

Lennar is proud to present Cassia at Valencia, a collection of finely-detailed attached homes in the Santa Clarita Valley. This community offers exceptional homes with innovative features and genuine quality in every detail.

You'll look forward to coming home each day.

This expansive masterplan was thoughtfully curated to deliver an extraordinary everyday living experience for residents, with planned amenities that include exclusive recreation centers, pools, playgrounds, parks and much more.

Cassia at Valencia



Cassia at Valencia



— *Transitional Elevation A* —



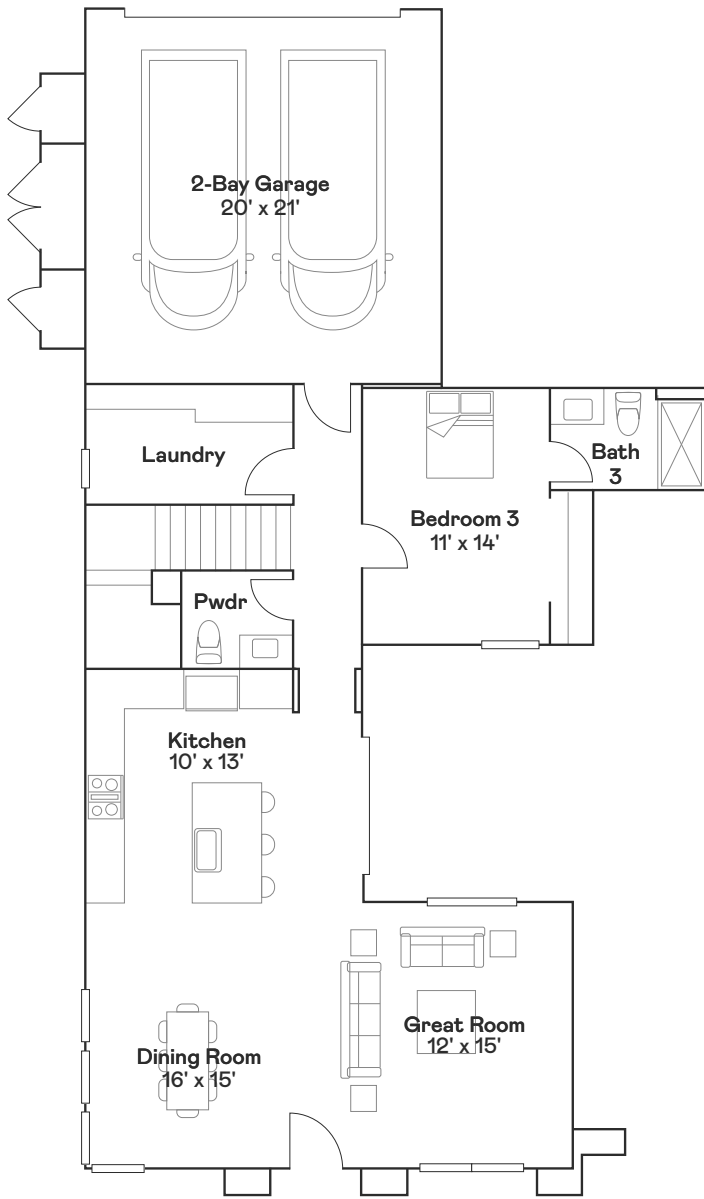
— *Contemporary Elevation B* —
Modeled

RESIDENCE 1

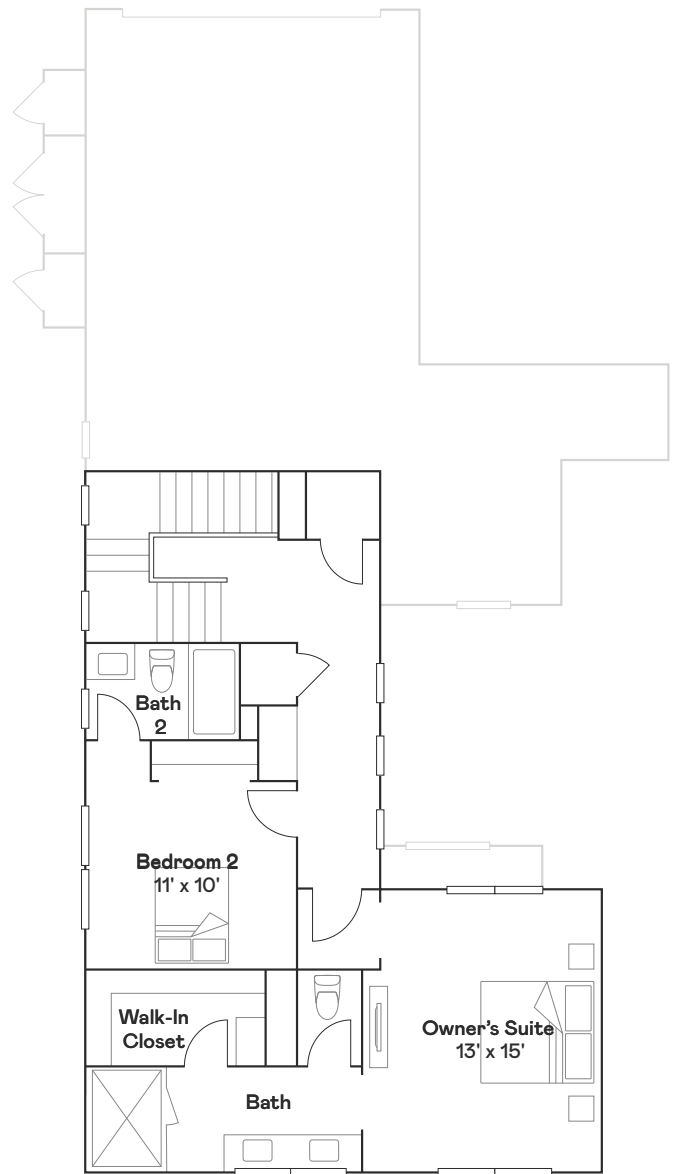
Cassia at Valencia

Approx. 1,862 sq. ft. | Two-Story | 3 Bedrooms
3 Bathrooms | 2-Bay Garage

Smart, stylish interiors
beautifully designed to embrace your lifestyle.



