



Lexington Lakes
Stuart, Florida 34997
Sales Office: 772-283-2500

As of: 12/19/2004



Live It Up In Lexington Lakes!

Thank you for your interest in Lexington Lakes by Centex Homes!

Sales Office Hours: Mon - Sun, 10:00 - 6:00.

Lexington Lakes is a brand new townhome community in the city of Stuart and will be nestled within main entry gates and surrounded by grand community amenities including a clubhouse, swimming pool and a tot lot. Some homesites will overlook the community lake or the tranquil preserves.

Price Range: \$175s-\$219s
Square Foot Range: 1,036-1,954
Bed Range: 2-3
Bath Range: 2-2.5

Driving Directions:

Directions to sales center: I95 to exit 101 east, highway 76 (Kanner Highway), east to Indian Street, SE to US1, S to Lowes shopping plaza on right.



Birmingham



Oxford



Province



Hampshire



Sheffield



Yorkshire



Norfolk

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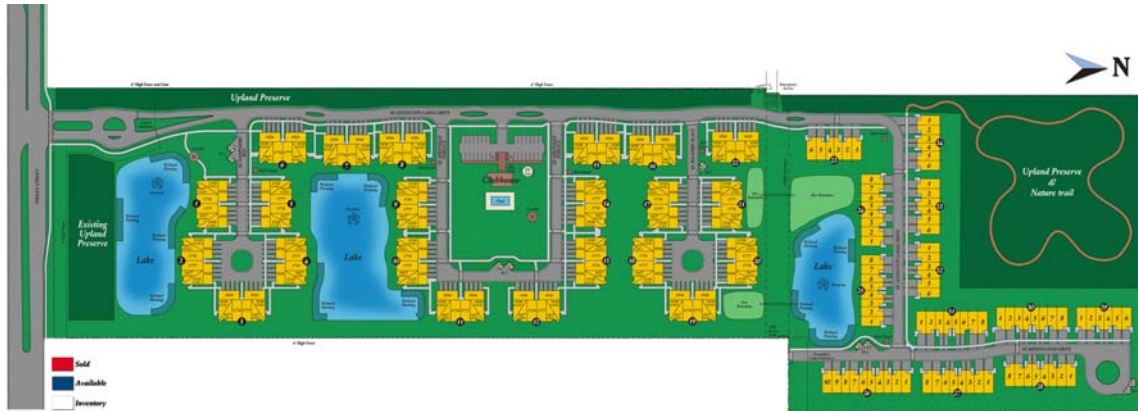


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Neighborhood Layout



Community Information

Lexington Lakes Condominium Features (includes the following floorplans: Birmingham, Cumberland, Hampshire, Keswick, Norfolk)

Community Features

- Lexington Lakes by Centex Homes, one of the nation's largest and most trusted homebuilders, is in a prime location convenient to shopping, entertainment, intracoastal waterway, beaches and more!
- Proposed amenities include heated pool, cabana, clubhouse and tot lot
- Scenic master-planned community
- Convenient one-stop home shopping with Centex Homes, CTX Mortgage and Commerce Title

Exterior Features

- 2-year Fit and Finish Warranty, twice today's industry standard
- RWC Ten-Year Limited Structural Warranty
- Professionally-designed landscape package
- Convenient common sprinkler system
- Cement block construction with 2nd floor wood frame and block party walls
- Engineered wood trusses
- Lightly textured stucco finish on exterior with decorative trim (per plan)
- Long-lasting color-through cement roll tile roof
- Broom-finish concrete walkways and driveways
- Covered patio or balcony
- Electro-static sliding glass door and windows with screens
- Elegant white divided light windows
- Durable metal hurricane panels
- Garage with attractive raised panel door and automatic door opener with two remotes
- Painted block walls in garage with smooth finish concrete floor
- Convenient exterior hose bib (per plan)
- Black finish light fixture at entry
- Convenient photo cell light at garage
- Pest Defense System® piped throughout selected walls with convenient exterior access for servicing

Interior Features

- Energy saving R19 roof ceiling insulation
- Energy-efficient 40-gallon minimum water heater
- Choice of paint in decorator colors
- Elegant Carrera marble window sills
- Wood colonial door casing and baseboards

