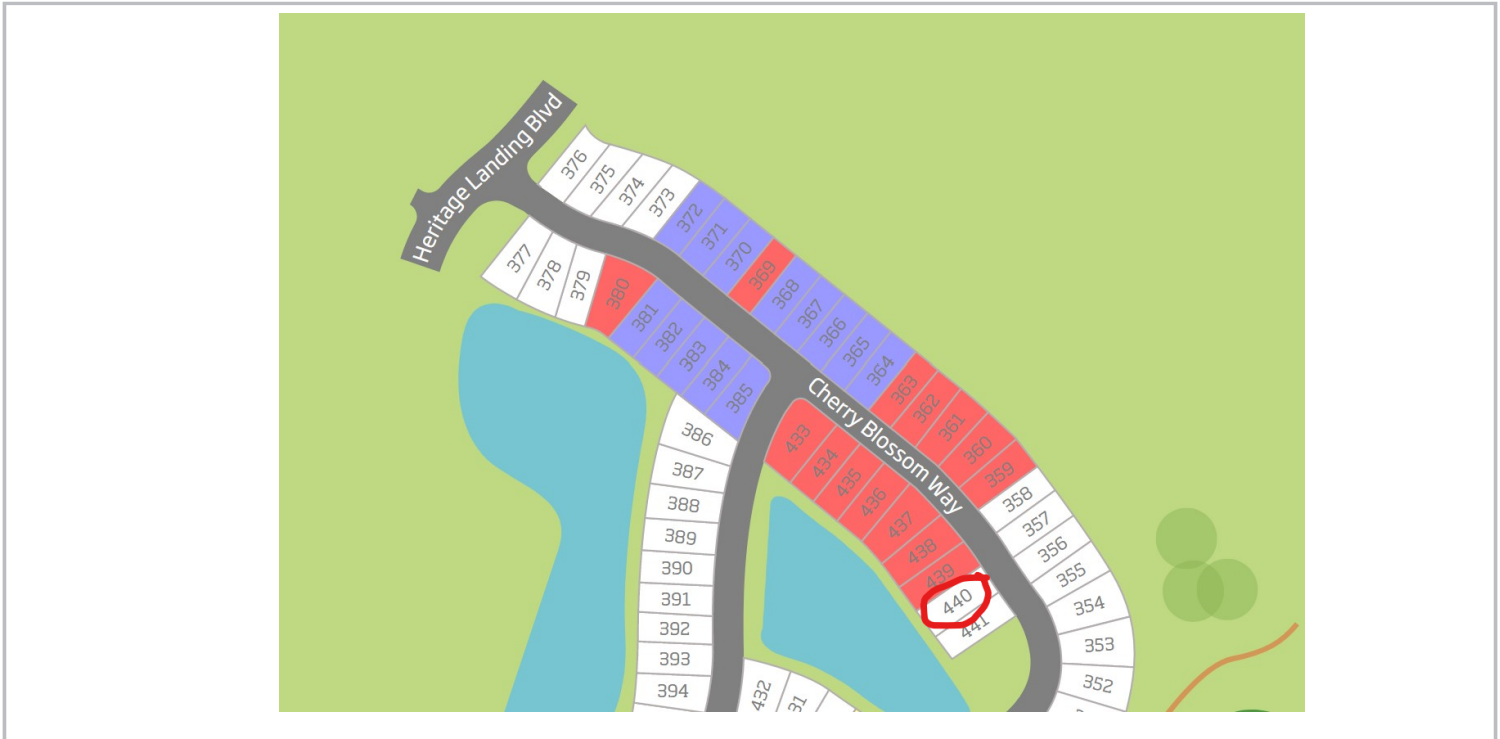


# GOLF EXECUTIVE HOMES



Call or Text for More Info!

**239.270.1249**



**Starting Offer Price: \$591,102**

*Lennar Offers Program*

## HOMESITE 440: The Isabella Pool Home!

**Rarely Available Lakefront Pool Home!** This gorgeous Isabella floorplan offers tons of storage and spacious home office / den! The great room floorplan and open kitchen is perfect for entertaining! This floorplan consists of 3 Bedrooms, Den, 2 baths, and a 2 car garage! Southwestern exposure will offer stunning sunset views and plenty of sun on the pool all day long! This particular home boasts many upgrades/features:



### JOE CRIMALDI

Crimaldi and Associates, LLC

Talk | Text: 239.270.1249

Email: Joe@BuyFLA.com

- Impact Glass Doors & Windows
- Plank Tile throughout the ENTIRE home!
- Private Pool and heater!
- Spa!
- Lanai Lights!
- Summer Kitchen!
- Stainless Steel Appliances!
- & MUCH More!