FIRST FLOOR



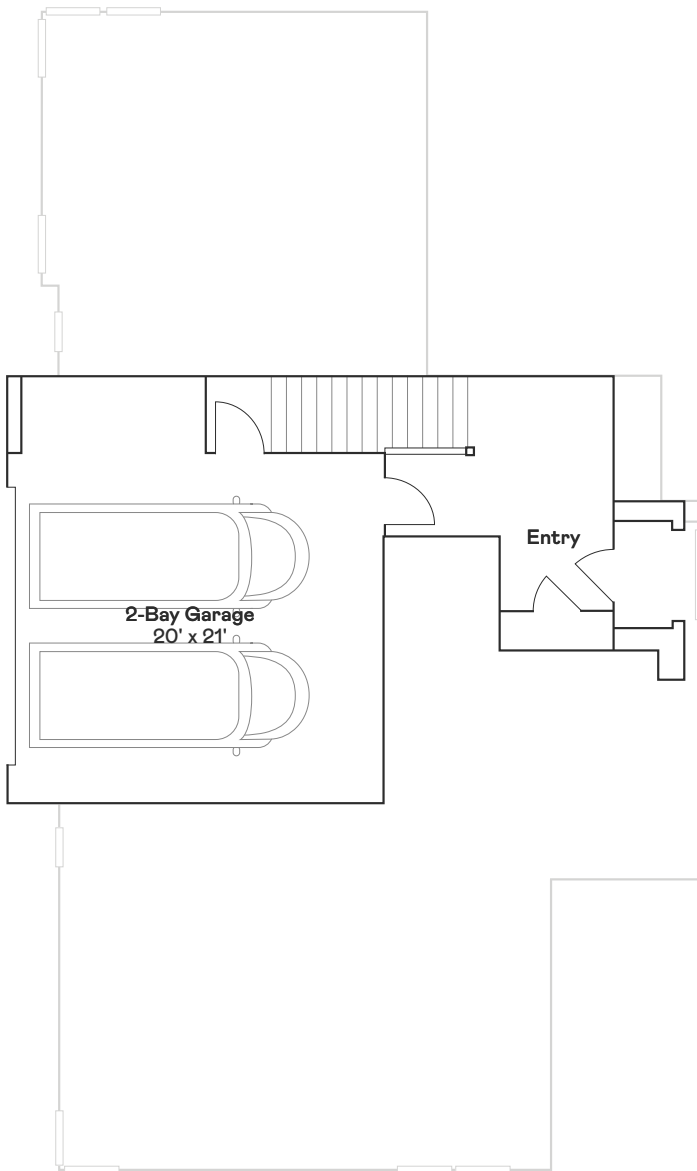
SECOND FLOOR

Approx. 1,924 sq. ft. | Two-Story | 3 Bedrooms
2 Bathrooms | 2-Bay Garage

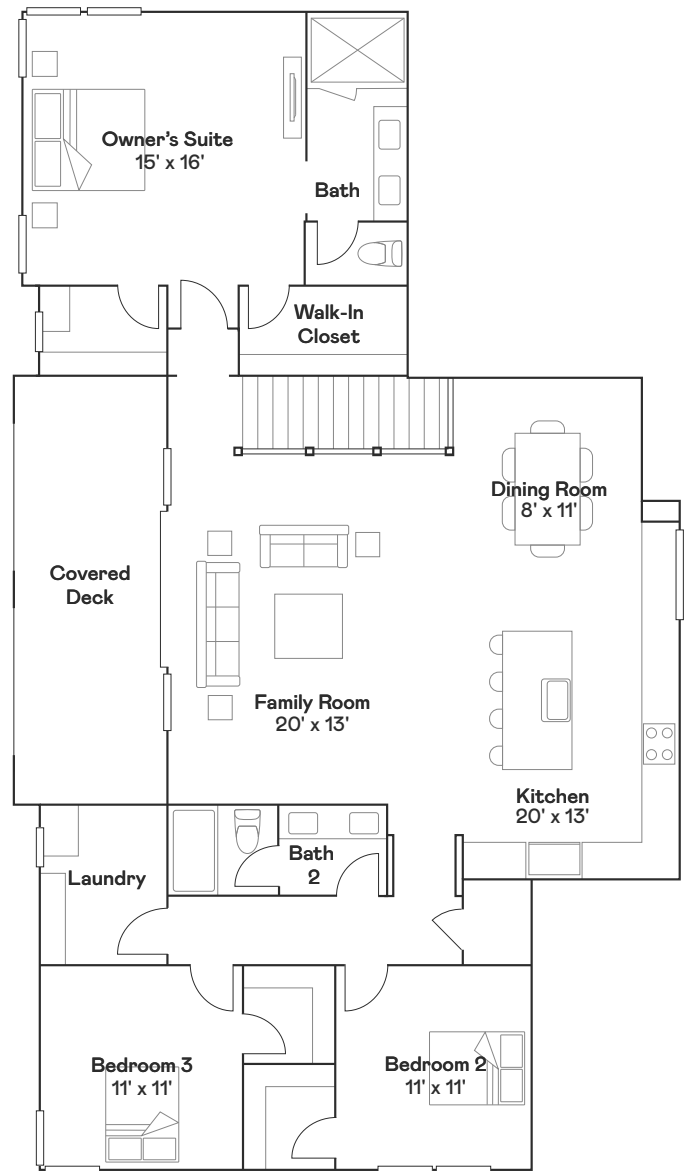
RESIDENCE 2

Cassia at Valencia

Intelligent design details
that make everyday life easier and more enjoyable.



