders | Used Home |
|--|-------------------------------------|--------------------------|--------------------------|
| Connectivity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Infrastructure - World's first Wi-Fi CERTIFIED™ Home Design | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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"/> |
| • 42" 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"/> |
| Smart Products - Controlled by Amazon Alexa | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Echo Dot | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Yale® Real Living push button deadbolt | <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"/> |
| • Ring® Video Doorbell | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Kwikset® Exterior Handelset (Single Family and Townhomes) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Kwikset® Exterior Handelset (Condominiums) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Service | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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"/> |
| Convenience | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • HAVING IT ALL DONE FOR YOU! | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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 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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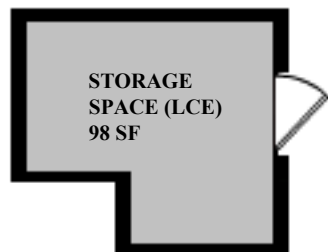
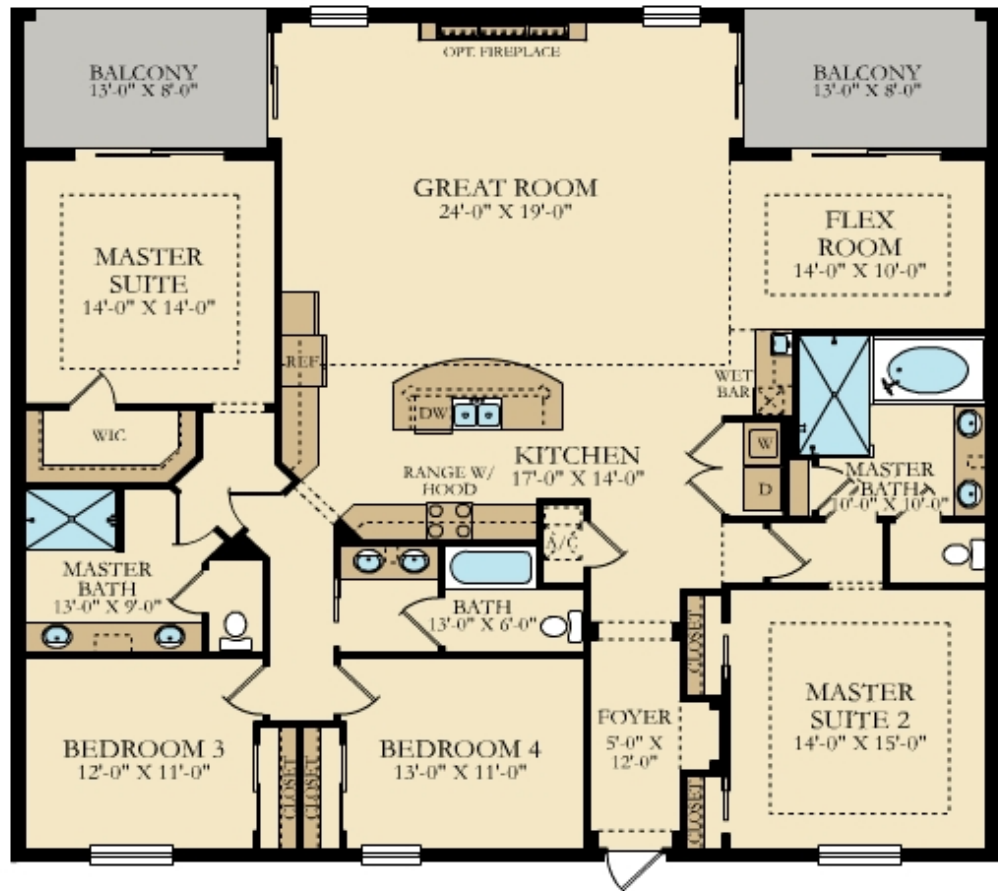
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Portofino Penthouse

4 Bedroom, 3 Bath

2,317 Sq Ft A/C
218 Sq Ft Balcony (LCE)
+ 98 Sq Ft Storage Space (LCE)

