

# Shearwater - Single Family

391 Rosemont Drive,  
St Augustine, FL 32092  
904-483-9099

## Amenities

Innovative single family homes with inspired amenities.

## What's nearby

Located in the beautiful city of St Augustine, FL.

- Kinder Kafe
- Amore Mio Pizzeria
- Kayak Outpost
- Falls Park
- Shearwater Community Gardens
- Shearwater East Creek Trail
- Pixel Perfect Instalations, Inc.
- Once And Florall Designs
- Johns Nursery 210
- Southside Saddle Club

## TREVI

4 bd . 3 ba . 2,028 ft<sup>2</sup>

## CHARLE

4 bd . 2 ba . 2,124 ft<sup>2</sup>

## SIERRA

4 bd . 2 ba . 1 half ba . 2,295 ft<sup>2</sup>

## BRIO

5 bd . 2 ba . 1 half ba . 2,358 ft<sup>2</sup>

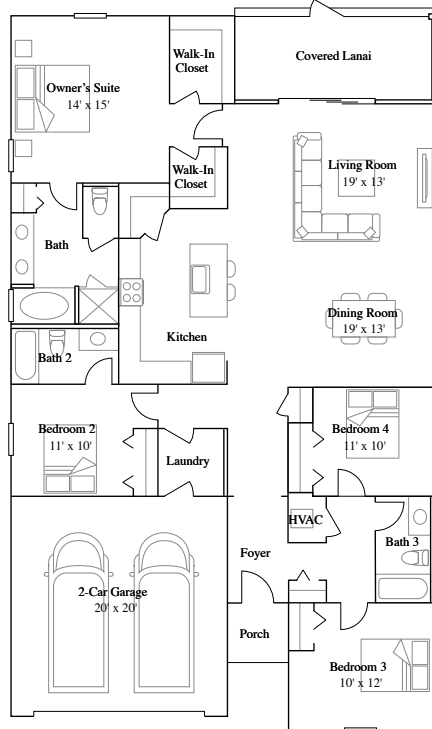
## SIERRA BONUS

4 bd . 3 ba . 1 half ba . 2,663 ft<sup>2</sup>

# TREVI

4 bd . 3 ba . 2,028 ft<sup>2</sup>

1st Floor



