



## BROWSE BOOK

### VENTANA RANCH 45s DISCOVERY

#### Plans and Elevations

Ironwood Plan 3518 – Elevations A, C, I

Barbaro Plan 3570 – Elevations A, H, M

Lewis Plan 3575 – Elevations A, C, H

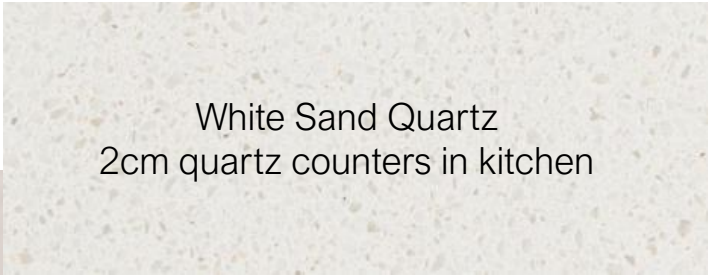
Latitude Plan 3580 NextGen – Elevations A, L, M

UPDATED: March 7, 2025

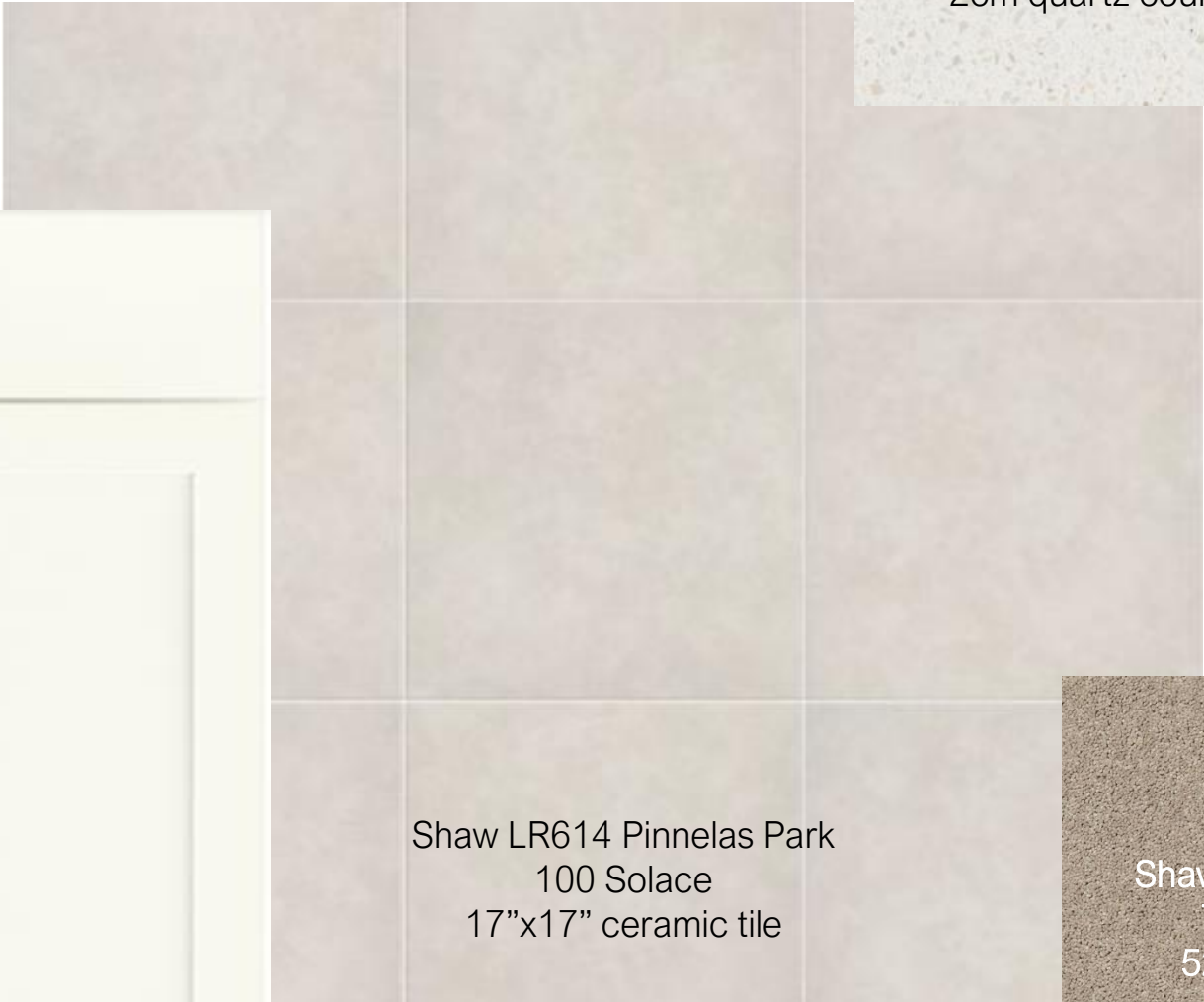
Lennar reserves the right to substitute with a device of equal or better quality. Select features may require additional fees and be provided by a third party. Lennar does not guarantee any equipment or services provided by Ring, Honeywell, or other third parties. The description of products is limited by the terms and conditions, limited warranty, and additional product information, <https://shop.ring.com>; <https://www.honeywellhome.com/us/en/>. Buyer responsible for downloading any apps required to use devices, engaging an outside service provider to provide internet connectivity to the home, and monitoring any alerts, and configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Features vary and are subject to changes or substitution without notice. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Not all included appliances are Energy Star. All product and/or company names are trademarks TM or registered trademarks ® of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and Lennar. Features, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Availability may vary. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2024 Lennar Corporation. Lennar, the Lennar 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. No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department, [www.azre.gov](http://www.azre.gov). Lennar Sales Corp. Lennar Arizona Construction, Inc., ROC 228129B. Lennar Arizona, LLC, d/b/a Lennar Homes, ROC 232731B. Lennar Communities Development, LLC, ROC 137295KA. Date 01/24



