

Lennar is proud to present Orchid at Valencia, a collection of finely-detailed townhomes 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.

Orchid at Valencia



LENNAR®

Orchid at Valencia



— *Mid-Century Modern Elevation A* —

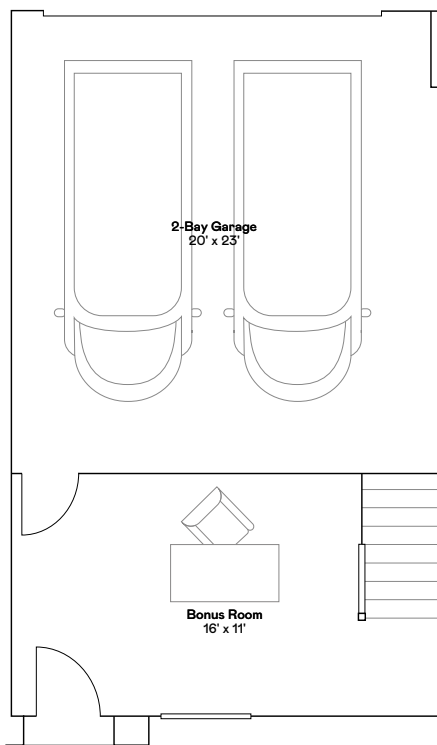


— *Abstract Traditional Elevation B* —
Modeled

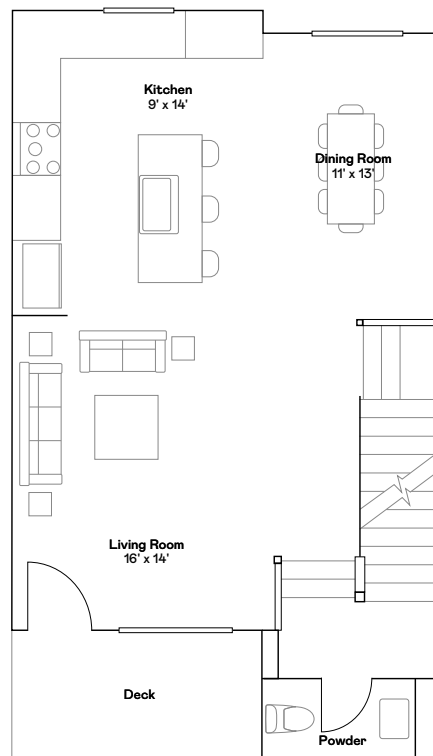
Approx. 1,579 sq. ft. | Three-Story
2 Bedrooms | 2.5 Bathrooms | 2-Bay Garage

