

# THE ASHBROOK

Wild Rose  
Monarch Collection

Approx. 2,592 sq. ft.

Two-Story

4 Bedrooms

3.5 Bathrooms

Study

3-Car Tandem Garage

PRELIMINARY

981 Wildrose Place | Erie, CO 80516  
303-900-3550 | Lennar.com/Colorado



— The Craftsman —

\* 798 FOXGLOVE STREET LOT 14 BLOCK 3



— The Farmhouse —

DS  
SW

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Monarch Collection

Approx. 2,592 sq. ft.

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4 Bedrooms

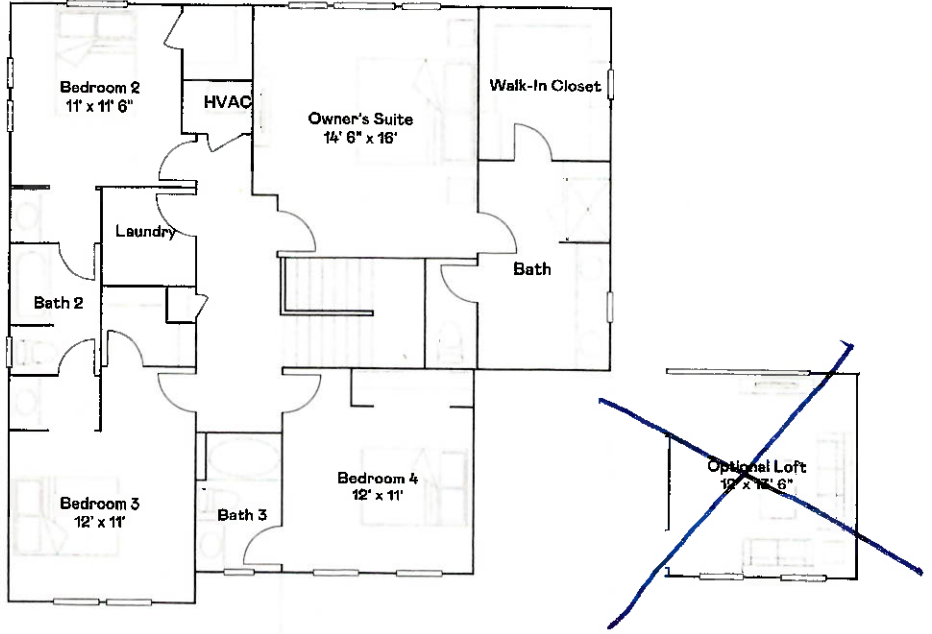
3.5 Bathrooms

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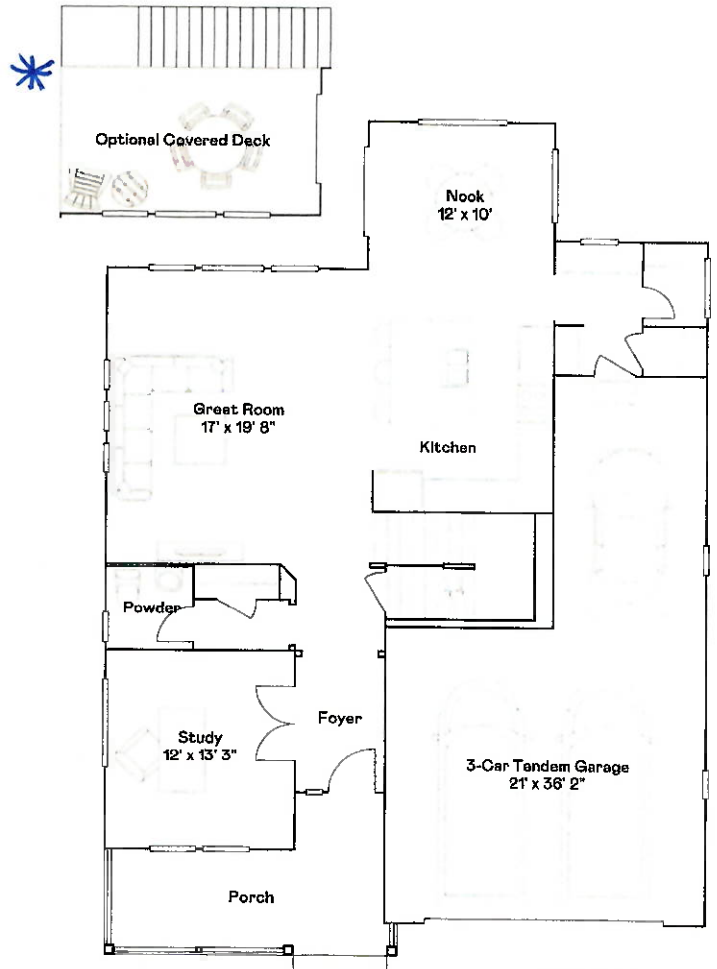
3-Car Tandem Garage

PRELIMINARY

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. Sq. ft. is estimated; actual sq. ft. will differ. Garage size may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. All rights reserved. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 7/21



SECOND FLOOR



FIRST FLOOR

DS  
SW

# Everything's Included® in your new dream home.

Lennar® has reimagined the homebuying experience by including the most desired new home features at no extra cost to you.

