

GOLF MANOR HOMES



Call or Text for More Info!

239.270.1249



Starting Offer Price: \$637,183

Lennar Offers Program

HOMESITE 205: The Summerville!

Absolutely breathtaking golf course view!! This popular Summerville floorplan offers a spacious open floorplan consisting of 3 Bedrooms, Den, and 3 full bathrooms! This layout is wildly popular because it offers tons of privacy for 3 separate suites! Expansive golf course view with tons of palm trees make this your idealistic Florida home! 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 wet and living areas!
- Private Pool and heater!
- Spa!
- Summer Kitchen!
- Extended Pool Deck!
- Stainless Steel Appliances!
- & MUCH More!

HURRY! CALL TODAY! 239.270.1249

SUMMERVILLE



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



ELEVATION E



ELEVATION F

REVISED MASTER BATH DESIGN



VIRTUAL TOUR: [Click Here for Decorator Model Virtual Tour](#)
3 Bedrooms | Den | 3 Bathrooms 3 Car Garage | 2,445 SF

LENNAR®  **EVERYTHING'S INCLUDED™**

Elevations of a home may vary and we reserve the right to substitute and/or modify design and materials, in our sole opinion and without notice. Please see your actual home purchase agreement for additional information, disclosures and disclaimers related to the home and its features. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. Plans are artist renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to plans 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. Garage sizes may vary from home to home and may not accommodate all vehicles. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. ©2019 Lennar Corporation. Lennar, the Lennar logo, WJ, the WJ 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 (C0308894) and C03052322, LENNAR REALTY INC. (C0113633) 4/19

Heritage Landing

Manor Homes (Golf)

<u>Model</u>	<u>Description</u>	<u>A/C Living Area</u>	<u>Elevation E Price</u>	<u>Elevation F Price</u>
The Princeton	4 Bedrooms, 2 Baths 3-Car Garage	2,245	\$454,999	\$458,999
Summerville	3 Bedrooms, 3 Baths, Den 3-Car Garage	2,445	\$483,999	\$487,999
Stanford	4 Bedrooms, 3 Baths 3-Car Garage	2,268	\$464,999	\$468,999
Cornell	5 Bedrooms, 4.5 Baths, Loft 3-Car Garage	3,332	\$552,999	\$556,999

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

Homesite Maintenance Annual fee \$1,626.16 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 \$1,552.50 and will be included on the Charlotte County Tax bill.

TERN BAY COMMUNITY DEVELOPMENT DISTRICT estimated annual Operations & Maintenance fee is \$542.34 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 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: _____

2/21/2022



Request for Start

Options Summary

1

Current Stage No.: 03

PURCHASER(S):

COMMUNITY: Heritage Landing 50
(16161)

PHASE/SECTION: 60/

LOT: 0205

ADDRESS: 25048 Golden Fern Drive, Punta Gorda FL
33955

PLANNAME: The Summerville

BLOCK: GROUP: 16161600205

PLAN/ELEVATION/GAR: 2445/E/L

Total: \$122,184

#	Add Date	Del Date	Add/Del	Chg Order	Code	Option Description	Price	Qty	Total (\$)
Exterior									
1	09/28/2021		ADD Audrey Wrightson HS	1	EIEXTCOL.1616160.2445	EI Exterior Color Scheme Preference: Exterior Color Package Grp40 Heritage Landing 50's/Harbor West/Sereno Choice: #11 Body: 7015 Repose Gray, Trim: 7551 Greek Villa, Garage Door/ Shutter/ Front Door: 7018 Dovetail, Roofing Flat: Dark Charcoal Blend	0	1	0
Exteriors									
2	09/28/2021		ADD Audrey Wrightson HS	1	SUMRKIT.1616160.2445	SUMMER KITCHENS	14999	1	14999
Flooring									
3	09/28/2021		ADD Audrey Wrightson HS	1	FTZ1003.1616160.2445	PLANK TILE LIVING LVL 3	8199	1	8199
4	09/28/2021		ADD Audrey Wrightson HS	1	FTZS003.1616160.2445	PLANK TILE WET AREA LVL 3 Preference: PLANK FLOORING - HERITAGE LANDING 50'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									
5	09/28/2021		ADD Audrey Wrightson HS	1	EIELITE.1616160.2445	EI ELITE OPTION PACKAGE Preference: FLOORING UPGRADE WITH STANDARD CABINET HERITAGE LANDING 50'S Choice: CABINET - TRADITIONAL OVERLAY SHAKER DOOR - WHITE	0	1	0
Pools									
6	09/28/2021		ADD Audrey Wrightson HS	1	EXTDECK.1616160.2445	EXTENDED POOL DECK	11651	1	11651
7	09/28/2021		ADD Audrey Wrightson HS	1	PLHTR.1616160.2445	POOL HEATER	7168	1	7168
8	09/28/2021		ADD Audrey Wrightson HS	1	POOLPVR.1616160.2445	POOL OPTION	62059	1	62059
9	09/28/2021		ADD Audrey Wrightson HS	1	SPA2.1616160.2445	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: \$483,999

Homesite Premium: \$31,000

Total Options: \$122,184

Total: \$637,183

Buyer _____

Buyer _____

Page 1 of 2

HOMESITE JOB#: 16161600205

MAR-17-22 06:37:20

Included Features

Manor 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

LENNAR®

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. 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) 12/21.



GOLF MANOR HOMES



From the \$500's
Golf Membership INCLUDED!



2022 MANOR ANNUAL FEES

HERITAGE LANDING MASTER HOA

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

HOMESITE MAINTENANCE

\$1,626.16 / year Collected \$406.54 per quarter

HERITAGE LANDING GOLF CLUB

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

TOTAL: \$5,251.16 per year

AVERAGE: \$437.60/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