**HURRY! CALL TODAY! 239.270.1249**

# ISABELLA



3 Bedrooms | 2 Baths | Den | 2-Car Garage



**ELEVATION E**

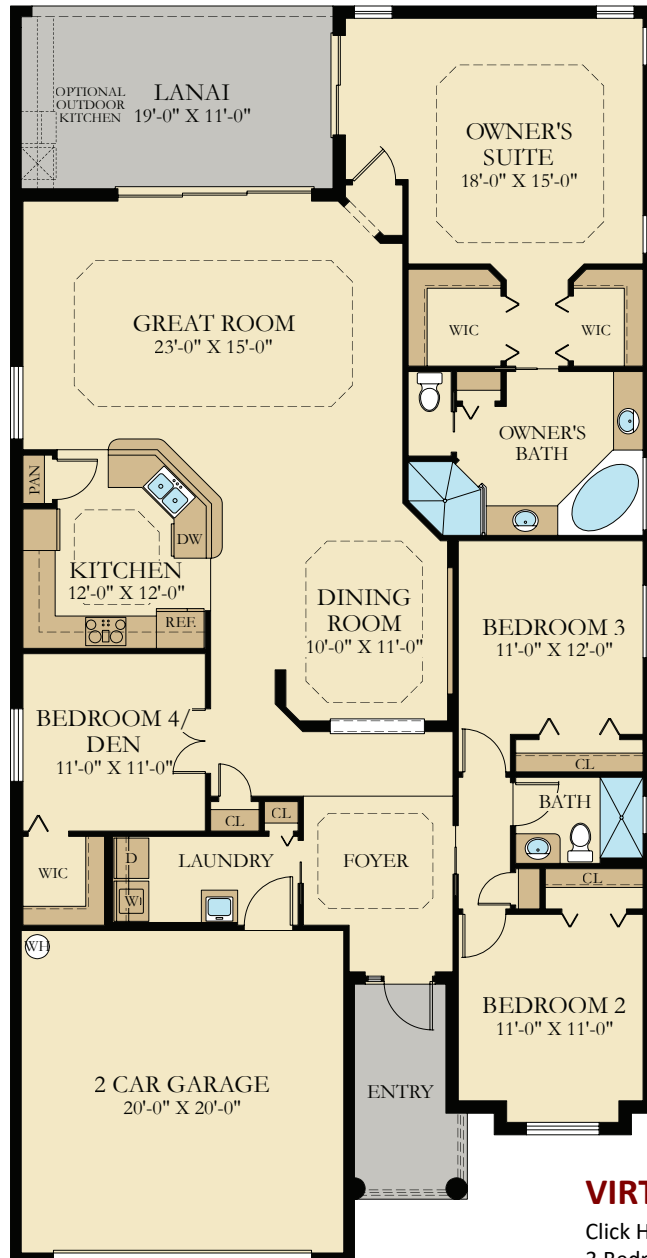


**ELEVATION F**

# ISABELLA



3 Bedrooms | 2 Baths | Den | 2-Car Garage



2,246 Sq. Ft. Living A/C  
 83 Sq. Ft. Entry  
 227 Sq. Ft. Lanai  
 439 Sq. Ft. Garage

### VIRTUAL TOUR:

[Click Here for Decorator Model Virtual Tour](#)  
 3 Bedrooms | Den | 3 Baths 2 Car Garage | 2,246 SF

**2,995 Sq. Ft. Total**

**LENNAR®**



HERITAGE  LANDING  
 GOLF & COUNTRY CLUB

Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. 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./acreage/dimensions is estimated; actual sq. ft./acreage/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, the Lennar logo, WCI, the WCI logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LENNAR HOMES LLC CBC038894 and CGC1523282. LENNAR REALTY INC (CQ1013633) 03/21.



