

Kingston South

Embrace an elevated resort lifestyle at Kingston South, where a tropical pool oasis, lively saloon and a premier sports complex invite you to connect, play and thrive in beautiful Estero, FL.



Scan for online
brochure

Villas



Pelican

Coming Soon

1,462 sq. ft. · 1-story

3 bed · 2 ba · 2 car garage



Osprey

Coming Soon

1,564 sq. ft. · 1-story

2 bed · 2 ba · 2 car garage

Pelican

Villas

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1,462 sq. ft.

1-story

3 bed · 2 ba

2 car garage



Exterior A5T

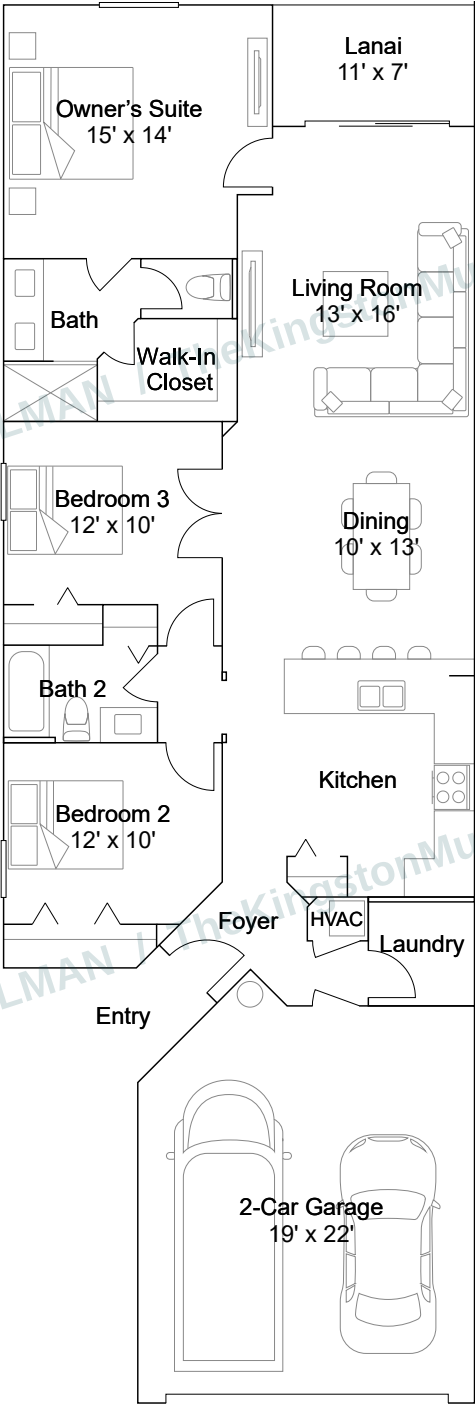
Pelican

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1,462 sq. ft.
1-story
3 bed · 2 ba
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1st Floor



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Exterior A5T

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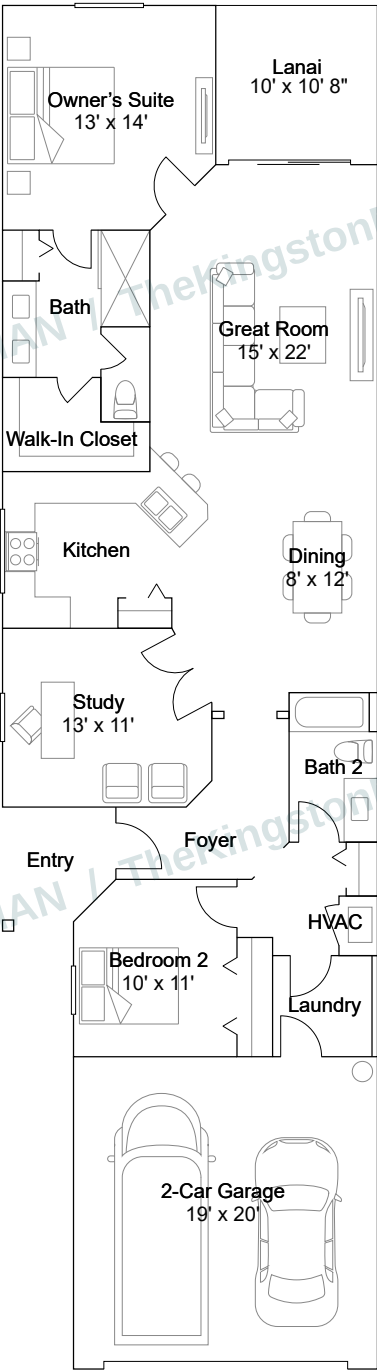
1,564 sq. ft.