- Ventilated, vinyl-clad steel closet shelving
- Raised panel interior doors with lever hardware
- Raised-panel entry door with decorative lever hardware and peepsite
- Knockdown textured walls and ceilings throughout (except bathrooms receive orange peel walls)
- Ceiling light fixtures in all walk-in closets

Flooring Features

- PROFLEX™ ceramic tile crack isolation and sound reduction system
- Stylish 18" x 18" ceramic tile in Foyer, Kitchen, Breakfast and Utility Area
- Designer stain-resistant carpeting in Living areas in choice of colors
- Stylish 14" x 14" ceramic tile in all Baths

Electrical Features

- 150-amp service
- Cable TV outlets in Family/Living Room and all Bedrooms
- Telephone jacks in Kitchen and all Bedrooms
- Ceiling fan pre-wire outlet and switch in Family/Living Room and all Bedrooms
- Alarm system with contacts at all moveable openings (excluding overhead garage door) plus siren and keypad
- Digital 5-day programmable thermostat

Kitchen Features

- Flat-panel oak cabinetry with concealed hinges
- Mica countertops with matching backsplash in choice of decorator colors
- Attractive MOEN® Chateau faucet with side spray
- Classic 50/50 stainless steel sink
- Recessed lighting in Kitchen

Appliance Features

- Whirlpool® 18.2 cubic foot top over bottom refrigerator with ice maker
- Whirlpool® self cleaning oven with coil top range
- Whirlpool® 1.5 cubic foot microwave
- Whirlpool® 5 cycle, 3 level Energy Star® dishwasher
- Whirlpool® 7cycle, extra large capacity washer
- Whirlpool® dual temperature, extra large capacity dryer
- Convenient 1/3-hp garbage disposal

Bathroom Features

- Flat panel oak vanities in Master and Secondary Baths
- Elongated toilets in all Baths
- Elegant vitreous china pedestal sink in Powder Room (per plan)
- 6" x 6" ceramic shower wall tile in Master and Secondary Baths
- Quality MOEN® faucets in all Baths
- Mirrored, recessed medicine cabinets in Master and Secondary Baths (1210 Secondary Bath model flush)
- Elegant Hollywood lighting in all Baths
- Stylish 42" high mirrors in Master and Secondary Baths
- Decorative oval wall mount mirror in Powder Room

Lexington Lakes Townhome Features (includes the following floorplans: Oxford, Province, Sheffield, Yorkshire)**Community Features**

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- Proposed amenities include heated pool, cabana, clubhouse and tot lot
- Scenic master-planned community
- Convenient one-stop home shopping with Centex Homes, CTX Mortgage and Commerce Title

Exterior Features

- 2-year Fit and Finish Warranty, twice today's industry standard
- RWC Ten-Year Limited Structural Warranty

- Professionally-designed landscape package
- Convenient common sprinkler system
- Cement block construction with 2nd floor wood frame and block party walls
- Engineered wood trusses
- Lightly textured stucco finish on exterior with decorative trim (per plan)
- Long-lasting color-through cement roll tile roof
- Broom-finish concrete walkways and driveways
- Covered patio (per plan)
- Electro-static sliding glass door and windows with screens
- Elegant white divided light windows
- Durable metal hurricane panels
- Garage with attractive raised panel door and door opener with two remotes
- Painted block walls in garage with smooth finish concrete floor
- Convenient exterior hose bib (per plan)
- Stylish black finish light fixture at entry
- Convenient wall lantern light at garage
- Pest Defense System® piped throughout selected walls with convenient exterior access for servicing

Interior Features

- Energy saving R19 2nd floor ceiling insulation
- Energy-efficient 50-gallon water heater
- Choice of paint in decorator colors
- Elegant Carrera marble window sills
- Wood colonial door casing and baseboards
- Ventilated, vinyl-clad steel closet shelving
- Raised panel interior doors with lever hardware
- Raised-panel entry door with decorative lever hardware and peepsite
- Knockdown textured walls and ceilings throughout (except bathrooms receive orange peel walls)
- Ceiling light fixtures in all walk-in closets