# LENNAR®

16160

## Heritage Landing Executive Homes (Golf)

| <u>Model</u> | <u>Description</u>  | <u>A/C Living Area</u> | <u>Elevation E Price</u> | <u>Elevation F Price</u> |
|--------------|---|------------------------|--------------------------|--------------------------|
| Victoria     | 2 Bedrooms, 2 Baths +<br>Pool Bath, Den<br>2-Car Courtyard Garage | 1,850                  | \$399,999                | \$404,999                |
| Angelina     | 2 Bedrooms, 2 Baths, Den<br>2-Car Garage                          | 2,061                  | \$416,999                | \$321,999                |
| Isabella     | 3 Bedrooms, 2 Baths, Den,<br>2-Car Garage                         | 2,246                  | \$428,999                | \$433,999                |
| Maria        | 3 Bedrooms, 3 Baths, Den,<br>2-Car Garage                         | 2,247                  | \$434,999                | \$439,999                |

HERITAGE LANDING MASTER ASSOCIATION Annual fee \$1,885.00 payable quarterly.

Homesite Maintenance Annual fee \$1,488.52 payable quarterly.

Food and Beverage (Non-alcoholic) Restaurant Minimum \$500.00 upon completion of the Tiki Bar and will increase to \$750.00 upon completion of the Clubhouse Restaurant.

HERITAGE LANDING GOLF CLUB ANNUAL Assessment \$1,740.00 payable quarterly.

**(All Association fees are prorated at the time of closing)**

TERN BAY Community Development District estimated annual Debt Service is \$1,437.50 and will be included on the Charlotte County Tax bill.

TERN BAY Community Development District estimated annual Operations & Maintenance fee is \$542.33 and will be included on the Charlotte County Tax bill.

### Ancillary Fee's to be collected at Closing

One-Time Builders fee \$3,000.00 payable Lennar Homes,LLC.

One-Time Irrigation Hookup fee \$1,500.00 payable Lennar Homes,LLC.

One-Time Capital Contribution \$1,500.00 payable Lennar Homes, LLC for the Heritage Landing Master Assoc.

One-Time Capital Contribution \$1,740.00 payable Lennar Homes, LLC for the Heritage Landing Golf Club.

One-Time Final Survey fee \$450.00 .

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT. OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY F.S. SECTION 720.401, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

X: \_\_\_\_\_  
Buyer:  
Date:

X: \_\_\_\_\_  
Buyer:  
Date:

1/31/2022



**Request for Start**

**Options Summary**

**PURCHASER(S):**

**COMMUNITY:** Heritage Landing 40  
(16160)  
**PHASE/SECTION:** 60/

**LOT:** 0440  
**ADDRESS:** 14705 Cherry Blossom Way, Punta Gorda FL  
33955

**PLANNAME:** Isabella

**BLOCK: GROUP:** 16160600440  
**PLAN/ELEVATION/GAR:** 2246/F/R

**Total:** \$127,103

| #                | Add Date   | Del Date | Add/Del                          | Chg Order | Code                  | Option Description  | Price | Qty | Total (\$) |
|------------------|------------|----------|----------------------------------|-----------|-----------------------|---|-------|-----|------------|
| <b>Exterior</b>  |            |          |                                  |           |                       |   |       |     |            |
| 1                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | EIEXTCOL.1616060.2246 | EI Exterior Color Scheme<br><br>Preference: Exterior Color Package Grp58<br>Heritage Landing 40's & 60's<br>Choice: #6 Body: 2850 Chelsea Gray,<br>Trim: 0050 Classic Light Buff, Garage<br>Door/ Shutter/ Front Door: 2849<br>Westchester Gray, Roofing: Boral-Saxony<br>900 Slate - Dark Charcoal Blend | 0     | 1   | 0          |
| <b>Exteriors</b> |            |          |                                  |           |                       |   |       |     |            |
| 2                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | SUMRKIT.1616060.2246  | SUMMER KITCHENS   | 14999 | 1   | 14999      |
| <b>Flooring</b>  |            |          |                                  |           |                       |   |       |     |            |
| 3                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | FTZ1003.1616060.2246  | PLANK TILE LIVING LVL 3   | 8199  | 1   | 8199       |
| 4                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | FTZ2003.1616060.2246  | PLANK TILE BEDROOMS LVL 3   | 8199  | 1   | 8199       |
| 5                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | FTZS003.1616060.2246  | PLANK TILE WET AREA LVL 3<br><br>Preference: PLANK FLOORING -<br>HERITAGE LANDING 40's<br>Choice: FLOORING - POCONO OAK<br>PLANK TILE, WALL SHOWER -<br>CABO, FLOOR - FAWN 2x2, GRANITE<br>- ORNAMENTAL WHITE, CARPET -<br>LINDEN VILLAGE, BARE MINERAL   | 4199  | 1   | 4199       |
| <b>NONE</b>      |            |          |                                  |           |                       |   |       |     |            |
| 6                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | EIELITE.1616060.2246  | EI ELITE OPTION PACKAGE<br><br>Preference: FLOORING UPGRADE<br>WITH STANDARD CABINET<br>HERITAGE LANDING 40'S<br>Choice: CABINET - TRADITIONAL<br>OVERLAY SHAKER DOOR - WHITE<br>LAMINATE   | 0     | 1   | 0          |
| <b>Pools</b>     |            |          |                                  |           |                       |   |       |     |            |
| 7                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | LANAILIG.1616060.2246 | 4 LANAI LIGHTS INSTALLED  | 1899  | 1   | 1899       |
| 8                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | PLHTR.1616060.2246    | POOL HEATER   | 7168  | 1   | 7168       |
| 9                | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | POOLPVR.1616060.2246  | POOL OPTION WITH FULL DECK  | 68531 | 1   | 68531      |
| 10               | 09/28/2021 |          | ADD<br>Audrey<br>Wrightson<br>HS | 1         | SPA2.1616060.2246     | SPA WITHOUT HEATER  | 13909 | 1   | 13909      |

