

# Lakeshore at the Fountains

Lake Worth, FL

A Luxe Townhome Community



**LENNAR**

# Lakeshore at the Fountains

## Welcome to the Neighborhood!

Lakeshore at the Fountains by Lennar is Lake Worth's newest townhome community, offering stylish and spacious three and four bedroom townhomes. Our beautiful collection of townhomes showcase unique architectural styles, modern open layouts, and incredible features offering luxury and value for your family.

Located in Lake Worth, Lakeshore at the Fountains offers a variety of shopping and dining options as well as convenient access to entertainment venues.



Ideally located between I-95 and Florida's Turnpike, Lakewood Cove residents will enjoy easy access to the best of South Florida and the Palm Beaches! Marinas, dining, shopping, arts and culture, and endless golf are abundant throughout the area, encompassing that easy breezy Florida lifestyle.





**CITY PLACE**

**COMMUNITY FEATURES**

- Access-controlled community (townhomes only)
- Community amenities include:
  - Swimming pool, poolside covered terrace with lounging areas, lakeside gazebo, and more!
- Lakefront homesites available
- Convenient location to shopping, beaches, and major thoroughfares
- Built and marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (NYSE: LEN) - one of the Nation's leading homebuilders since 1954

**EXTERIOR FEATURES**

- Hurricane impact windows and sliding glass doors
- Designer coach light fixtures (per elevation)
- Quality CBS construction
- Shingle roof
- Brick paver driveway, walkway, front entry, and terrace (per plan)
- Exterior paint in decorator schemes
- Raised panel hurricane code approved garage door
- Insulated, hurricane code approved raised panel front entry door with chime (style per elevation)
- Exterior hose bibs (location per plan)

**INTERIOR FEATURES**

- 18"x18" ceramic tile in foyer, kitchen, great room/family room, living room, and laundry room
- Central A/C and heat system with programmable thermostat
- Plush stain resistant carpeting in all bedrooms, hallways, and stairways with padding
- Orange Peel smooth walls with Knockdown textured ceilings
- Raised panel interior doors
- Colonial Style baseboards and door casings
- Lever style interior door hardware
- Quality white paint on all walls and ceilings
- Decora style switches throughout home
- Category 5e structured wiring for phone in kitchen
- Wired for TV in great room and owner's suite
- Home run to Central Distribution Panel
- Pre-wired for ceiling fans in family room and all bedrooms
- Electric water heater
- Vinyl-clad ventilated closet shelving
- Recessed LED overhead lighting

**KITCHEN FEATURES**

- White cabinets featuring 36" uppers and decorative handles
- Luxe quartz countertops
- Stainless steel, single-bowl, undermount kitchen sink with designer faucet
- Quality stainless steel appliance package featuring:
  - Refrigerator connection
  - 30" free standing electric range with ceramic glass cook top, large oven capacity, and self-cleaning system
  - Over-the-range microwave with recirculation venting system
  - Built-in multicycle dishwasher
- Garbage disposal

**BATH FEATURES**

- White cultured marble vanity and decorative handles
- 18"x18" ceramic floor tile
  - Coordinating 13"x13" shower wall tile
- Elongated standard height toilets
- Powder baths with pedestal lav (per plan)
- Clear glass shower enclosure in en-suite bath
- Full width vanity mirrors
- Exhaust fan (per plan)

**HOME AUTOMATION**

- Schlage Encode smart lock
- Honeywell thermostat

**LAUNDRY FEATURES**

- Washer & Dryer connections
- Ventilated wire shelving

**CONSTRUCTION EXCELLENCE**

- In-wall pest control system
- One Year Warranty on workmanship
- Manufacturers warranties for A/C, appliances, and fixtures
- Smoke and carbon monoxide detectors throughout home (location per plan)

# TOWNHOMES



## Lakeshore at the Fountains

## Townhomes

PLAN	FEATURES	SQ FT
Hawthorne	2 Story   3 Bed   2.5 Bath   Garage	1,690 A/C 2,073 Total
Banyan	2 Story   4 Bed   2.5 Bath   Garage	1,754 A/C 2,229 Total
Chestnut	2 Story   4 Bed   2.5 Bath   Garage	1,819 A/C 2,170 Total

