

GOLF ESTATE HOMES



Call or Text for More Info!

239.270.1249



Starting Offer Price: \$771,922

Lennar Offers Program

HOMESITE 443: The Bougainvillea Estate Home!

HURRY! This is one of the FINAL golf estate homes with golf course membership and a golf course view! This popular Bougainvillea floorplan offers a spacious open floorplan consisting of 3 Bedrooms, Den, and 3 full bathrooms! You'll love the BREATHTAKING views of the lake and 7th green! This layout is wildly popular because it offers tons of privacy for 3 separate suites! 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
- Upgraded cabinets!
- Plank Tile throughout the entire home!
- Stainless Steel Appliances!
- Private Pool!
- Spa
- & MUCH More!

HURRY! CALL TODAY! 239.270.1249

BOUGAINVILLEA II



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



ELEVATION D



ELEVATION E

BOUGAINVILLEA II



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



VIRTUAL TOUR: [Click Here for Decorator Model Virtual Tour](#)
3 Bedrooms | Den | 3 Bathrooms 2 Car Garage | 2,799 SF

2,799 Sq. Ft. Living A/C
 61 Sq. Ft. Entry
 539 Sq. Ft. Lanai
 518 Sq. Ft. Garage

3,917 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) 06/21.



LENNAR®

16162

Heritage Landing Estate Homes (Golf)

<u>Model</u>	<u>Description</u>	<u>A/C</u> <u>Living Area</u>	<u>D</u>	<u>Elevation Price</u>		
				<u>E / ES</u>	<u>F</u>	<u>FS / HS</u>
Napoli II	3 Bedrooms, 2.5 Baths, Den 3-Car Courtyard Garage	2,395		\$529,999	\$534,999	-
Toscana	4 Bedrooms, 3 Baths 3-Car Garage	2,553		\$559,999	\$564,999	-
Bougainvillea II	3 Bedrooms, 3 Baths, Den 2-Car Courtyard Garage	2,800	589,999	\$594,999	-	-
Napoli Grande	3 Bedrooms, 3.5 Baths, Den, Bonus Room 3-Car Courtyard Garage	3,025	-	\$596,999	-	\$601,999
National	5 Bedrooms, 3 Baths, Loft, Bonus Room 3-Car Garage	3,473		\$647,999		\$652,999

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

Homesite Maintenance Annual fee \$1,720.00 payable quarterly.

Food and Beverage (Non-acholic) 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 DEVELOPEMENT DISTRICT estimated annual Debt Service is \$1,782.50 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 \$1,500.00 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 LL 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

X: _____

Buyer:

Date:

X: _____

Buyer:

Date:

2/21/2022



Options Summary

PURCHASER(S):

COMMUNITY: Heritage Landing 60
(16162)

PHASE/SECTION: 60/

LOT: 0443

ADDRESS: 15113 River Birch Court, Punta Gorda FL
33955

PLANNAME: Bougainvillea II

BLOCK: GROUP: 16162600443

PLAN/ELEVATION/GAR: 2799/D/R

Total: \$121,923

#	Add Date	Del Date	Add/Del	Chg Order	Code	Option Description	Price	Qty	Total (\$)
Exterior									
1	01/07/2022		ADD Audrey Wrightson HS	1	EIEXTCOL.1616260.2799	EI Exterior Color Scheme Preference: Exterior Color Package Grp58 Heritage Landing 40's & 60's Choice: #1 Body: 6197 Aloof Gray, Trim: 7637 Oyster White, Garage Door/ Shutter/ Front Door: 9163 Tin Lizzie, Roofing: Boral-Saxony 900 Slate - Stone Mountain Blend	0	1	0
Exteriors									
2	01/07/2022	03/07/2022	ADD Audrey Wrightson DEL Audrey Wrightson HS	2	SUMRKIT.1616260.2799	***DELETED***SUMMER KITCHENS	0	-1	0
Flooring									
3	01/07/2022		ADD Audrey Wrightson HS	1	FTZ1003.1616260.2799	PLANK TILE LIVING LVL 3	8199	1	8199
4	01/07/2022		ADD Audrey Wrightson HS	1	FTZ2003.1616260.2799	PLANK TILE BEDROOMS LVL 3	8199	1	8199
5	01/07/2022		ADD Audrey Wrightson HS	1	FTZS003.1616260.2799	PLANK TILE WET AREA LVL 3 Preference: PLANK FLOORING - HERITAGE LANDING 60's Choice: FLOORING - POCONO OAK PLANK TILE, WALL SHOWER - CABO, FLOOR - FAWN 2x2, GRANITE - ORNAMENTAL WHITE, CARPET - LINDEN VILLAGE, BARE MINERAL	4199	1	4199
NONE									
6	01/07/2022		ADD Audrey Wrightson HS	1	EIELITE.1616260.2799	EI ELITE OPTION PACKAGE Preference: FLOORING UPGRADE WITH STANDARD CABINET HERITAGE LANDING 60'S Choice: CABINET - TRADITIONAL OVERLAY SHAKER DOOR - WHITE LAMINATE	0	1	0
Pools									
7	01/07/2022	03/07/2022	ADD Audrey Wrightson DEL Audrey Wrightson HS	2	LANAILIG.1616260.2799	***DELETED***5 LANAI LIGHTS INSTALLED	0	-1	0
8	01/07/2022		ADD Audrey Wrightson HS	1	PLHTR.1616260.2799	POOL HEATER	7168	1	7168
9	01/07/2022		ADD Audrey Wrightson HS	1	POOLPVR.1616260.2799	POOL OPTION	80249	1	80249
10	01/07/2022		ADD Audrey Wrightson HS	1	SPA2.1616260.2799	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: \$589,999
Homesite Premium: \$0
Total Options: \$121,923
Total: \$711,922

Buyer _____ Buyer _____

Included Features

Estate 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 ESTATE HOMES



From the \$500's
Golf Membership INCLUDED!



2022 ESTATE ANNUAL FEES

HERITAGE LANDING MASTER HOA

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

HOMESITE MAINTENANCE

\$1,720 / year Collected \$430 per quarter

HERITAGE LANDING GOLF CLUB

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

TOTAL: \$5,345 per year

AVERAGE: \$445.42/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