RESIDENCE 1

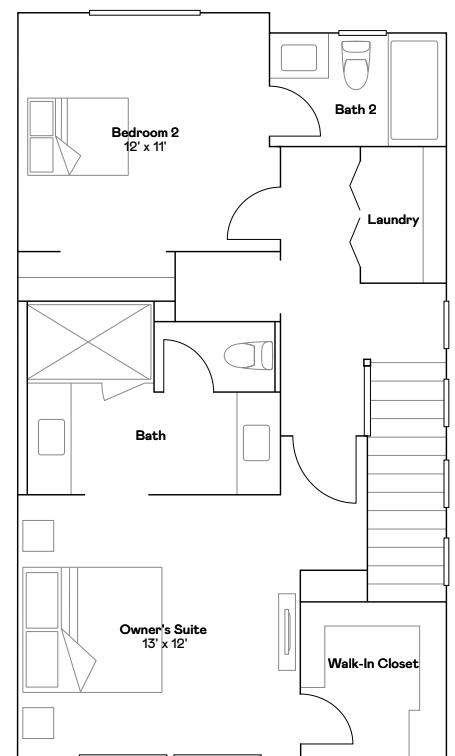
Orchid at Valencia



FIRST FLOOR



SECOND FLOOR

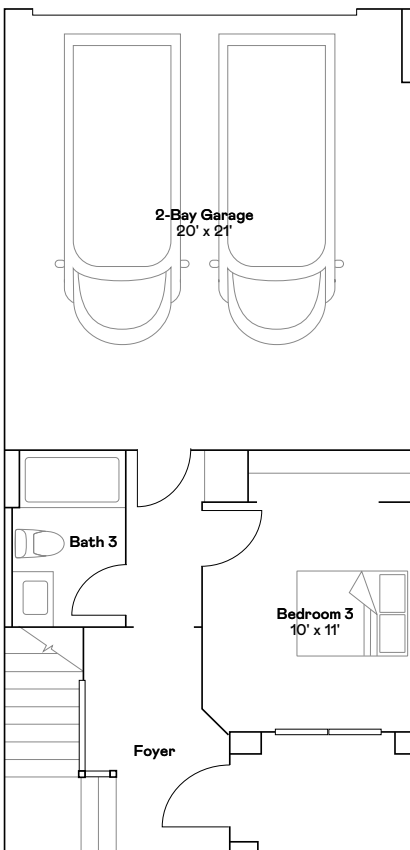


THIRD FLOOR

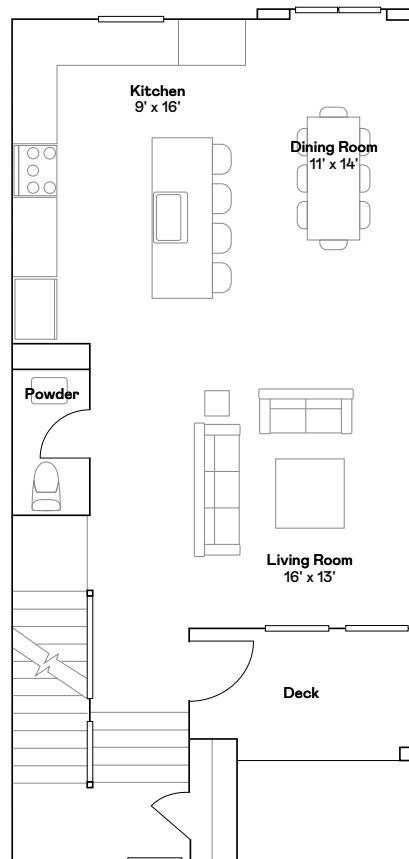
RESIDENCE 2

Orchid at Valencia

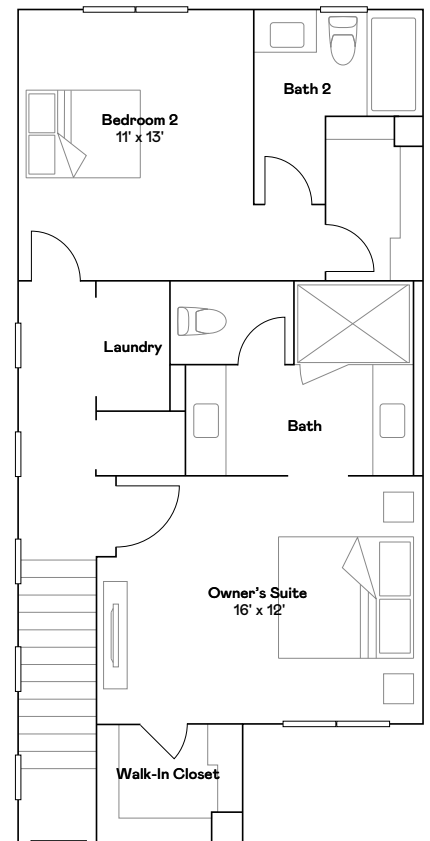
Approx. 1,889 sq. ft. | Three-Story
3 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