# Standard Interior Finishes




White Sand Quartz  
2cm quartz counters in kitchen



Shaw LR614 Pinnelas Park  
100 Solace  
17"x17" ceramic tile



Shaw LR117 Fairbain  
Tonal Carpet  
522 Weathered



Timberlake Barnett  
Maple Painted Linen Cabinets  
36" Uppers

Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

Ventana Ranch 45 Discovery

# APPLIANCES



Frigidaire Gallery 25.6 Cu. Ft.  
36" Standard Depth  
Side by Side Refrigerator  
Stainless Steel



Frigidaire Gallery Microwave  
1.9 Cu.Ft. Over-The-Range Microwave  
Stainless Steel



Frigidaire Gallery Dishwasher  
24" Built-In – Stainless Steel



Frigidaire 30" Range  
With AirFry  
Stainless Steel

**FRIGIDAIRE**

# KITCHEN PLUMBING



Stainless Steel Undermount  
Double Bowl with low divide



Moen Chrome One-Handle  
Align

# PLUMBING & BATH ACCESSORIES



Moen ISO Chrome  
Pivoting Paper Holder



Moen ISO Chrome  
Single Robe Hook



Bath Faucets  
Moen Gibson Chrome  
Two-Handle High Arc



Owner and Next Gen Bath  
Shower Valve Moen Gibson Chrome  
Rain Shower Head



Tub/Shower Combo Faucet  
Moen Gibson Chrome

# PLUMBING

All Baths  
Integral Cultured Marble w/Rectangular Sink



All Baths  
Comfort Height Dual Flush  
With self close lid.



