

LAKE SHORE

Winter Garden, FL | 407-778-5200 | LiveAtLakeshore.com



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

EXECUTIVE COLLECTION | Outstanding Features at No Additional Cost

Gracious Living

- Luxury community in popular Southwest Orange County
- The Lakehouse, an amenity center featuring a resort-style swimming pool and state-of-the-art fitness center with lake and golf course views
- Elegant one- and two-story floor plans
- Attractive exterior design choices with front porches, creating a varied streetscape
- Numerous designer-coordinated exterior color schemes
- 10' ceilings on first floor, 9' ceilings on second floor
- 8' designer entry door (per plan)
- Designer garage doors (per plan)

Designer Interiors with Luxury Features

- Elegant smooth raised two-panel interior doors with detailed 3¼" casing throughout
- Extensive selection of carpet choices in a wide range of decorator colors
- Quality ceramic tile flooring in main living areas
- 5¼" baseboards throughout the home
- Coffered ceilings in master bedroom, great room, and dining room
- Rocker-style light switches throughout the home
- Designer light fixtures throughout the home
- 8' interior doors
- Open wood stair railing with stain grade handrail (per plan)

Magnificent Kitchens

- Granite countertops in an array of colors with a stainless steel undermount sink
- Beautifully crafted cabinets with smooth-glide drawers and 42" upper cabinets
- Luxurious gourmet kitchen with Whirlpool stainless steel appliances including a dishwasher, gas cooktop vented to the exterior, built-in microwave, self-cleaning oven, and ⅓ HP disposal
- Spacious breakfast area (per plan)
- Convenient pantry providing abundant storage (per plan)

Elegant Bedrooms and Sumptuous Baths

- Luxurious master bedroom suite with large walk-in closets
- Ceramic tile shower flooring and walls in all full baths
- Granite vanity countertops in master bath
- First-floor powder room with a pedestal sink (per plan)
- Cultured marble vanity countertops and full-width mirrors in all secondary baths

 Denotes **TollGreen** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law. CBC1255158

Conveniences

- Located near world-famous area attractions
- Shopping, dining, and recreation just minutes from your doorstep
- Top-rated public and private schools nearby

Construction Highlights

- Architectural concrete tile roofs in choice of color
- Low-E insulated double-pane tan vinyl windows
- Low-maintenance vinyl fascia and soffits
- Concrete block with decorative sand finishes stucco
- Economical and high-efficiency tankless gas water heater
- Efficient R-38 ceiling insulation
- Convenient interior laundry area
- Laundry tub included (per plan)
- Convenient pre-wiring for security system
- Up to 8 drops of RG-6 TV cable and/or Cat 6 phone/data wiring per home
- Structured wiring panel included (per plan)
- Electric door chime
- Electronic smoke detectors
- Two outdoor hose connections
- Underground utilities including electric, public water, natural gas, telephone, and cable television

Landscaping and Improvements

- Attractive paver driveway, walkway to front entrance, and lanai
- Full landscape package with sodded yard and automatic irrigation system
- Street lights and sidewalks throughout community
- Built-in pest control distribution system
- Large covered rear lanai

Quality Assurance and Warranty

- Our quality program starts at design inception with the creation of precise construction drawings and selection of high-quality materials, all the way through on-site supervision by experienced project managers and construction managers
- First home buyer orientation/inspections 5–7 days prior to settlement, including our 300-item checklist
- Second home buyer orientation prior to settlement to ensure work is complete
- 10-year limited warranty program with excellent customer service

Personalizing Service

- Pre-priced options permit a full range of additional personalization to fit your needs, including additional bathrooms or bedrooms, adaptable bonus rooms, and many more!

Your new Toll Brothers home at Lakeshore is unequalled in design and delivered value.