FIRST FLOOR



SECOND FLOOR

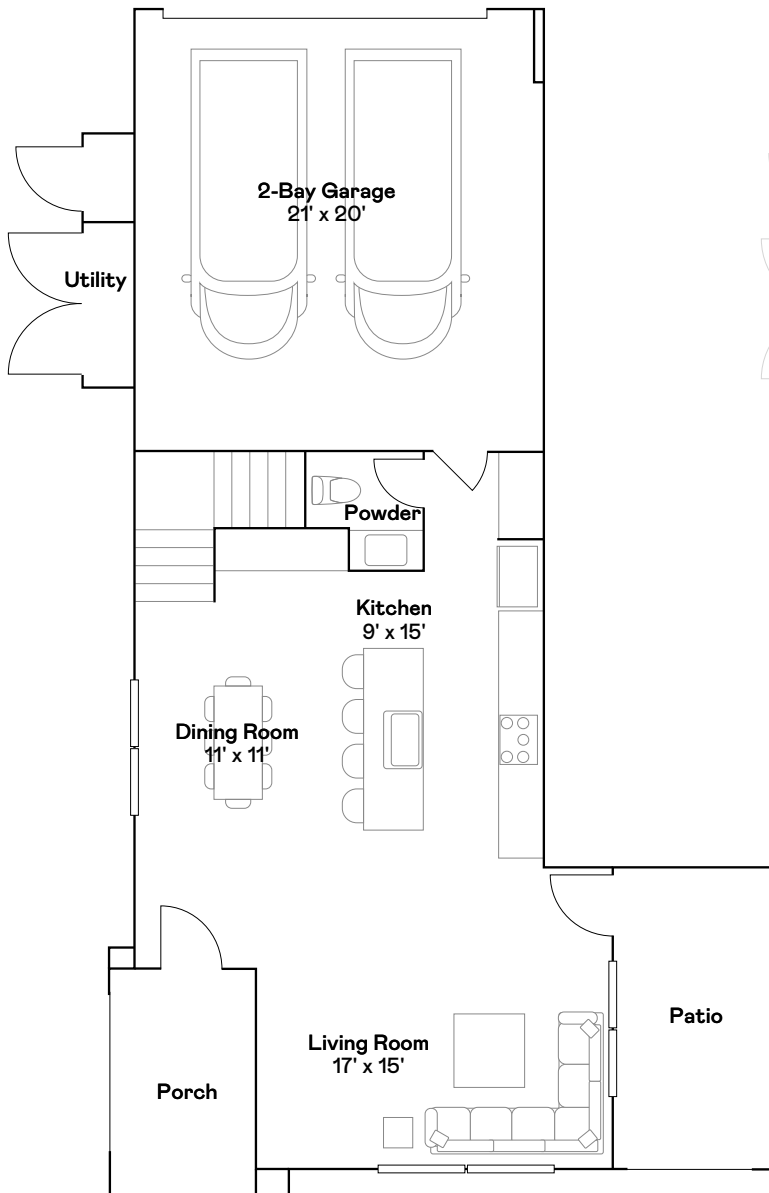


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