# SHOWER & BATH SURROUNDS

OWNER'S AND NEXTGEN SHOWER



7' Cultured Marble Surrounds  
With Fiberglass Pan and  
Swing Door Shower Enclosure  
(Note: some plans do not include a window)

SECONDARY TUB/SHOWER



Sterling Traverse Vikrell Enclosure  
with tile surround look  
With Shower Rod

# DOORS & TRIM



Jeld-Wen Rockport  
8' Interior Doors



Entry Door Hardware



Schlage Century Handle Set  
Finish: Satin Nickel  
Entry Door

Interior Door Hardware  
Solstice  
Finish: Chrome





# WINDOW COVERINGS

---

## **2" White Faux Wood Blinds – Cordless**

Coverings included on all windows except clerestory windows that cannot be reached, arch windows and shower windows. Various exceptions may apply to some windows due to size or location.

No blinds on French doors or sliding doors.



# UPGRADE FINISH PACKAGES INCLUDE:

---

## Kitchen Upgrades:

- Timberlake Barnett 42" upper cabinets with 2 ½" crown molding (24" cabinet over the fridge)
- Cushion close drawers & doors
- 2 cm quartz countertops in kitchen

## Bathroom Upgrades:

- 1.5 cm white sand quartz countertops
- Undermount sinks
- Owner's shower and NextGen Suite shower surrounds – 7' porcelain panels
- Shower seat (if applicable per plan): top of seat to be 1.5 cm White Sand Quartz

## Other Upgrades:

- Ceramic to Porcelain Floor Tile
- Next Gen only: Stackable Washer and Dryer
- Choice of 6 Finish Packages: Artisan, Urban, Organic, Cozy, Retreat, and Haven.

# UPGRADE FINISH PACKAGES INCLUDE: (MAIN HOME AND NEXT GEN, IF APPLICABLE)



Bathroom Sinks with  
Upgrade Package




Porcelain Panel Surrounds in  
Owner's Shower & NextGen Suite Shower  
Note: Shower seat per plan, not included in all plans.



Stackable Washer/Dryer  
(in NextGen Suite only)


# Artisan Upgrade Package




Tawny Quartz  
2cm quartz counters in kitchen




White Sand Quartz  
1.5cm quartz counters in all bathrooms



Shaw LR698 Caraway  
200 London  
8"x40" plank porcelain tile



Shaw LR184 Pacific Canyon  
Tonal Carpet  
124 Chic Taupe



Maple Painted Linen Cabinets

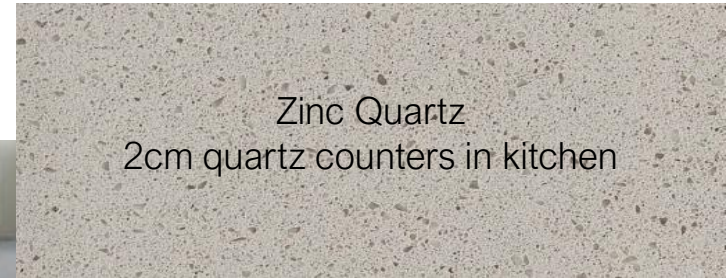
Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