FIRST FLOOR



SECOND FLOOR

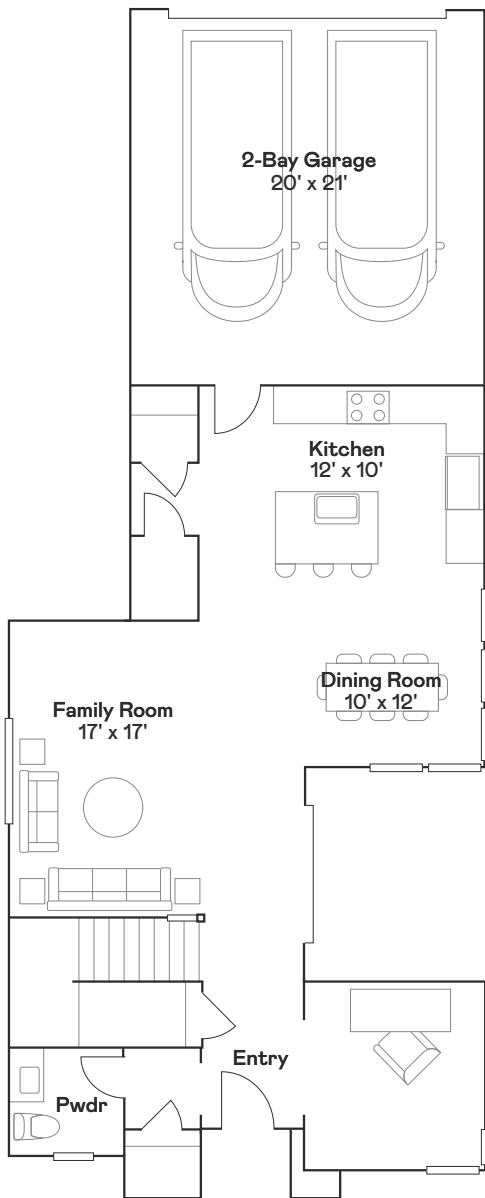
RESIDENCE 3

Cassia at Valencia

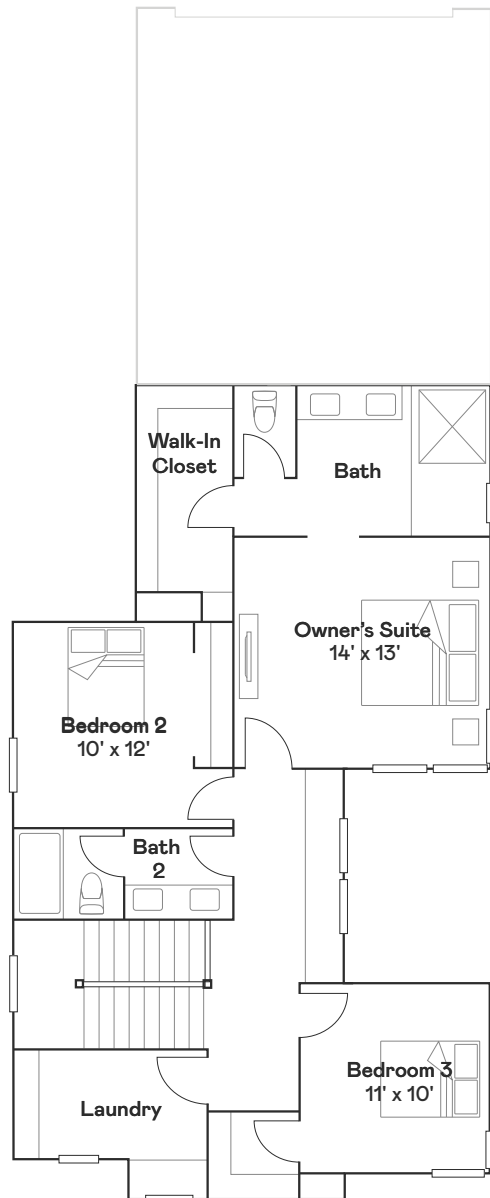
Approx. 1,956 sq. ft. | Two-Story | 3 Bedrooms