Flooring Features

- PROFLEX™ ceramic tile crack isolation and sound reduction system
- Stylish 18" x 18" ceramic tile in Foyer, Kitchen, Breakfast and Utility Area
- Designer stain-resistant carpeting in Living areas in choice of colors
- Stylish 14" x 14" ceramic tile in all Baths

Electrical Features

- 150-amp service
- Cable TV outlets in Great Room and all Bedrooms
- Telephone jacks in Kitchen and all Bedrooms
- Ceiling fan pre-wire outlet and switch in Family/Living/Great Room and all Bedrooms
- Alarm system with contacts at all moveable openings (excluding overhead garage door) plus siren and keypad
- Digital 5-day programmable thermostat

Kitchen Features

- Flat-panel oak cabinetry with concealed hinges
- Mica countertops with matching backsplash in choice of decorator colors
- Attractive MOEN® Chateau faucet with side spray
- Classic 50/50 stainless steel sink
- Recessed lighting in Kitchen

Appliance Features

- Whirlpool® 18.2 cubic foot top over bottom refrigerator with ice maker
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- Convenient 1/3-hp garbage disposal

Bathroom Features

- Flat panel oak vanities in Master and Secondary Baths
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- Elegant vitreous china pedestal sink in Powder room (per plan)
- 6" x 6" ceramic wall tile in Master & Secondary Baths
- Quality MOEN® faucets in all Baths
- Mirrored, recessed medicine cabinets
- Elegant Hollywood lighting in all Baths
- Stylish 42" high mirrors in Master and Secondary Baths
- Decorative oval wall mount mirror in Powder Room

Features

Community Amenities

- Community Pool
- Gated Community

Community Home Types

- Condominiums
- Townhomes

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Birmingham

Priced From: \$175,990

1,036 Sq.Ft. 1 Living Area Status: Plan to build

2 Bedrooms 1 Car Garage

2 Full Bath

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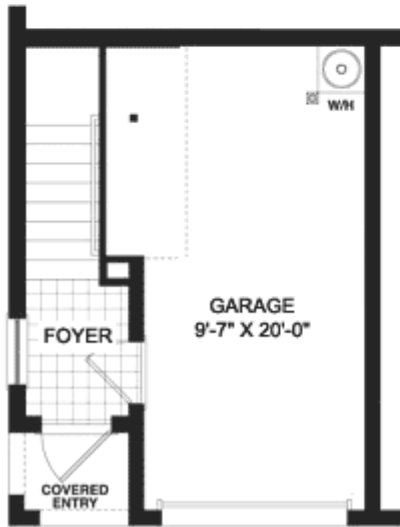
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Birmingham - Floorplan 1 of 1



Second Floor



First Floor

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Oxford

Priced From: \$188,990

1,191 Sq.Ft. 1 Living Area 1 Parking Spaces
2 Bedrooms 1 Car Garage 2 Story
2 Full /1 Half Bath Master Bedroom Upstairs
Status: Plan to build

The Oxford is being built in our Lexington Lakes community.



