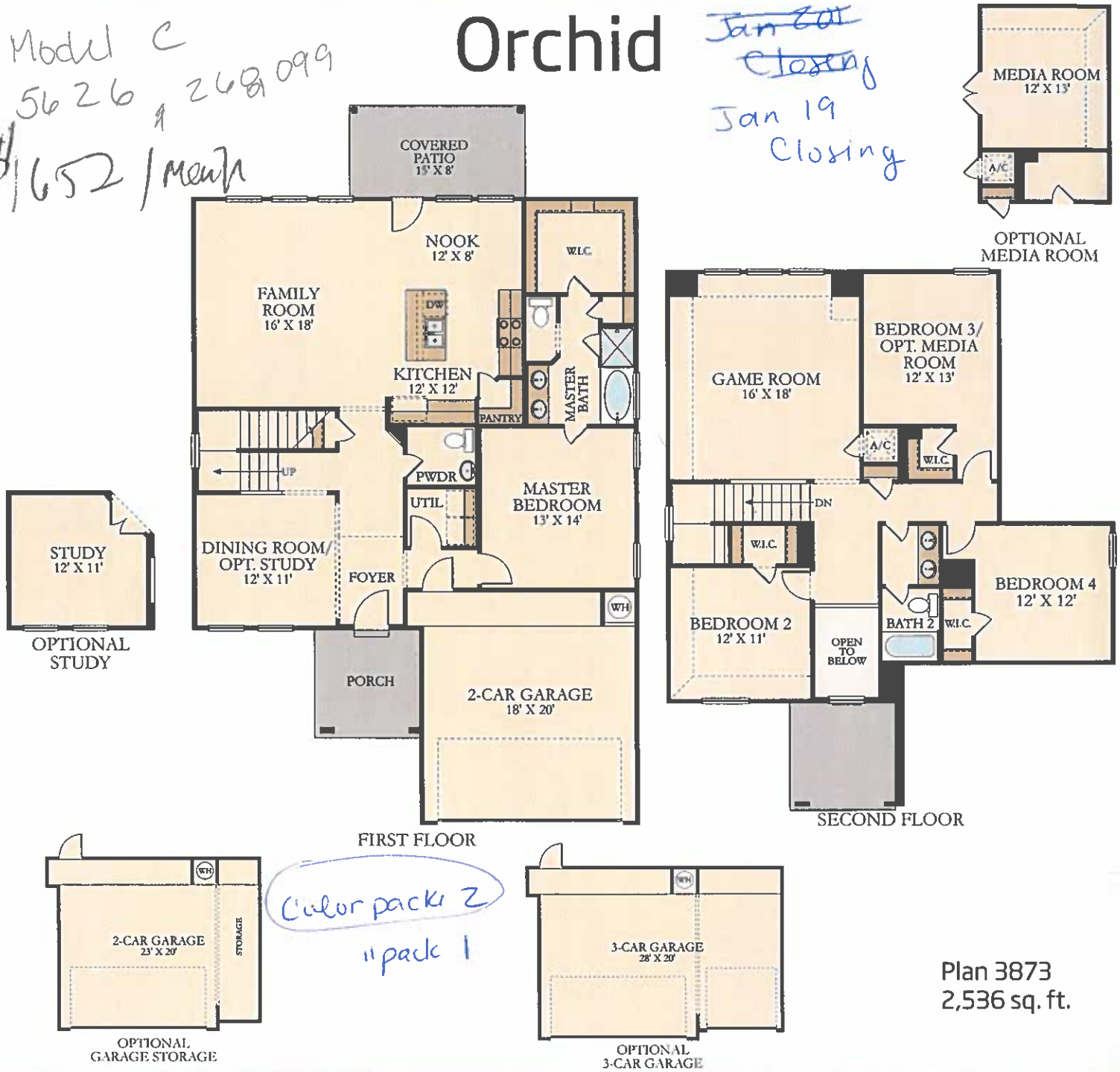
Briar Meadows

Model C
5626 , 268099
$1652 / month

Orchid

~~Jan 6th~~
~~Closing~~
Jan 19
Closing



Color pack 2
~~pack 1~~

Plan 3873
2,536 sq. ft.

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EQUAL HOUSING OPPORTUNITY

Briar Meadows

Dare to Compare- See What's Included

Interior Features	Lennar	Builder 1
9' and 10' Ceilings	x	x
Sante Fe Arched Panel interior doors	x	
2" faux wood blinds	x	
Rounded Drywall corners	x	x
Recessed LED lighting	x	
1/2" carpet pad w/ upgraded carpet	x	
Ceiling fan at family and master	x	
Block and wire for ceiling fan at covered patio	x	
Wood shelving in closets and pantry	x	
Upgraded 3x6 Tumbled Stone Backsplash	x	

Bathroom Features	Lennar	Buidler 1
Separate Garden tub/shower w, tile surround	x	x
Shaver height cabinets in mast, bath	x	x
opaque rain glass window	x	x
WaterSense certified faucets and shower head	x	
Watersense certified dual flush elongated commodes	x	

Technology Features	Lennar	Builder 1
Programmable thermostat w, humidity control	x	
Home Security System	x	x
Pre-wired for cable in family, bedrooms, and game room	x	x
CAT-5 Telephone outlet in kitchen, master, and study	x	x