2.5 Bathrooms | Office | 2-Bay Garage

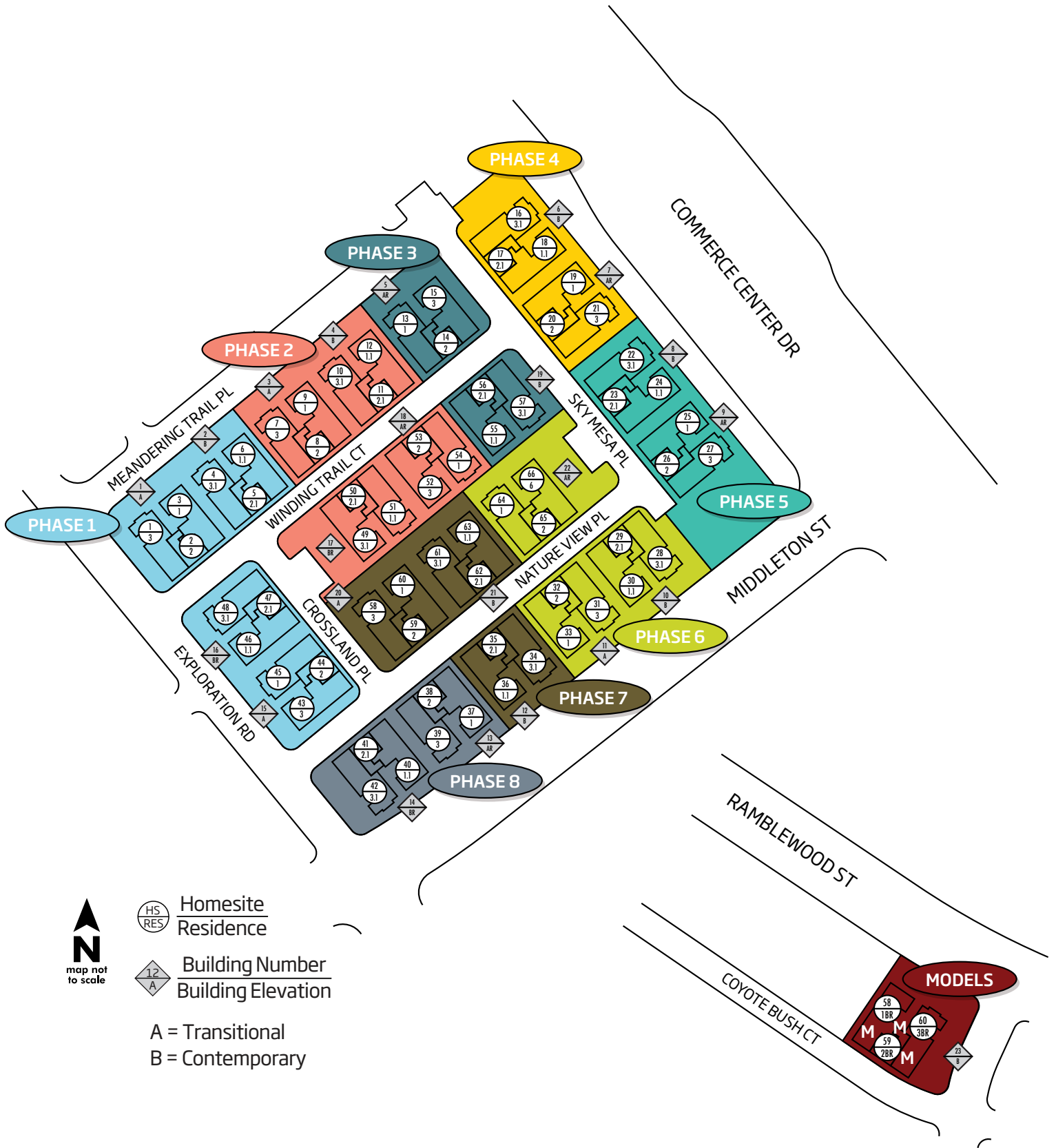
Thoughtfully detailed living spaces
and features you'll love to come home to.