Ventana Ranch 45 Discovery

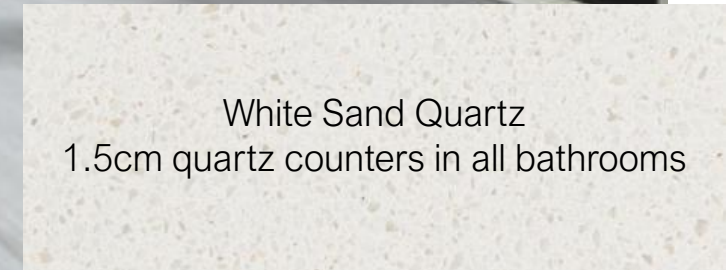
# Urban Upgrade Package



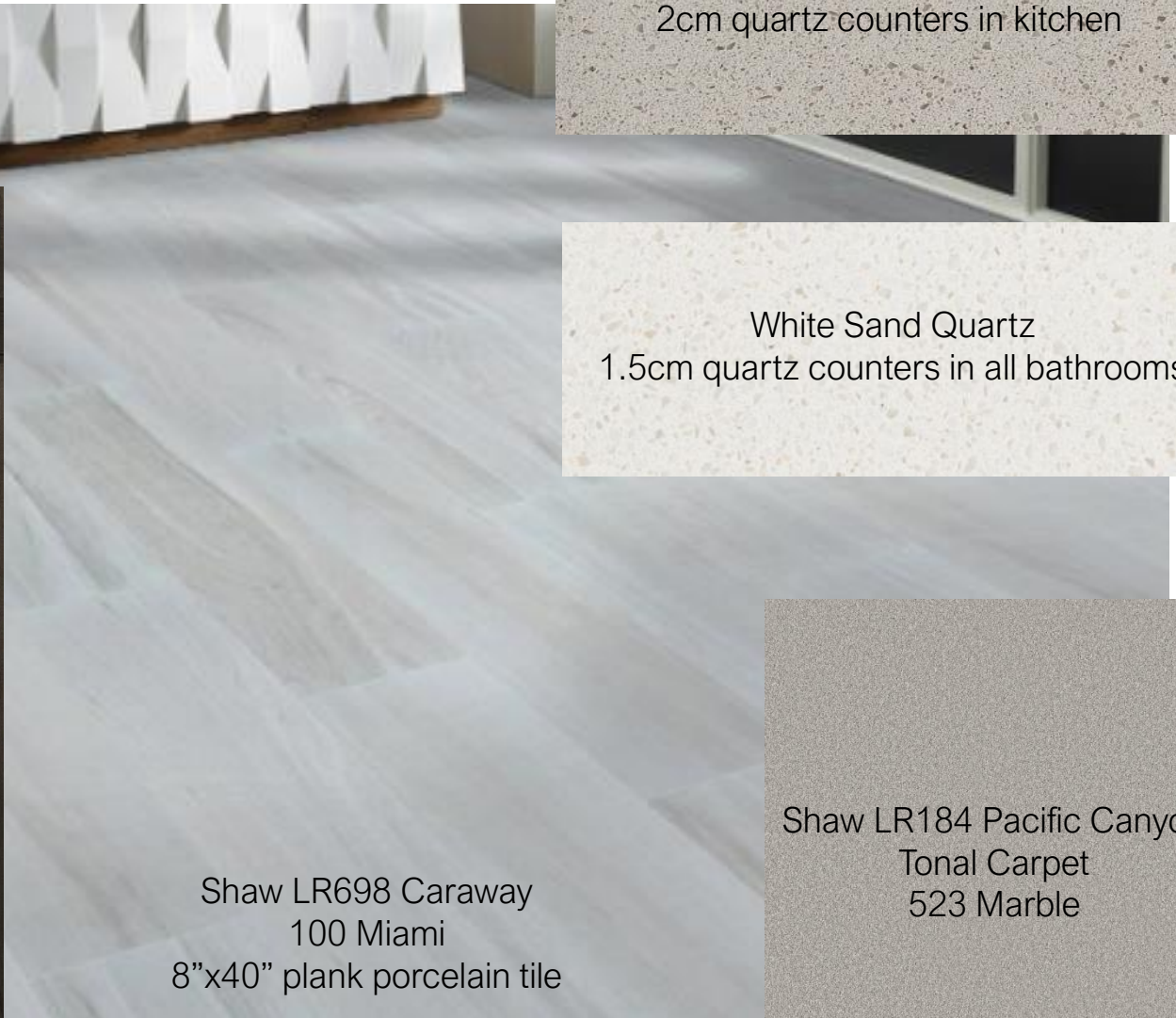
Maple Stained Slate Cabinets



Zinc Quartz  
2cm quartz counters in kitchen



White Sand Quartz  
1.5cm quartz counters in all bathrooms



Shaw LR698 Caraway  
100 Miami  
8"x40" plank porcelain tile




Shaw LR184 Pacific Canyon  
Tonal Carpet  
523 Marble

Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

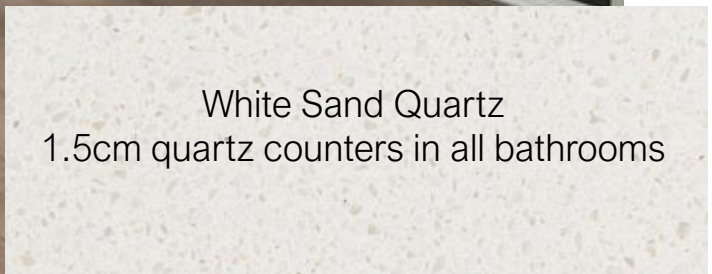
Ventana Ranch 45 Discovery




# Organic Upgrade Package




Bianco Tiza  
2cm quartz counters in kitchen




White Sand Quartz  
1.5cm quartz counters in all bathrooms



Shaw LR645 Reality  
700 Essence  
6"x36" plank porcelain tile



Shaw LR184 Pacific Canyon  
Tonal Carpet  
123 Stone Crest




Maple Painted Linen Cabinets

Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