Exterior Features	Lennar	Builder 1
Fully sodded front and back yards	x	x
Full irrigation system w/ rain sensor	x	
Finished out garage	x	x
3 sides masonry	x	
Upgraded Fiberglass 3/4" Glass Front Door	x	
Landscaping package	x	x
Insulated garage door	x	
Covered Patio	x	

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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's 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. Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. 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. Copyright © 2016 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, the Everything's Included logo, Next Gen - The Home Within A Home and the Next Gen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 8/26/16

EQUAL HOUSING OPPORTUNITY

Briar Meadows

Alex Garcia
Phone: 210-563-9298

Community Information

Conveniently located a half-mile South of IH-35 off of Doeppenschmidts Rd, just minutes from local shopping and dining. Briar Meadows has the city convenience without sacrificing peace, quiet and community. Homeowners also enjoy lower taxes and reduced home insurance rates.

Schools - Comal ISD

Comal ISD: www.**comalisd**.org

Morningside Elementary	830-885-1999
Canyon Middle School	830-885-1796
Canyon High School	830-885-1797

Recreation & Activities

Homeowner's Associations
Schlitterbahn Waterpark
Landa Park
Gruene
Fischer Park
Natural Bridge Caverns and Wildlife Ranch

Shopping

San Marcos Premium Oultets
Town Center at Creekside
Buc-ee's
Gruene Historic District
HEB Grocery
Wal-Mart Super Center
Target

Welcome Home Center

509 Briar Lane
New Braunfels, TX 78130

Utilities & Services

New Braunfels Utilities (NBU)	
Water/Sewer	830-629-8400
Trash Collection	830-221-4040
Electricity	830-629-8400
Cable TV - Time Warner	210-254-8253
Telephone - Time Warner	210-254-8253
Post Office	830-625-7736

686 S. Seguin, New Braunfels, TX. Take settlement statement from closing to the post office to get mailbox keys.

Emergency Services

In case of Emergency dial 911

New Braunfels Police Dept.	830-221-4100
New Braunfels Fire Dept.	830-608-2130

Homeowner's Association

Spectrum Association Management	
	210-494-0659
Annual Fee*	$280.00

*Fees are subject to change

Property Tax Rate

Tax Rate	2.23723%

All tax rate information is subject to change without notice. The information contained herein has been secured from sources we deem reliable. We have no reason to doubt its accuracy; however, Lennar Homes cannot guarantee it. This information is subject to correction, errors and/or omissions. Rev: 02/13

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EQUAL HOUSING OPPORTUNITY

Briar Meadows

Springwood II Collection
Everything's Included Standard Features

Interior Features
- Santa Fe arched-panel interior doors
- 2" faux-wood blinds at all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Satin door hardware
- Chrome plumbing fixtures & accessories in bathrooms
- Chrome lighting in bathrooms
- Low VOC paint
- Stained wood handrails
- Upgraded carpet in family room, bedrooms, study, dining & game room, per plan
- Ceiling fan at family room and master bedroom
- Block and wire for ceiling fan at covered patio
- Tile at foyer
- Half-inch carpet pad
- Tile laid in brick joint pattern, per plan
- Standard Decora Switches

Kitchen Features
- Complete GE Energy Star® Appliance Package (Stainless Steel)
  - microwave vented to exterior
  - 30" free-standing range
  - multi-cycle dishwasher
- 36" flat-panel stained wall cabinets with crown moulding
- Stainless steel sink
- Granite kitchen countertops with undermount sink
- LED Recessed lighting
- WaterSense® certified single-lever faucet with pull-out sprayer
- 3 x 6 Tumbled Stone Backsplash
- USB charging outlet with two ports (per plan)

Technology
- Programmable thermostat
- Pre-wired for cable in family room, master bedroom, secondary bedrooms, game room and media room per plan
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan
- Security system prewire
- Energy Efficient LED Bulbs on All Light Fixtures

Bathroom Features
- 36" x 36" shower with tile surround at master bathroom, per plan
- 36" x 60" garden tub master bathroom, per plan
- Tile backsplash at master bathtub
- Cultured marble vanity tops with square bowl sink in all bathrooms
- WaterSense® certified faucets & shower heads
- WaterSense® certified single-flush elongated commodes in all bathrooms
- Ceramic tile flooring
- Two sink vanity at master bath

Exterior Features
- Upgraded Fiberglass 3/4" Glass Front Door
- Low-maintenance fiber-cement siding & soffit with 30-year warranty
- Landscape package with 6' backyard cedar fencing
- Covered patio
- Fully sodded yards
- Interior garage painted
- Full irrigation system

Insulation Specifications
- R-30 flat ceilings (where accessible)
- R-22 sloped ceilings (where accessible)
- R-15 BIB wall Insulation System

Construction Features
- Energy Star Certified
- 15 SEER HVAC system
- MERV 11 media filter
- PEX plumbing system
- Window sills at all windows
- Garage door opener with two remotes
- Insulated low-E glass vinyl windows
- Pre-plumb for future water softener
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- High-quality composition shingles
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Third party, code-certified inspection process

(3.6.17 STARTS)

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