Use this checklist to compare to other new home builders and existing homes.



## Over \$30,000 of included value at Wild Rose Monarch Collection

Effective February 1, 2021

Features	Lennar®	Other Builders	Used Home
<b>Connectivity Features</b>			
<b>Infrastructure</b>			
• Wifi heat mapping (engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Legrand® On-Q® 42" RF Transparent Structured Media® Enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Features</b>			
• eero Pro 6 - mesh wifi system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Alarm Security Kit <sup>1</sup> , including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Ring Alarm Base Station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Ring Alarm Keypad	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Ring Alarm Motion Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Ring Alarm Smoke and CO Listener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Ring Alarm Window and Door Contact Sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Video Doorbell Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• LiftMaster® myQ™ Smart Garage Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flo by Moen™ Smart Water Shutoff - water leak detector and smart water valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Home T6 Pro Z-Wave - smart thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Level Bolt - the invisible smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Convenience</b>			
• <b>Future Ready</b> - A smart network means your home can be ready for tomorrow's products and innovations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wifi guaranteed with no dead spots</b> - Superior wifi experience with eero's whole-home wifi guarantee <sup>2</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Activation With Ease</b> - Your Lennar home is preconfigured for easy do it yourself (DIY) setup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Included Connectivity Value

**\$4,000**

Lennar®

Other Builders

Used Home

### Efficiency Features

- 13 SEER air conditioning
- Energy-efficient LED lighting
- USB outlets in owner's suite bedroom and kitchen (per plan)
- Complete energy system using blown-in fiberglass insulation including R-38 attic insulation, R-23 exterior walls, and R-11 fully wrapped basement walls
- Complete exterior house wrap
- Upgraded double-pane low-E windows with argon
- HERS rating through certified third-party energy rater
- 2"x6" exterior walls
- 55-gallon, high-efficiency electric water heater
- Highly efficient gas forced-air furnace



### Luxury Features

#### Kitchen

- Stainless steel GE® gas range/oven and built-in microwave
- Stainless steel GE® ENERGY STAR®-qualified refrigerator and dishwasher
- 42" upper cabinets with crown moulding
- Stainless steel undermount sink
- Full-height backsplash
- Ice line
- Garbage disposal
- Versatile kitchen island
- Pantry closet
- Moen® stainless steel faucet
- Convenient trash/recycle pull-out cabinet
- Spacious pots and pans drawer for storage



#### Owner's Suite

- 4-piece owner's suite bathroom with private water closet
- Owner's suite bathroom granite countertops including double-sink vanity (per plan)
- Coffered ceiling
- Large walk-in closet
- 13"x13" wall tile in bathroom
- 12"x24" luxury vinyl tile flooring in bathroom



#### Exterior

- 2-bay garage with automatic garage door opener and wireless keypad
- Front yard landscaping with irrigation system
- Textured fiberglass Therma-Tru® front door with sidelight
- Covered porches (per plan)







**EMK CONSULTANTS, INC.**  
**ENGINEERING SURVEYING**

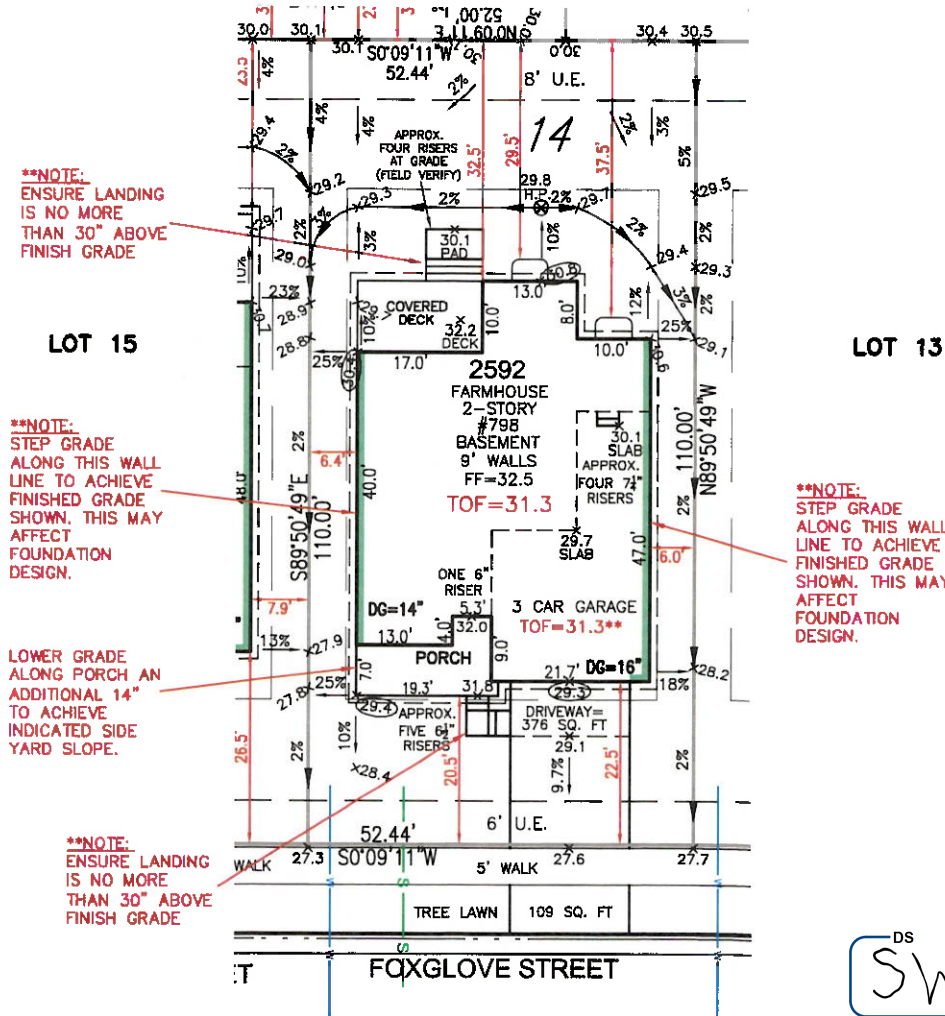
**LAND DEVELOPMENT SERVICES AND SOLUTIONS**