FIRST FLOOR



SECOND FLOOR



Homesite Residence



Building Number
Building Elevation

A = Transitional
B = Contemporary

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 \$35,000 of included value at Cassia at Valencia

Effective February 1, 2021

Features	Lennar®	Other Builders	Used Home
Connectivity Features			
Infrastructure			
• 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"/>
Features			
• eero Pro 6 - mesh wifi system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Alarm Security Kit ¹ , including:			
– 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"/>
Convenience			
• Future Ready - 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"/>
• Wifi guaranteed with no dead spots - Superior wifi experience with eero's whole-home wifi guarantee ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Activation With Ease - Your Lennar home is preconfigured for easy do it yourself (DIY) setup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features	Lennar®	Other Builders	Used Home
Efficiency Features			
• Energy-saving LED lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sealed condition attic with spray foam insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sherwin-Williams® two-tone low-VOC interior paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sealed heating and cooling ducts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dual-glazed windows with high performance low-E glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Full exterior door weather stripping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tankless water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smoke and carbon monoxide detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pressure balanced valves in showers and tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury Features			
Kitchen			
• GE CAFÉ™ stainless-steel Smart French-door counter-depth refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE CAFÉ™ stainless-steel built-in five-burner gas cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE CAFÉ™ stainless-steel 36" commercial-style hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE CAFÉ™ stainless-steel built-in single wall oven with convection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE CAFÉ™ stainless-steel built-in microwave/convection oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GE CAFÉ™ stainless-steel dishwasher with Sanitize and Ultra Wash & Dry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amerisink® single-bowl undermount kitchen sink with designer Moen® pull-down faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• InSinkErator® Badger® 5 garbage disposal with sleek on/off push button	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Quartz kitchen countertops with 6" backsplash and full-height backsplash at cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Under cabinet task lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Walk-in pantry (per residence)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pull-out trays in pantry (per residence)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Convenient roll-out cabinet for hidden recycling and trash bins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner's Suite			
• Walk-in closet with built-in wood shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Piedrafina™ countertop with 6" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® bath accessories with chrome finishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Framed shower enclosure with full-height ceramic tile surround, tile floor, and Moen® chrome fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features	Lennar®	Other Builders	Used Home
----------	---------	----------------	-----------

Luxury Features

Secondary Bed & Bath

• Piedrafina™ countertops with 6" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moen® bath accessories with chrome finishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• FiberCare® shower enclosure with tile surround and Moen® chrome fixtures (locations pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• FiberCare® tub/shower combination with fiberglass surround and Moen® chrome fixtures (locations pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Laundry Room

• Piedrafina™ countertops with 4" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Vacancy switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior

• Wayne-Dalton® insulated garage doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Automatic garage door opener with two remotes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sherwin-Williams® harmonizing color schemes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Seagull® decorator-selected coach lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior

• ThermaTru® insulated fiberglass 8' entry door with Schlage® chrome door lever	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Glazed floor tile at entry and wet areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plush wall-to-wall carpeting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Elegant paneled interior doors with smooth finish and Schlage® chrome door levers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 4½" contemporary baseboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• USB outlets in owner's suite, secondary bedrooms, and kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flat-screen TV blocking with smurf tubing to hide TV cables at select TV locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pre-wired for future ceiling fan/light fixture in all bedrooms, living room/great room, and dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rocker light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Telephone jack in kitchen and owner's suite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Cable outlet in all bedrooms, and living room/great room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Simplicity - Additional Services and Paid Features

- myLennar (A personal online assistant to help you shop, buy, and own a home)
- Lennar Mortgage (Financial Services)
- Lennar Title (Title Services)
- Lennar Insurance Agency (Home Insurance)
- Integrated solar energy system with real-time monitoring (provided through participation in Sunnova's buyer-friendly New Home Solar Plans³)