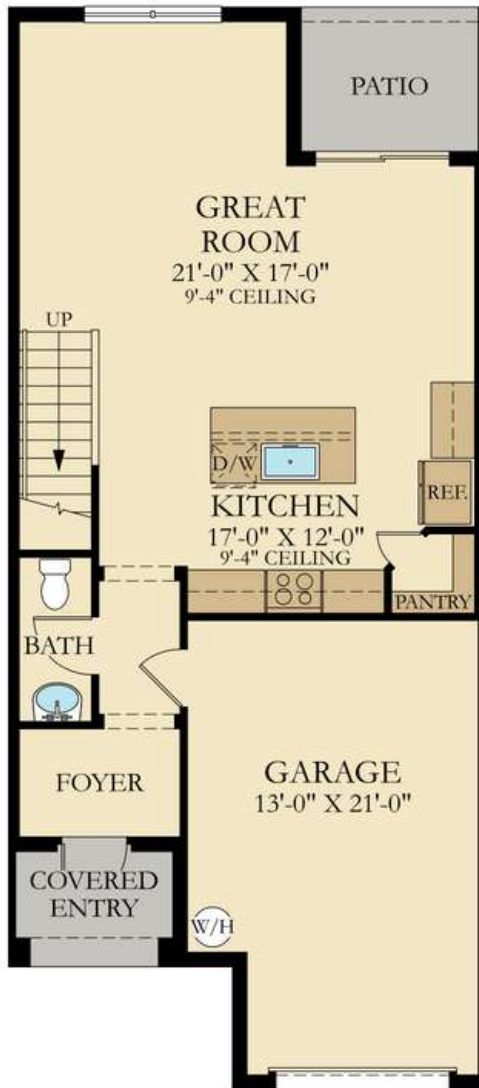


# HAWTHORNE

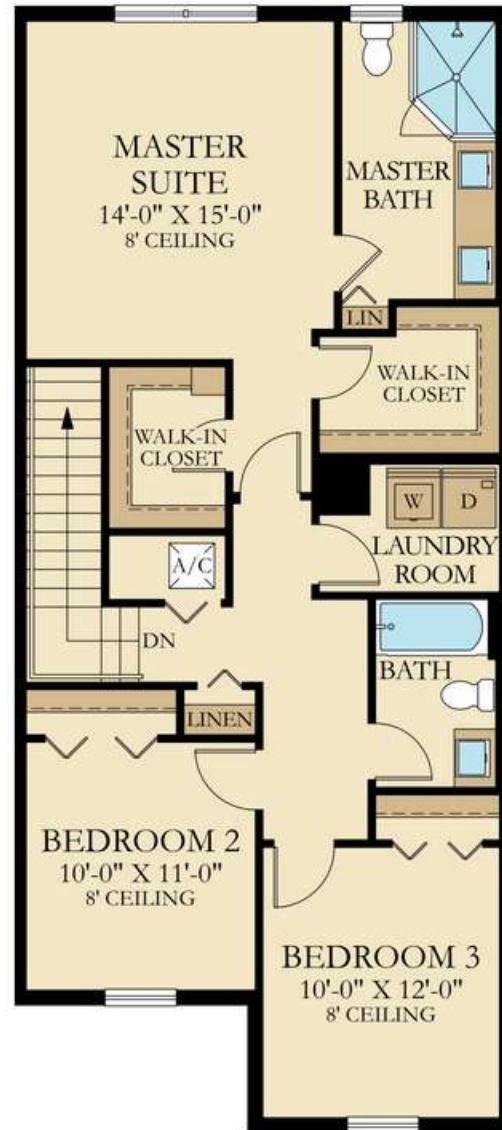
AT LAKESHORE AT THE FOUNTAINS

2-Story | 3 Bedrooms | 2.5 Baths | Garage

## HAWTHORNE



FIRST FLOOR



SECOND FLOOR

1,690 A/C  
2,073 Total

Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, 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. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2022 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Lennar Homes, LLC. CGC-1526578. 01/22



# BANYAN

AT LAKESHORE AT THE FOUNTAINS

2-Story | 4 Bedrooms | 2.5 Baths | Garage



1,754 A/C  
2,229 Total

Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, 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. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2022 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Lennar Homes, LLC. CCC-1526578. 01/22