2,633 Sq Ft



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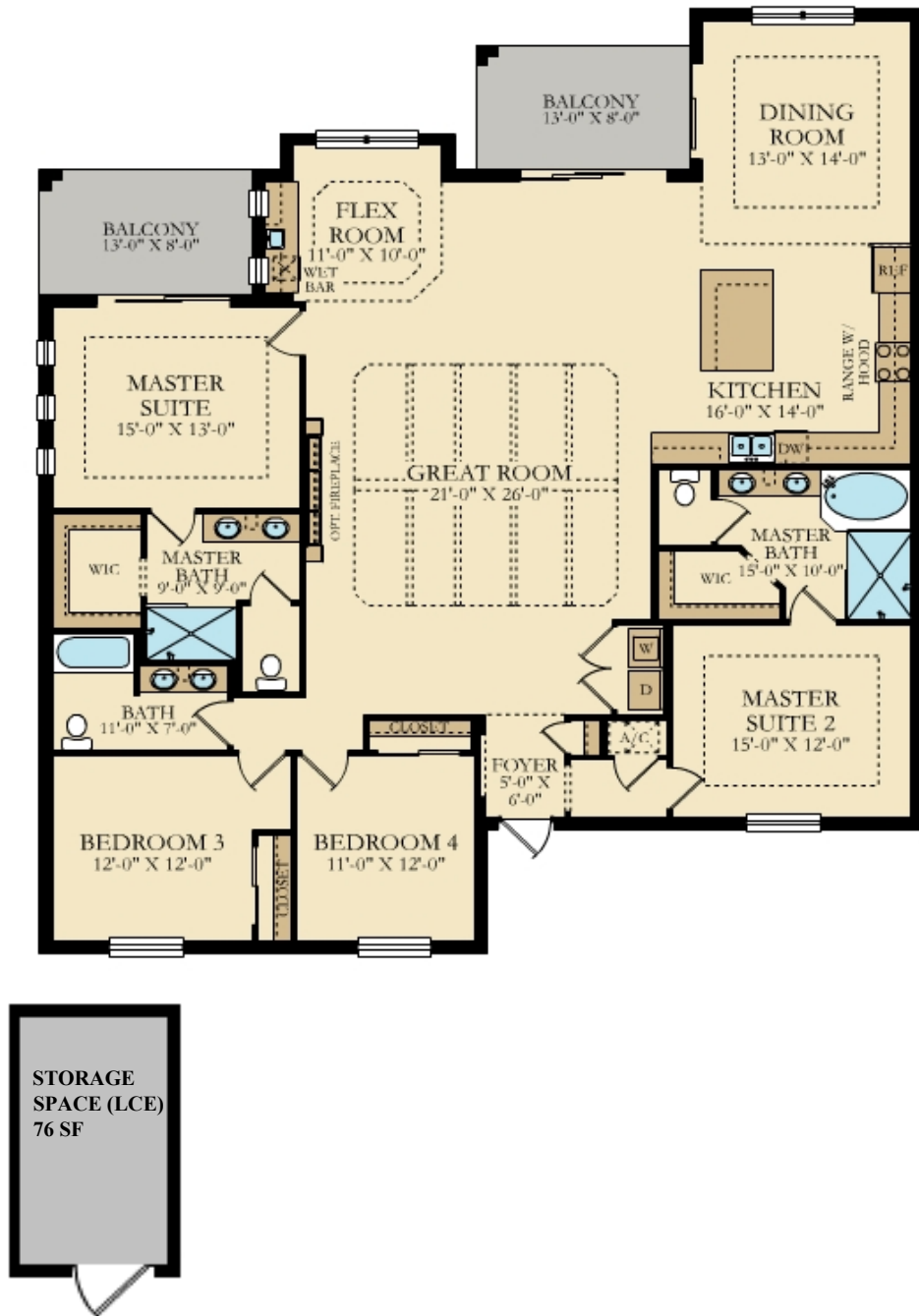
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Bellagio Penthouse

4 Bedroom, 3 Bath

2,435 Sq Ft A/C
 208 Sq Ft Balcony (LCE)
 + 76 Sq Ft Storage Space (LCE)

 2,719 Sq Ft



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The Terraces at Storey Lake Condominiums No. 1

Penthouse Series Included Features

EXTERIOR DESIGN FEATURES

- Private balcony with glass rail
- Standing seam metal roof
- Community landscaping
- 3,000-PSI concrete footer and slab
- Storage units
- Elevator
- Waste disposal chute
- Sentricon System
- Taexx Pest Control Pre-Installed by HomeTeam®