Ventana Ranch 45 Discovery


# Cozy Upgrade Package




Bianco Tiza  
2cm quartz counters in kitchen




White Sand Quartz  
1.5cm quartz counters in all bathrooms



Shaw LR645 Reality  
150 Ardor  
6"x36" plank porcelain tile



Shaw LR184 Pacific Canyon  
Tonal Carpet  
122 Café Latte



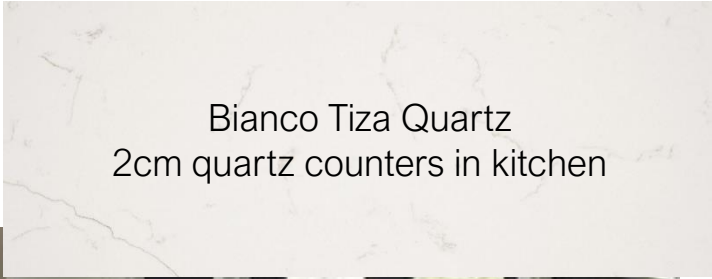
Maple Stained Latte Cabinets

Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

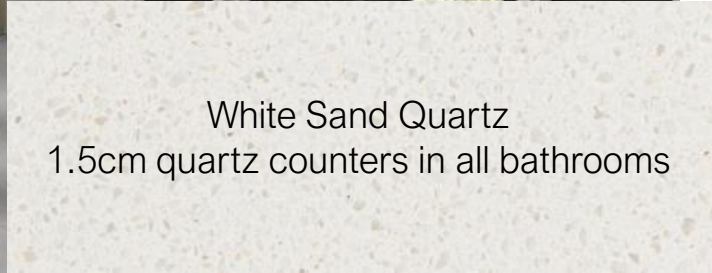
Ventana Ranch 45 Discovery




# Retreat Upgrade Package



Bianco Tiza Quartz  
2cm quartz counters in kitchen




White Sand Quartz  
1.5cm quartz counters in all bathrooms




Shaw LR691 Currington  
500 Intuition  
12"x24" porcelain tile

Maple Painted Linen Cabinets



Note: Digital images of materials will appear different than physical samples.  
It is advised that you visit a Lennar community to view samples in person.