1-story

2 bed · 2 ba

2 car garage

1st Floor



Everything Your New Home Needs — Villas

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



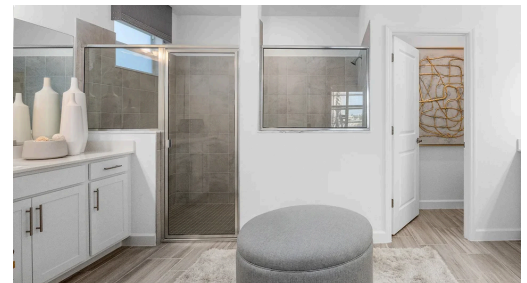
**EVERYTHING'S
INCLUDED®**

Kitchen

- 2 cm quartz countertops with 4" backsplash
- 30" free-standing stainless steel gas range
- Over-the-range microwave
- Side-by-side refrigerator
- Stainless steel front-control dishwasher
- Moen® kitchen faucet with pull-down spray
- Stainless steel single-basin sink
- Garbage disposal with push-button
- Vinyl-coated shelving in pantry
- White shaker-style cabinetry with soft-close doors and drawers
- Recessed round LED downlights
- USB outlets
- Pre-wire for kitchen island pendant lights



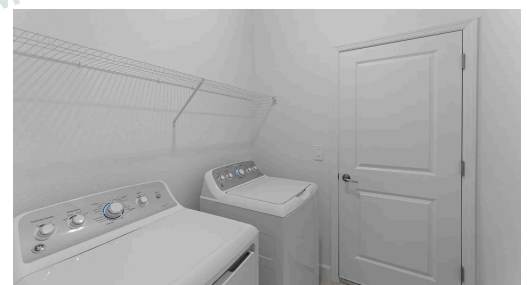
A new stainless steel gas range with hood vent and quality quartz countertops grace the kitchen



Luxury walk-in shower with clear glass enclosure and designer-selected tile surround in owner's suite bathroom (per plan)

Owners Suite

- 2 cm quartz countertops
- White shaker-style cabinetry with soft-close doors and drawers
- Full-width vanity mirror with three-light vanity fixture
- Rectangular vanity sinks
- Shower: 12x24 wall tile with hexagon floor tile, semi-frameless clear glass enclosure with brushed nickel hardware (per plan)



New washer and dryer are included to assist with daily chores

Everything Your New Home Needs — Villas (cont.)

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Owners Suite

Vinyl-coated shelving in closets
USB outlets
Elongated toilet with soft-close lid

Secondary Bathroom

2 cm quartz countertops
White shaker-style cabinetry with soft-close doors and drawers
Full-width vanity mirror with three-light vanity fixture
Rectangular bathroom sinks (except planned pedestal sinks)
Shower: 12x24 wall tile with hexagon floor tile, semi-frameless clear glass enclosure with brushed nickel hardware (per plan)
Tub surround: 12x24 wall tile (per plan)
Elongated toilet with soft-close lid

Laundry

Vinyl-coated shelving
Top-load washer and front-load dryer

Interior

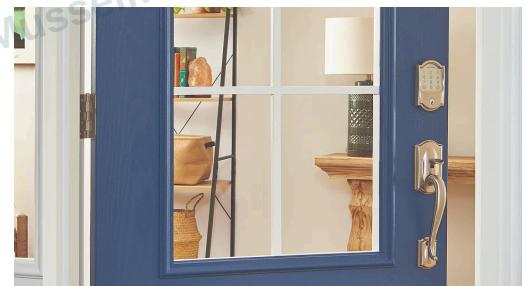
2" designer white faux wood cordless window blinds
Carpeting in stairs, common areas and bedrooms (second level only)
12x24 tile floor on first floor and all wet areas
Two-panel interior doors
Square-edge baseboards and door casing for a clean, modern look
Recessed round LED downlights



Hurricane impact windows and sliding glass doors provide protection against high winds



Adjust and set the indoor temperature with ease thanks to the Honeywell Home Smart thermostat



Schlage front door lock grants peace of mind with remote control access

Everything Your New Home Needs — Villas (cont.)

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**EVERYTHING'S
INCLUDED®**

Interior

Smoke and carbon monoxide detectors
Ceiling fan pre-wire in all bedrooms and Great Room
Sherwin-Williams® interior paint throughout with a durable satin finish

Exterior

Hurricane impact sliding glass doors and windows
Tile roof
Paver driveway
Coach lights
Sherwin-Williams® exterior paint
3/4-lite glass finish impact front door
Automatic lawn irrigation system
Hurricane-rated garage door with keyless entry
Epoxy garage floor
Screens on all operable windows
Quality concrete block and stucco construction

Connectivity

Ring Video Doorbell
Honeywell smart programmable thermostat
Smart front door lock

Energy Efficiency

Faucets and showerheads certified to EPA WaterSense® criteria
Roof products offer LEED points

Everything Your New Home Needs — Villas (cont.)

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**EVERYTHING'S
INCLUDED®**

Energy Efficiency

- Weather stripping on all exterior doors
- Energy-saving insulation in walls and ceiling
- High-efficiency HVAC system customized to plan and homesite
- Energy-efficient water heater

Services

- myLennar online homebuying assistant
- Lennar Mortgage (financial services)
- Lennar Title (title services)
- Lennar Insurance Agency (home insurance)
- Construction Orientation with Construction Manager and New Home Consultant
- 1-year limited warranty on workmanship
- 2-year limited warranty on mechanical systems
- 10-year structural warranty