# CHESTNUT

AT LAKESHORE AT THE FOUNTAINS

2-Story | 4 Bedrooms | 2.5 Baths | Garage



1,819 A/C  
2,170 Total

Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, 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. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2022 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Lennar Homes, LLC. CCC-1526578. 01/22

LAKESHORE AT THE FOUNTAINS

# OVERALL COMMUNITY SITE PLAN



# OVERALL COMMUNITY SITE PLAN



## Monthly Homeowner's Association Fees 2023

Homesites      \$226.93 per month per home

\$237.06 per month per home  
(after pool opens)

- Landscaping services includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system
- One-time initial contribution equal to three months of the above fees - paid at closing
- High-speed broadband internet included
- No CDD



# In The Heart of It All

Live within minutes of great schools, luxurious shopping at Palm Beach Outlets and the Garden Mall, diverse restaurants from casual to fine dining, and fun recreational activities at PGA National Resort & Spa, Palm Beach Zoo, Downtown City Place, and much much more!



WATERWAY CAFE



LOGGERHEAD MARINA



DOWNTOWN LEGACY PLACE



DOWNTOWN AT THE GARDENS



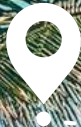
NATIONAL PARK



DOWNTOWN PALM BEACH GARDENS



# Relax & Stay Awhile



Delray Beach, FL



## ENTERTAINMENT

- Lake Worth Beach Park
- Lantana Beach Park
- Ocean Ridge Hammock Park
- Ocean Front Beach Park
- Mounts Botanical Garden
- Peaceful Waters Sanctuary
- Palm Beach Zoo
- Cox Science Center & Aquarium
- Tiger Shark Cove Park
- Lion Country Safari
- Kravis Center of the Performing Arts
- iTHINK Financial Amphitheater
- The Breakers Palm Beach
- FAU Stadium

## HOSPITALS

- Delray Medical Center
- HCA Florida JFK Hospital
- Select Specialty Hospital - Palm Beach

## SCHOOLS

- Diamond View Elementary School
- Tradewinds Middle School
- Santaluces Community High School
- Montessori Academy of Early Enrichment

## DINING

- City Place, Downtown West Palm
- Dave's Last Resort on Lake Ave
- Mario's on Lake Ave
- Benny's on the Beach
- El Diablo Mexican Restaurant
- Lilo's

## GOLF

- Atlantis Country Club
- Poinciana Golf Club
- Lost City Golf Club
- PGA National Palm Beach
- Winston Trails Golf Club
- The Falls Club of the Palm Beaches
- Palm Beach National Golf & Country Club
- Fountains Country Club

## SHOPPING

- Downtown Delray
- Downtown West Palm
- Boca Town Center Mall
- Mizner Park

## AIRPORTS

- Palm Beach International Airport (PBI)
- Fort Lauderdale International Airport (FLL)
- Miami Int'l Airport

## MUNICIPAL

- US Post Office
- Palm Beach County Library
- Lantana Road Branch Library
- Palm Springs Public Library
- PBSO Districts 6 and 16
- Lake Worth Police Department

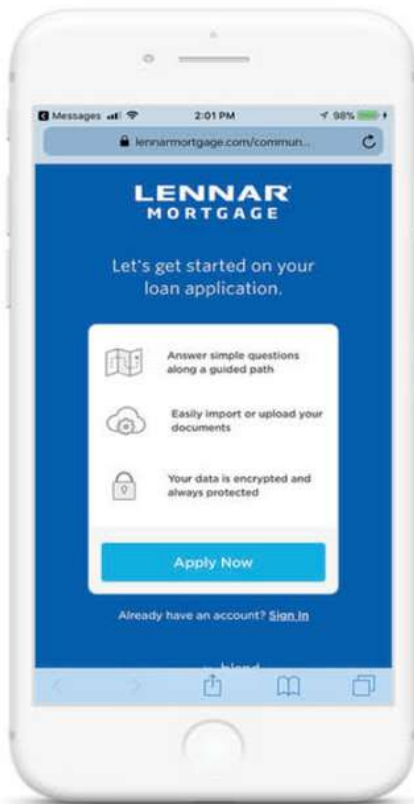






# Your simple homeownership path

At Lennar® Mortgage, we understand a home is more than just four walls and a roof. It's a place to build a life for you and your family, create memories, build community ties and achieve financial stability. A home is the biggest purchase of your life and you deserve a knowledgeable advisor to guide you every step of the way ensuring a smooth and simple home buying journey.