Available Exteriors



Exterior HA



Exterior HB

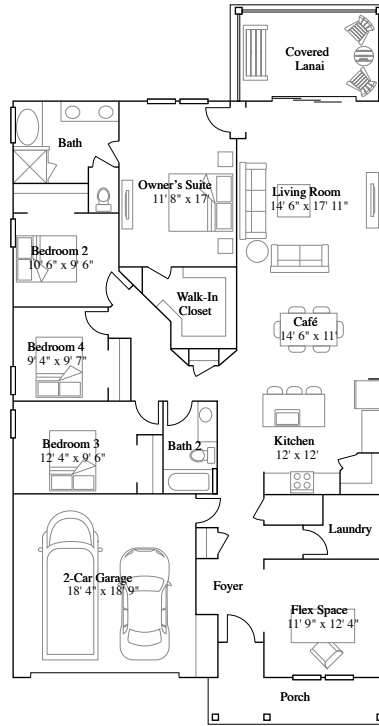


Exterior HP

# CHARLE

4 bd . 2 ba . 2,124 ft<sup>2</sup>

1st Floor



Available Exteriors



Exterior HA



Exterior HB

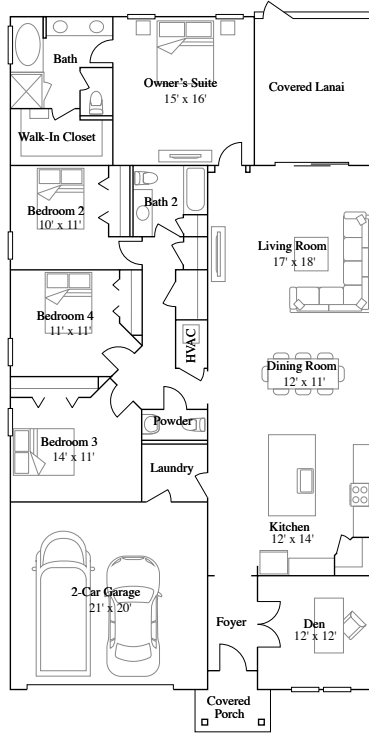


Exterior HP

# SIERRA

4 bd . 2 ba . 1 half ba . 2,295 ft<sup>2</sup>

1st Floor



Available Exteriors



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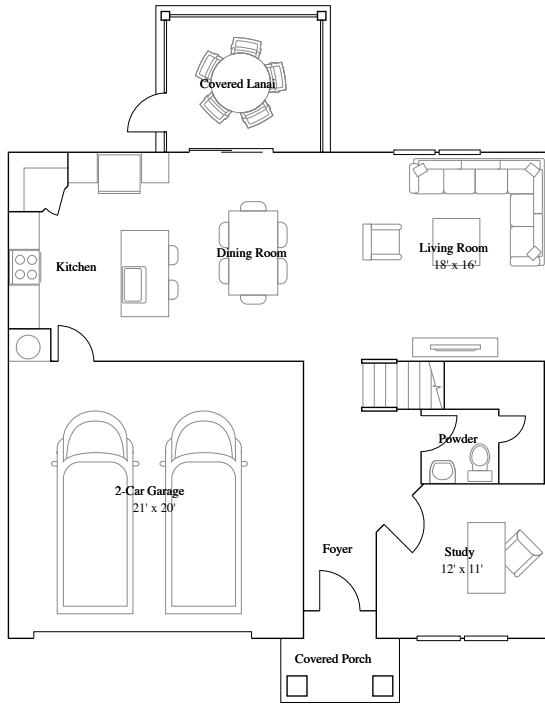


Exterior HP

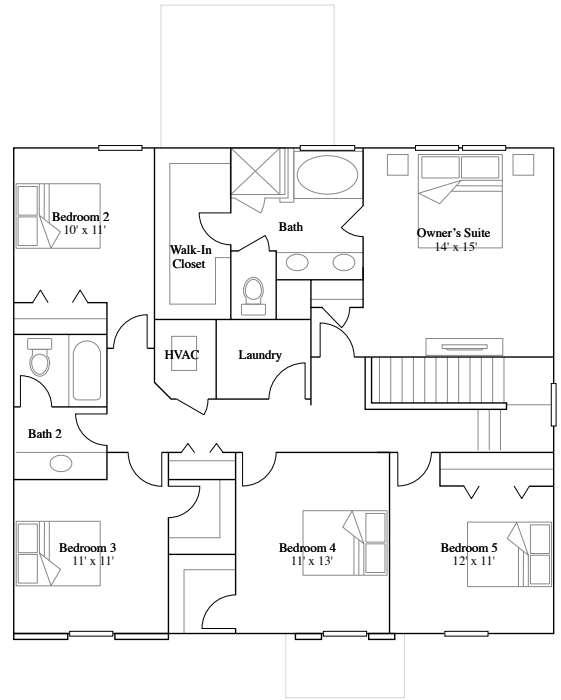
# BRIO

5 bd . 2 ba . 1 half ba . 2,358 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors



Exterior HA

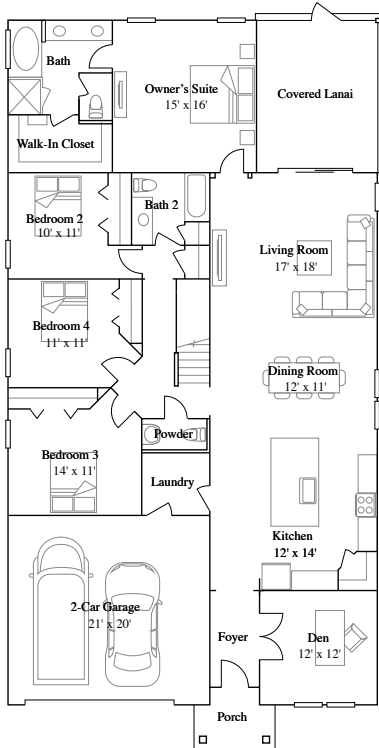


Exterior HB

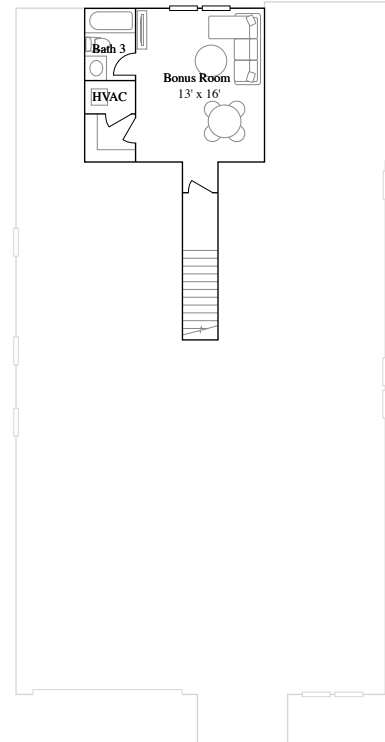
# SIERRA BONUS

4 bd . 3 ba . 1 half ba . 2,663 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors



Exterior HA



Exterior HB



Exterior HP

Everything included

## See all you can enjoy when everything's included

### Kitchen

Frigidaire® stainless steel appliance package includes a range cooktop with a built-in microwave and refrigerator

The undermount stainless steel sink pairs with a designer-selected faucet with pull-out spray

Durable and stylish quartz countertops grace the kitchen and center island

Frigidaire® stainless steel range

Frigidaire®; stainless steel microwave oven

Frigidaire® stainless steel side-by-side refrigerator with water and ice dispenser

Quartz countertops

Amerisink® stainless steel single-basin sink

Stainless steel faucet with pull-down spray

42" recessed panel cabinetry

LED recessed lighting

ENERGY STAR® dishwasher

### Owners Suite

Shower and bathtubs with 12"x24" wall tile surround

Walk-in closet with mesh shelving

Quartz countertops

Plate-glass vanity mirror in all bathrooms (per plan)

Moen® bath fixtures and faucets

Double sinks at vanity

Walk-in shower with framed glass enclosure

Elongated comfort-height toilets with soft-close lids



## Secondary Bathroom

Shower and bathtubs with 12"x24" wall tile surround

Quartz countertops

Plate-glass vanity mirror in all bathrooms (per plan)

Water-saving elongated toilet with soft-close lids

Moen® bath fixtures and faucets

Shower and bathtub combination with tile surround

## Laundry

Wire-mesh shelving

Tile flooring

## Interior

Ceramic tile flooring runs throughout the living room, kitchen and bathrooms

9' ceilings on first floor

Tile flooring in kitchen and bathrooms

## Exterior

Paved walkway, driveway, entry and rear lanai with exterior door

Sherwin-Williams® exterior paint

Relaxing screened and covered lanai

Low-maintenance vinyl windows

Insulated fiberglass six-panel front door

Eco-friendly landscape package

Full yard programmable irrigation system

Two exterior hose bibs

LED recessed lighting

R-30 ceiling insulation

A screened lanai extends the home for outdoor entertainment and activities (per plan)

and activities (per plan)

## Connectivity

Wifi heat mapping (engineering)

Smart front door lock

Honeywell Home T6 Pro Z-Wave - smart thermostat

Ring Video Doorbell Pro

## Energy Efficiency

Exterior air filtration damper

Programmable thermostats

Energy-efficient low-E windows

R-30 ceiling insulation

Energy-efficient water heater tank

## Services

myLennar (online assistant to help through the homebuying process)

Lennar Mortgage (financial services)

Lennar Title (title services)

Lennar Insurance Agency (home insurance)

Limited one-year warranty on workmanship

Dedicated Customer Care service and program

24-hour emergency customer service

Availability

# Find the home that's right for you.

Prices and availability as of April 10, 2024. All subject to change.

Homesite	Price	Details	Plan	Address
0067	Priced at \$578,494	4 bd . 2 ba . 1 half ba . 2,295 ft <sup>2</sup>	SIERRA	286 SEAFORTH DRIVE
0062	Priced at \$584,894	5 bd . 2 ba . 1 half ba . 2,358 ft <sup>2</sup>	BRIO	277 SEAFORTH DRIVE

Plan your visit

# Community information

Location	Hours	Phone
391 Rosemont Drive St Augustine, FL 32092	Mon 12:00 - 6:30	904-483-9099
	Tue 9:30 - 6:30	
	Wed 9:30 - 6:30	
	Thu 9:30 - 6:30	
	Fri 9:30 - 6:30	
	Sat 9:30 - 6:30	
	Sun 11:00 - 6:30	

## HOA & Tax information

Aprox monthly HOA fees - \$19.68

Approximate tax rate - 1.25%

# Why Lennar

We take pride in providing the easiest way to buy a home.

Where you want to live

We understand how you want to live, and create homes in communities in some of the most sought-after cities across the county.

Something for everyone

We understand homebuilding, and people. Our homes cater to a variety of lifestyles, and reflect the culture and region in which they're built.

A simpler way to buy

Our family of companies can assist you with your mortgage, title and insurance needs - allowing you to save time and money.

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. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License(s): CGC1518166. Date 1/22



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