INTERIOR DESIGN FEATURES

- Colonial-style wood casing, baseboard, and crown moulding
- 2" designer smooth-finish blinds
- Designer window sills
- Sherwin-Williams® Lennar Supreme interior paint
- 16" tight mesh ventilated wire shelving in pantry
- Square corner beads
- Textured interior wall finish
- ½" interior drywall
- ½" ceiling board
- Raised ceilings per plan
- Schlage® contemporary chrome lever door hardware
- GE® front-load washer and dryer

FLOORING FEATURES

- 24" tile in all wet and formal areas
- Upgraded 7/16" carpet padding
- Mohawk® green certified, plush, upgraded carpeting in bedrooms

LENNAR ECOSMART™ ENERGY-SAVING FEATURES

- GE® Energy Rated refrigerator, front-load washer & dishwasher
- AO Smith 50-gallon, hybrid water heater
- Double-pane, Low-E windows
- 16 SEER Variable speed air handler
- Programmable thermostats

ELECTRICAL FEATURES

- Decora Designer light switches
- Pre-wired for fans or light fixtures in all bedrooms & family room
- Cable outlets in all bedrooms & family room
- Contemporary designer light fixtures
- Lighting in all walk-in closets
- LED lighting in kitchen and formal living areas
- Exterior entry point lighting
- CAT-5 telephone outlets in master bedroom & kitchen
- Wireless security
- Compact fluorescent and LED light bulbs

LUXURY KITCHEN FEATURES

- GE® Profile French door, slate refrigerator with ice maker and Keurig
- GE® Profile slate slide-in range
- GE® Profile slate dishwasher
- GE® Profile slate steel microwave
- Luxury 42" multi-level, shaker-style, wood cabinets with crown molding
- Quartz countertops
- Stainless steel apron kitchen sink
- Glass decorative backsplash
- Contemporary chrome cabinet hardware
- Stainless steel apron kitchen sink
- GE® undercounter beverage cooler
- Designer faucet with high-arc spout & pull-down sprayer

ELEGANT BATHROOM FEATURES

- WaterSense® lavatory & shower faucets
- Shaker-style, maple wood raised vanities in all baths
- Designer chrome plumbing fixtures in all baths
- Quartz countertops in all baths
- Elongated commodes in all baths
- Designer-tile listello on master bath shower walls
- Designer light fixtures in all baths
- 12" x 24" ceramic wall tile in master bath shower
- 4" x 16" ceramic wall tile in secondary bath/tub shower
- 5" quartz backsplash in all baths
- Designer square under-mount sinks in all baths
- Frameless, clear glass shower enclosure in master bath
- 42" high mirrors in all bathrooms

LENNAR COMMITMENT TO EXCELLENCE

- Complete Customer Care Representative Service Department
- Independent engineering inspections throughout the construction process
- Over 50 years of homebuilding in Central Florida
- Manufacturers' warranties passed on to you
- 1-year, full-service warranty on all new homes
- Traded on the NYSE (Symbol LEN)
- Universal American Mortgage Company
- North American Title
- Lennar Affinity Partner Program
- Dedicated Quality Assurance Department



Enjoy savings that never stop. Efficient features that conserve energy on your utility bills.

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IMPORTANT LEGAL NOTICES

Floor Plans and Elevations

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.

Pictures of Interiors

Pictures are conceptual in nature and are merely an artist's rendition and may contain options or features which are not standard. These pictures are solely for illustrative purposes and should never be relied upon. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

Site Map

Any photographs depict the community as of the dates taken. Site plans, community maps and photographs are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OR THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.

Pictures of Amenities

Photographs may or may not show the actual amenities in the community and are intended to be conceptual in nature and are merely an artist's rendition. These photographs are solely for illustrative purposes and should never be relied upon. The amenities may change or not be built. The responsibility for constructing certain amenities may rest with parties other than Seller, and Seller has no obligation to Buyer to ensure the construction of any such amenities."

Price Sheets

Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. The prices of our homes are based upon standard locations, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size.

Features

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

Energy Efficiency

Any claims regarding energy efficiency are based on estimates only and were developed by third parties based upon the design of the Home and/or various indices. Actual Home energy savings will vary due to, among numerous other factors, construction variances, floor plan, number of individuals occupying the home, appliance usage, thermostat settings, weather conditions, maintenance and orientation of the home. Lennar provides no guarantee of savings that will be achieved by each homeowner.

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