¹Once your free 30-day trial is over from activation on your device, sign up for Ring Protect. Ring Protect is a comprehensive subscription service that lets you review, share and save every video and photo captured by your Ring device, opt-in to 24/7 professional monitoring with cellular backup for Ring Alarm, and more. To learn more about the Ring Protect plans and view pricing, visit <https://shop.ring.com/pages/protect-plans>. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in Canada (excluding Quebec). Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

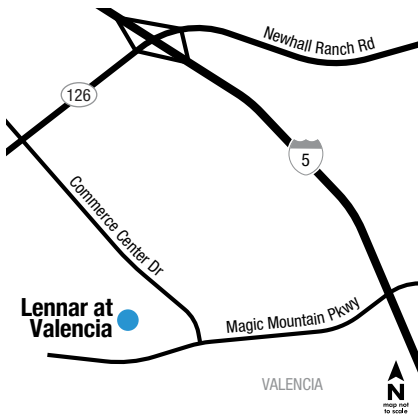
²Every Lennar floor plan is designed using heat maps to verify wifi signal strength. If you are experiencing problems with the wifi in a Lennar home, please contact eero customer support at 866-356-1006 so that they can help resolve the issue and determine if a replacement or additional access point should be added at no charge. eero networks and devices cannot be controlled in the Ring App. Use the eero App to control and manage your home's eero network settings.

³Requires either participation in Sunnova's New Home Solar Plans or the separate purchase of the system. Details at [Lennar.com](https://lennar.com).

Features vary and are subject to changes or substitution without notice. Select features may require additional fees and be provided by a third party. Lennar does not guarantee any equipment or services provided by Ring, eero, Flo by Moen (including equipment/services relating to the detection of leaks), Level, myQ, or other third parties. The description of products is limited by the terms and conditions, limited warranty, and additional product information, available on <https://eero.com/shop>; <https://shop.ring.com>; <https://level.co>; <http://www.moen.com/flo>; <https://www.honeywellhome.com/us/en/>; and <https://www.chamberlain.com/myq>. eero guarantee limited to one year and based on whether signal is consistently one bar as measured by the eero app, excluding causes outside of eero's reasonable control. 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. 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. Financing and title services are available through seller's affiliate(s) Lennar Mortgage, Lennar Title and Lennar Insurance Agency, but use of Lennar Mortgage, Lennar Title and Lennar Insurance Agency are not required to purchase a home. Lennar Mortgage, LLC - NMLS # 1058. (See Affiliated Business Arrangement Disclosure <https://lennar.com/images/com/files/AdABAD.pdf>). This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation and Lennar Mortgage, LLC. Lennar, the Lennar logo, Lennar Mortgage, the Lennar Mortgage logo, Lennar Title, the Lennar Title 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. CalAtlantic Group, Inc., CA DRE Broker #02058246 (Responsible Broker: Joanna Duke). Lennar Sales Corp., CA DRE Broker #01252753 (Responsible Broker: Joanna Duke). Ryland Homes of California, Inc., CA DRE Broker #00352900 (Responsible Broker: John Patrick Higgins). BMR Construction, Inc., CA CSLB #830955. CalAtlantic Group, Inc., CA CSLB #1037780. Lennar Homes of California, Inc., CA CSLB #728102. 4/21



LENNAR
MORTGAGE TITLE



Lennar at Valencia
 888-216-2494 | [Lennar.com/Valencia](https://lennar.com/Valencia)

LENNAR®

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. Plans to build out this neighborhood as proposed are subject to change without notice. Models/lifestyle photos do not reflect racial or ethnic preference. Scenes may be of locations or activities not on a Lennar property. Maps are not to scale and are for relative location purposes only. 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. 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. CalAtlantic Group, Inc., CA DRE Broker #02058246 (Responsible Broker: Joanna Duke), Lennar Sales Corp., CA DRE Broker #01252753 (Responsible Broker: Joanna Duke), Ryland Homes of California, Inc., CA DRE Broker #00352900 (Responsible Broker: John Patrick Higgins), BMR Construction, Inc., CA CSLB #830955, CalAtlantic Group, Inc., CA CSLB #1037780, Lennar Homes of California, Inc., CA CSLB #728102. 04/21