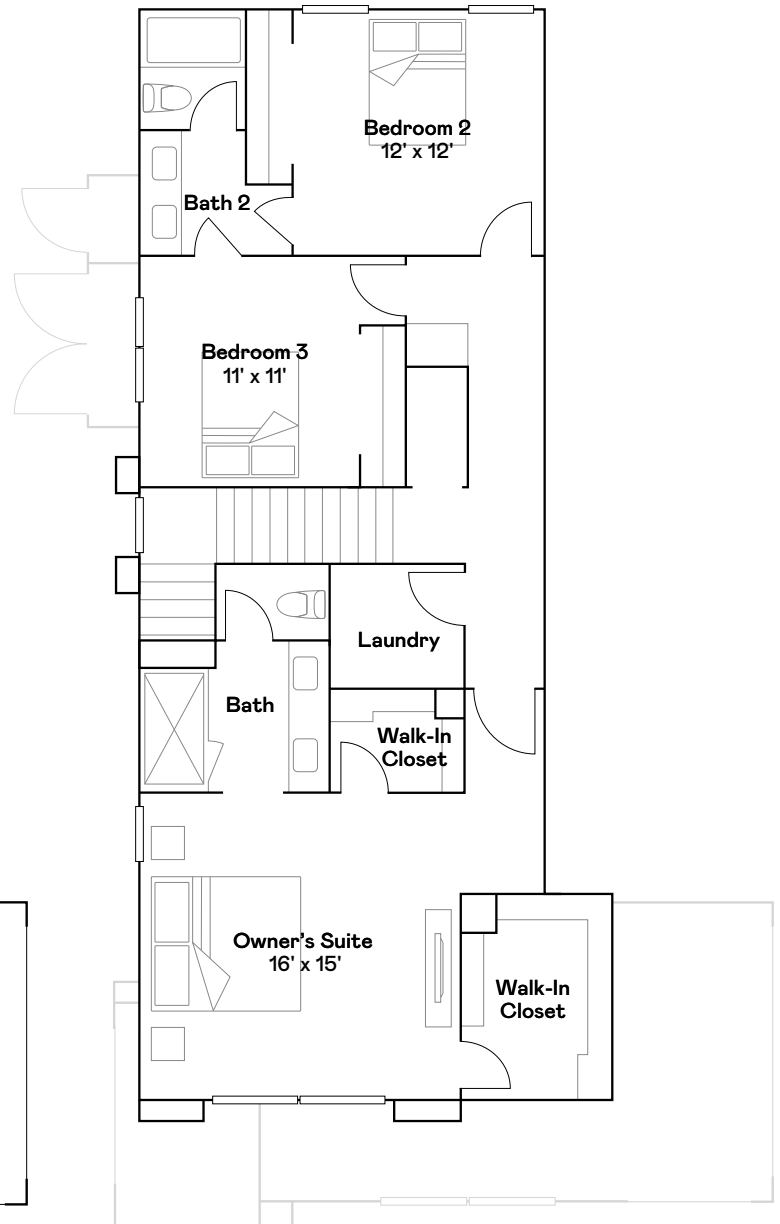
Approx. 1,852 sq. ft. | Two-Story
3 Bedrooms | 2.5 Bathrooms | 2-Bay Garage