[www.EMKC.com](http://www.EMKC.com)

7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520

**PLOT PLAN**  
**LENNAR HOMES**

JOB NO.: 13232  
 DRAWN BY: NNW  
 DATE: 08/04/2021



LOT AREA: 5,768 SQUARE FEET

**NOTES**

- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- THIS DOCUMENT REPRESENTS A PROPOSED BUILDING LAYOUT FOR APPROVAL BY ZONING AND BUILDING AUTHORITIES. ANY OTHER INFORMATION SHOWN IS INCLUDED BY THE CLIENT'S REQUEST AND IS FOR INFORMATIONAL PURPOSES ONLY.
- RETAINING WALLS ARE DESIGNED HORIZONTALLY AND VERTICALLY ONLY TO THE EXTENT NECESSARY TO FLATTEN STEEP SIDE OR REAR SLOPES AND NEED TO BE DESIGNED AND CONSTRUCTED PER STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS BY OTHERS.
- LOT AREA TAKEN FROM RECORDED PLAT.
- SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM THE SUBDIVISION CONSTRUCTION PLANS AND SHOULD BE FIELD VERIFIED PRIOR TO HOUSE CONSTRUCTION.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.

**\*\*NOTE:**  
 DROP GARAGE FLOOR AN  
 ADDITIONAL 16" (24" TOTAL)

U.E.=UTILITY EASEMENT  
 S.E.=SIDEWALK EASEMENT  
 DS=DROP SIDING/GRADE

**NOTE:** LOWER SIDING OR VENEER ALONG THIS WALL LINE.

**NOTE:** ADJUST GRADE AS SHOWN TO ACHIEVE INDICATED SLOPE.

**LEGAL DESCRIPTION**

798 FOXGLOVE STREET,  
 LOT 14, BLOCK 3,  
 WILDROSE-FINAL PLAT  
 TOWN OF ERIE, COUNTY OF BOULDER,  
 STATE OF COLORADO

**SETBACKS**

FRONT: 20' BLDG, 14' COV. PORCH  
 REAR: 20' SIDE: 5'



# Wildrose Grand Collection Homesites



# Price sheet

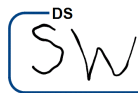
## Wild Rose - Monarch Collection

Plan Name	Description	Sq ft	Elevation*	Price
The Graham (Model)	Ranch 3 Bedrooms 2 Baths	2,004	CR FH	\$703,900 \$719,900
The Rockford	2-Story 4 Bedrooms 3.5 Baths	2,485	CR FH	\$718,900 \$720,900
The Ashbrook (Model)	2-Story 4 Bedrooms 3.5 Baths	2,592	CR FH	\$748,900 \$746,900
The Chelton (NextGen) (Model)	2-Story 3 Bedrooms 2.5 Baths	2,628	CR FH	\$742,900 \$740,900
The Stonehaven	2-Story 5 Bedrooms 4 Baths	2,798	CR FH	\$766,900 \$770,900

Pricing effective 01.31.2022

CR= Craftsman FH= Farmhouse

Monarch Collection at Wild Rose  
981 Wildrose Place, Erie, CO 80516  
303-900-3550 | [Lennar.com/Colorado](http://Lennar.com/Colorado)



**LENNAR**

Price is subject to change without 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. Bay size may vary from home to home and may not accommodate all vehicles. Copyright © 2022 Lennar Corporation. All rights reserved. Lennar, and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 01/22