Any non-standard (custom) options shall be paid in full in advance (cash or check). This money is non-refundable. The signature of the New Home Consultant/Designer does not constitute acceptance of these changes by the Seller. These changes shall not be binding until executed by an Authorized Agent of the Seller. The stage of construction of the home may preclude approval of these changes by Seller.

**Base Price:** \$433,999  
**Homesite Premium:** \$30,000  
**Total Options:** \$127,103  
**Total:** \$591,102

# Included Features

## Executive Homes at Heritage Landing

### 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
- Hose bibs
- Glass front door (per plan)
- Hurricane impact sliding glass doors and windows

### Exterior Design Features

- Sherwin Williams® paint
- Landscape designs are eco-friendly
- Automatic in-ground irrigation system
- Designer exterior lighting
- Screens on all operable windows
- Gutter system (per plan)
- Opener on all garage doors
- Steel reinforced garage door
- Garage door keypad for easy access
- Fully landscaped and improved homesite
- Concrete roof tile
- Brick paver driveway and entryway
- Brick paver lanai
- Epoxy garage floor finish
- Aluminum screen construction

### Interior Design Features

- 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
- Designer tile in all wet areas
- Vinyl-coated shelving in closet and pantry

### Energy Saving Features

- 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

### Electrical Appointments

- LED lighting (per plan)
- Smoke and carbon monoxide detectors throughout home
- Cable outlets in all bedrooms, den and family room
- Lighting in all walk-in closets
- One hot electrical outlet with switch in all bedrooms
- Pre-wired for fan or light fixture in all bedrooms, den and living room
- Home automation & wifi package - See brochure for additional features

### Luxury Kitchen Features

- In-sink food disposal system
- Designer faucet
- Stainless steel undermount kitchen sink
- Designer cabinet hardware
- Complete stainless steel appliance package including:
  - Dishwasher
  - Built-in wall oven and microwave
  - Smooth cooktop
  - Side-by-side refrigerator
- 4" counter backsplash
- Granite countertops
- Pull-out trash can
- Pull-out cabinet shelves
- Under cabinet lighting

### Elegant Bathroom Features

- Elongated commodes in all water closets
- Designer shower wall tile
- Clear glass enclosure in owner's bath
- Designer plumbing fixtures and accessories
- Designer lighting in all bathrooms
- Faucets and showerheads certified to meet EPA WaterSense® criteria
- Backsplash on all bathroom countertops
- Tile shower floor (per plan)
- Granite vanity tops

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# GOLF EXECUTIVE HOMES



From the \$400's  
Golf Membership *INCLUDED!*



## 2022 EXECUTIVE ANNUAL FEES

### HERITAGE LANDING MASTER HOA

\$1,885 / year Collected \$471.25 per quarter

### HOMESITE MAINTENANCE

\$1,488.52 / year Collected \$372.13 per quarter

### HERITAGE LANDING GOLF CLUB

\$1,740 / year Collected \$435 per quarter

**TOTAL: \$5,113.52 per year**

**AVERAGE: \$426.13/MO**

INCLUDES lawn maintenance, access to all of Heritage Landing's amazing resort style amenities, golf dues, and MUCH MORE!



### JOE CRIMALDI

Criminaldi and Associates, LLC

Talk | Text: 239.270.1249

Email: Joe@BuyFLA.com

[www.HeritageLanding.golf](http://www.HeritageLanding.golf)