RESIDENCE 3

Orchid at Valencia



FIRST FLOOR

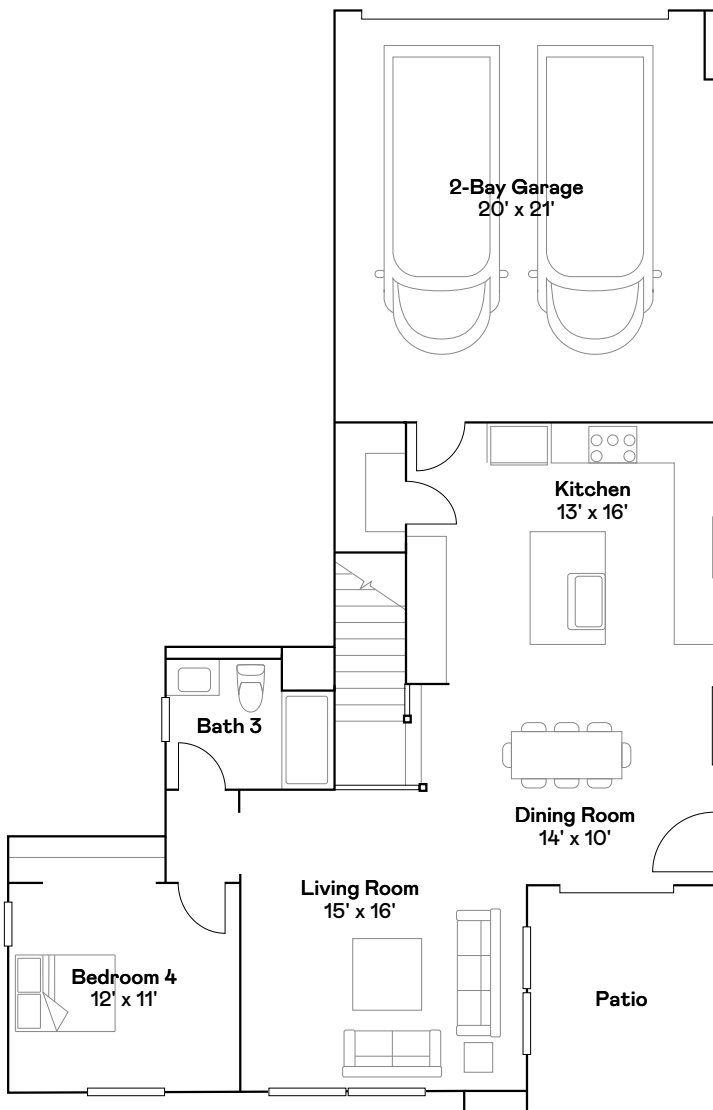


SECOND FLOOR

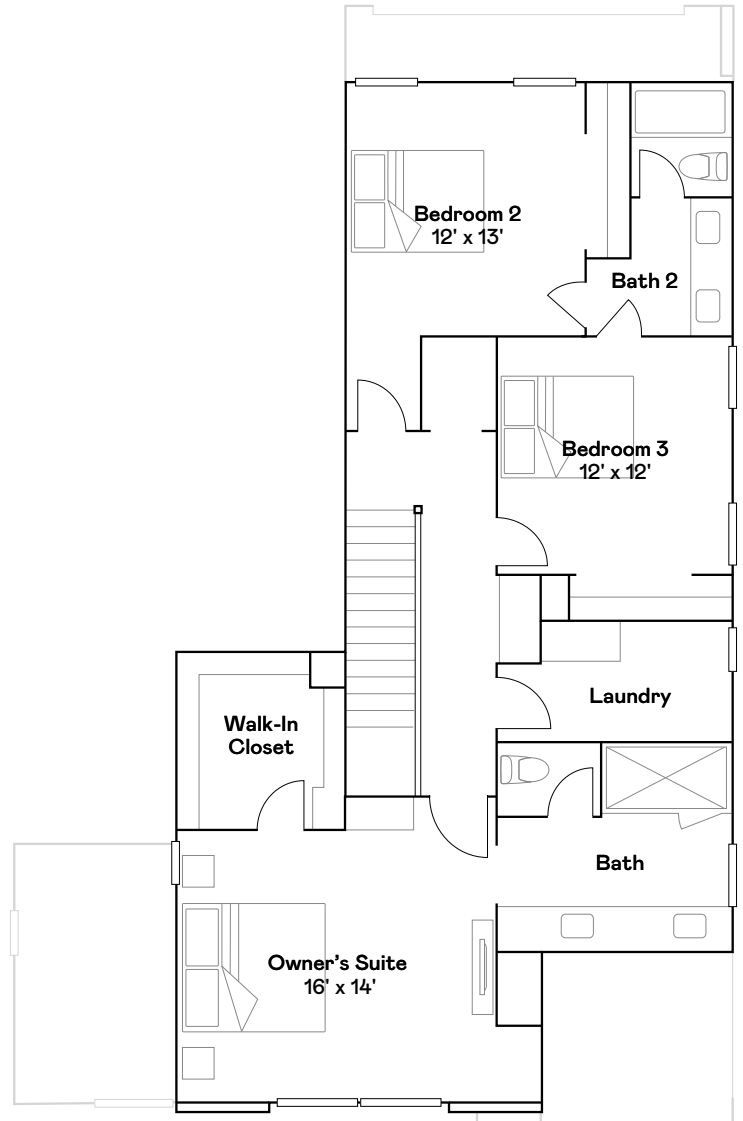
RESIDENCE 4