Ventana Ranch 45 Discovery

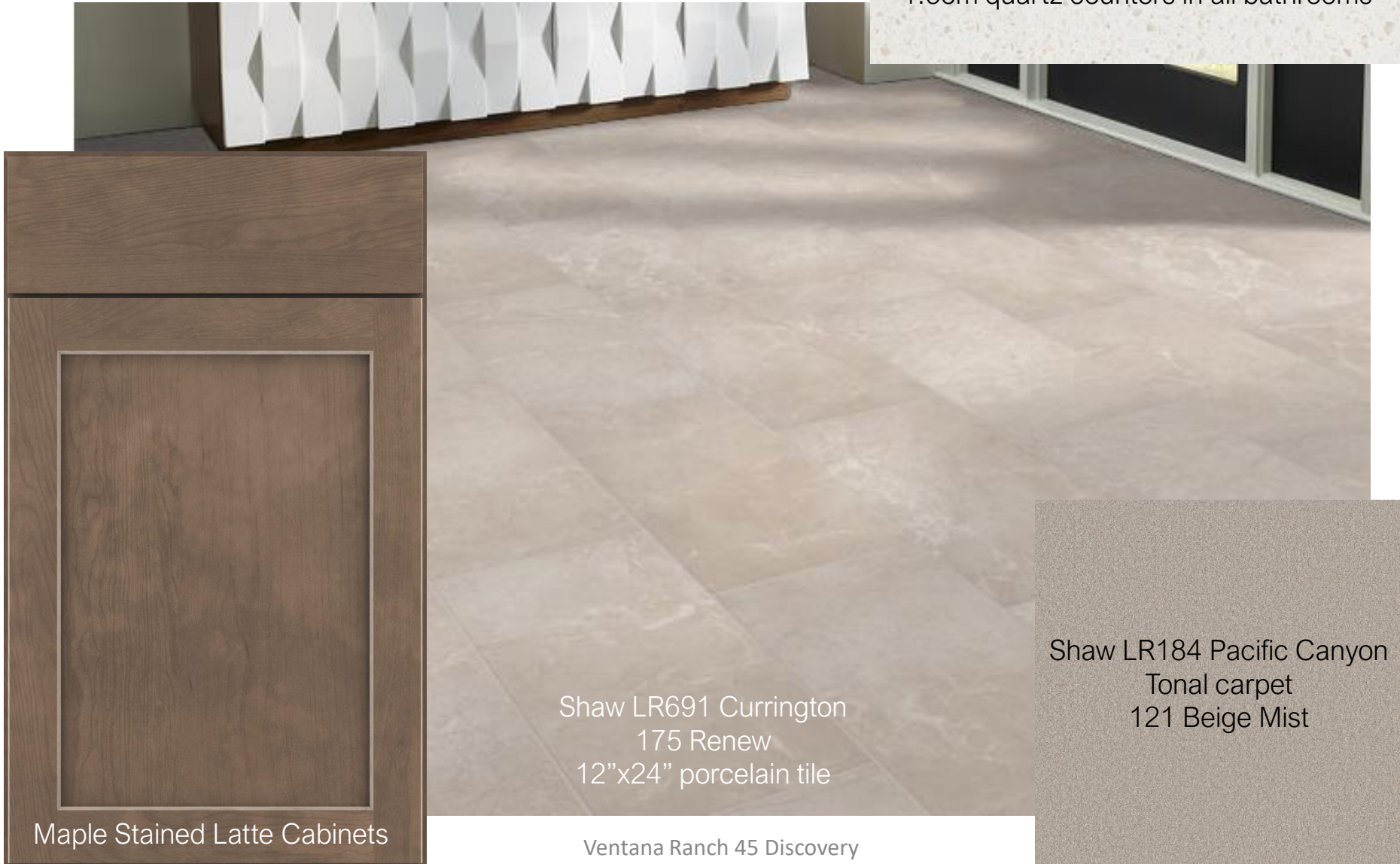


Shaw LR184 Pacific Canyon  
Tonal carpet  
520 Four Winds



# Haven Upgrade Package

White Sand Quartz  
2cm quartz counters in kitchen  
1.5cm quartz counters in all bathrooms



Shaw LR691 Currington  
175 Renew  
12"x24" porcelain tile

Shaw LR184 Pacific Canyon  
Tonal carpet  
121 Beige Mist

Maple Stained Latte Cabinets

Ventana Ranch 45 Discovery

Note: Digital images of materials will appear different than physical samples. It is advised that you visit a Lennar community to view samples in person.

# CONNECTED HOME FEATURES



Wifi  
connected  
opener  
1/2 HP Chain  
Drive with (2)  
garage door  
remotes



**Honeywell**  
Home

WiFi Smart  
Thermostat



**SCHLAGE**

Encode  
Smart Lock



**legrand**

Media  
Panel