## Home in Four Simple Steps:

- 1** Submit your pre-qualification online.
- 2** Allow your loan officer to assist in selecting the best loan option for you.
- 3** Complete your application with help of a dedicated loan team.
- 4** Enjoy your dream home!

# FINANCING WITH **LENNAR**<sup>®</sup> MORTGAGE



Less paperwork



Streamlined Closing Experience



Accurate closing costs, no surprises



Estimates include state deed tax and HOA start up fees, if applicable



No escrow charge to the buyer for unfurnished exterior work



Hassle free

CONCEPTUAL IMAGE

## Financing with an outside lender



**May not know all of the fees for new construction**



**All appraisal visits paid by buyer**



**Daily charges imposed for closing delays**



**Escrow charge\* to the buyer for unfinished work**

\*Escrow charge: If work is incomplete, an outside lender may require you to pay into an escrow account at closing until the work is complete. Lennar<sup>®</sup> Mortgage covers this charge for certain conventional loan programs.

Models/Lifestyles shown do not reflect any ethnic or racial preference. 2022 Lennar Corporation and Lennar Mortgage, LLC. All rights reserved. Lennar Mortgage and the Lennar Mortgage logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Copyright 2018 – Lennar Mortgage, LLC. NMLS # 1058, 730 NW 107th Avenue, 4th Floor, Miami, FL 33172. Additional Licensing and Disclaimers Lennar Mortgage, LLC ("Lennar Mortgage") is Lennar's affiliated lender. Lennar Mortgage's loan process is a voluntary program and participation is not required in order to purchase a home from Lennar. Certain restrictions apply. 2022 Lennar Corporation All rights reserved. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation. CGC 1526578. Date 01/22



**LENNAR**<sup>®</sup>



Would you like to know how Lennar Insurance Agency is able to provide competitive pricing?

Lennar Insurance Agency takes the specific details of the home and curates offers from top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.

We are able to provide home insurance unique to new construction, saving homebuyers an average of 25% on their annual premiums.

# Need to sell your home first?

We can help with that, too!





# Opendoor

## Unlock your dream home with a stress-free sale

Get a competitive offer, sell your home safely, and move on to your dream home.

### How it works

- 1. Free offer estimate within 24-hrs**  
Receive a value range for your home in your inbox. This range is backed by local real estate expertise and comparable homes sold in your area.
- 2. Show us your home virtually**  
Walk us through your home via a safe and contact-free video tour. We then provide your final offer price.
- 3. Close on your home**  
Align the closings of your current home and your new home. Choose any time between 14-days and 9-months. We'll also provide complimentary two-day Late Checkout.

### Why sell to Opendoor?



#### Unlock your buying power

Get the funds you need to buy your new home with a competitive cash offer.



#### Move on your schedule

Skip double-moves and double-mortgages by aligning your closing dates for a completely flexible and seamless transition.



#### No showings required

Skip the hassle and uncertainty of listing your home on the market.



#### Sell it safely

Avoid home showings and manage every step of your sale online.

**Join over 600,000 homeowners who have requested an offer.**

Get a free offer at: [opendoor.com/lennar](https://opendoor.com/lennar)



# LENNAR®

---

As one of the nation's leading homebuilders since 1954, Lennar is listed on the New York Stock Exchange (LEN) and is now present in 24 states across the country.

We deliver superlative quality by harnessing our national purchasing power to increase the quality of building materials, while lowering costs to deliver value and quality. We offer a full range of services, including in-house mortgage, title and insurance companies, and focus on making our clients' home buying experience hassle-free and memorable.

Lennar's commitment to Quality, Value and Integrity is the underlying foundation upon which we were built. And today, with more than half a century of experience behind us and over 1 million homes built, this commitment continues to guide us forward.



**EVERYTHING'S  
INCLUDED®**

# Welcome Home