Orchid at Valencia

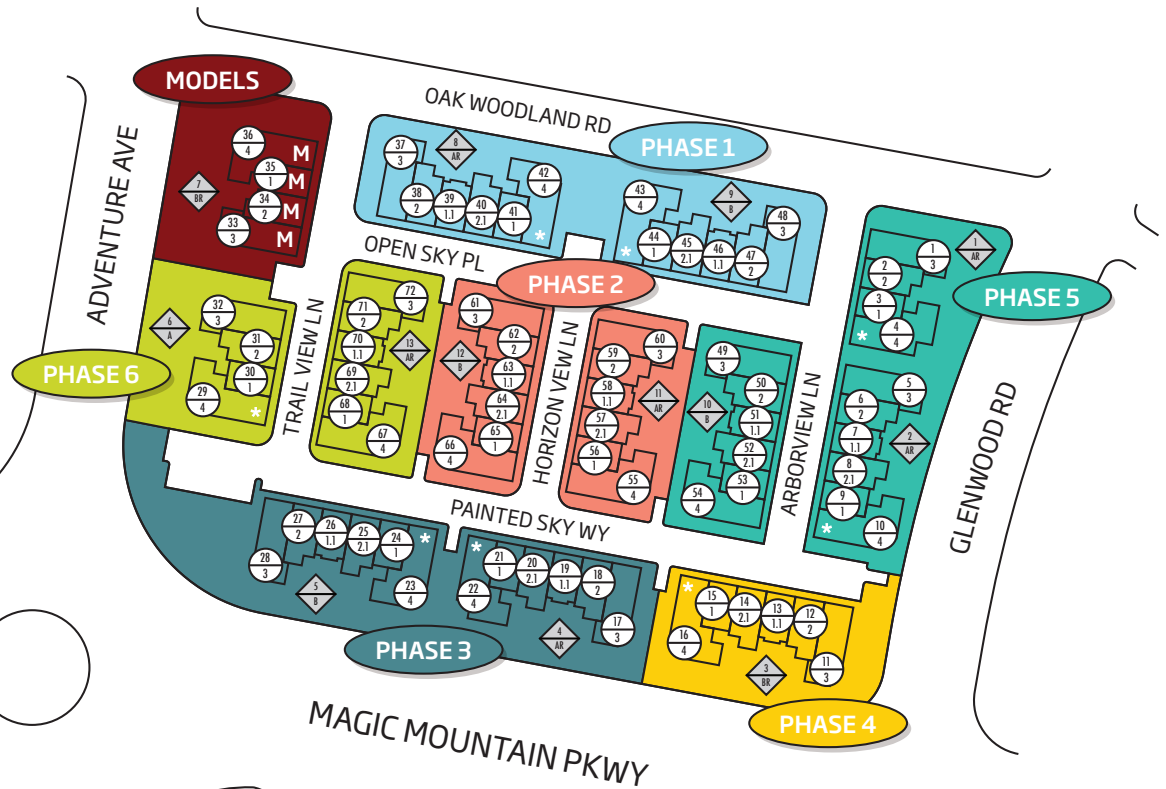
Approx. 2,158 sq. ft. | Two-Story
4 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR



SECOND FLOOR



Homesite
Residence



Building Number
Building Elevation

A = Mid Century Modern

B = Abstract Transitional

* ADA Homes

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 Orchid at Valencia

Effective February 1, 2021

Features	Lennar®	Other Builders	Used Home
Connectivity Features			
Infrastructure			
• Wifi heat mapping (engineering)	☒	☐	☐
• Legrand® On-Q® 42" RF Transparent Structured Media® Enclosure	☒	☐	☐
Features			
• eero Pro 6 - mesh wifi system	☒	☐	☐
• Ring Alarm Security Kit¹, including:			
– Ring Alarm Base Station	☒	☐	☐
– Ring Alarm Keypad	☒	☐	☐
– Ring Alarm Motion Detector	☒	☐	☐
– Ring Alarm Smoke and CO Listener	☒	☐	☐
– Ring Alarm Window and Door Contact Sensor	☒	☐	☐
• Ring Video Doorbell Pro	☒	☐	☐
• LiftMaster® myQ® Smart Garage Control	☒	☐	☐
• Flo by Moen™ Smart Water Shutoff - water leak detector and smart water valve	☒	☐	☐
• Honeywell Home T6 Pro Z-Wave - smart thermostat	☒	☐	☐
• Level Bolt - the invisible smart lock	☒	☐	☐
Convenience			
• Future Ready - A smart network means your home can be ready for tomorrow's products and innovations	☒	☐	☐
• Wifi guaranteed with no dead spots - Superior wifi experience with eero's whole-home wifi guarantee²	☒	☐	☐
• Activation With Ease - Your Lennar home is preconfigured for easy do it yourself (DIY) setup	☒	☐	☐

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

Features	Lennar®	Other Builders	Used Home
Luxury Features			
Secondary Bed & Bath			
• Piedrafina™ countertops with 6" backsplash	☒	☐	☐
• Moen® bath accessories with chrome finishes	☒	☐	☐
• Framed shower enclosure with ceramic tile surround, tile floor, and Moen® chrome fixtures (per residence, locations pre-selected)	☒	☐	☐
• FiberCare® tub/shower combination with Moen® chrome fixtures (locations pre-selected)	☒	☐	☐
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	☒	☐	☐
Laundry Room			
• Piedrafina™ countertop with 4" backsplash (per residence)	☒	☐	☐
• Shaker-style cabinetry with soft-close hinges (homesite color schemes pre-selected)	☒	☐	☐
• Vacancy switch	☒	☐	☐
Exterior			
• Wayne-Dalton® insulated garage doors	☒	☐	☐
• Automatic garage door opener with two remotes	☒	☐	☐
• Sherwin-Williams® harmonizing color schemes	☒	☐	☐
• Designer-selected stone accents	☒	☐	☐
• Seagull® decorator-selected coach lights	☒	☐	☐
Interior			
• ThermaTru® insulated fiberglass 8' entry door with Schlage® chrome door lever	☒	☐	☐
• Resilient vinyl flooring at entry and wet areas	☒	☐	☐
• Plush wall-to-wall carpeting	☒	☐	☐
• Elegant paneled interior doors with smooth finish and Schlage® chrome door levers	☒	☐	☐
• 4½" contemporary baseboards	☒	☐	☐
• USB outlets in owner's suite, secondary bedrooms, and kitchen	☒	☐	☐
• Flat-screen TV blocking with smurf tubing to hide TV cables at select TV locations	☒	☐	☐
• Pre-wired for future ceiling fan/light fixture in all bedrooms, living room/great room, and dining room	☒	☐	☐
• Rocker light switches	☒	☐	☐
• Telephone jack in kitchen and owner's suite	☒	☐	☐
• Cable outlet in all bedrooms, and living room/great room	☒	☐	☐

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.

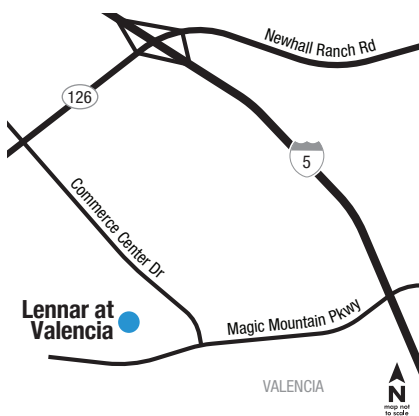
³Requires either participation in Sunnova's New Home Solar Plans or the separate purchase of the system. Details at lennar.com.

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. 3/21



LENNAR
MORTGAGE

LENNAR
TITLE



Lennar at Valencia

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

LENNAR®

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