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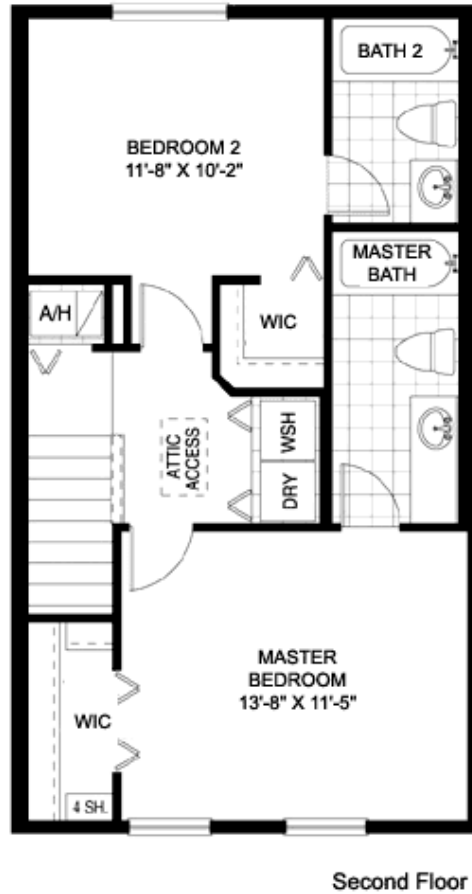
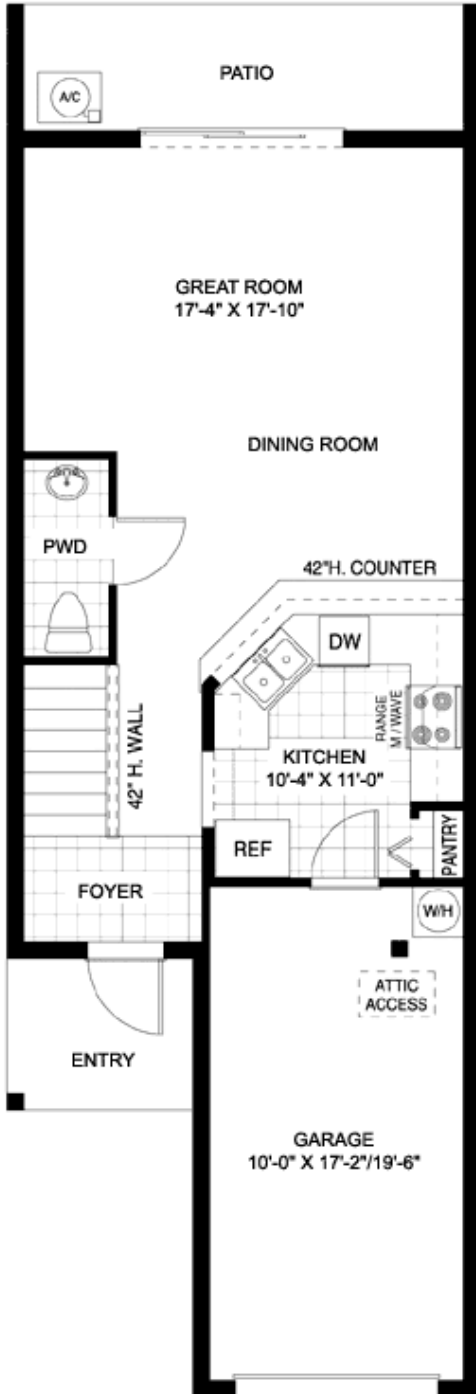


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Oxford - Floorplan 1 of 1



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Province

Priced From: \$193,990

1,280 Sq.Ft. 1 Living Area 1 Parking Spaces
2 Bedrooms 1 Car Garage 2 Story
2 Full /1 Half Bath Master Bedroom Upstairs
Status: Plan to build

The Province is being built in our Lexington Lakes community.



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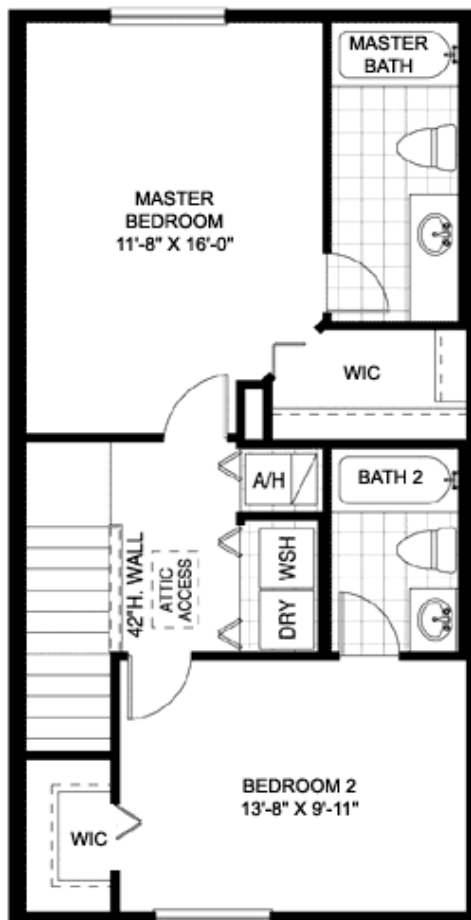
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Province - Floorplan 1 of 1



First Floor



Second Floor

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Hampshire

Priced From: \$195,990

1,417 Sq.Ft. 1 Living Area Status: Plan to build

3 Bedrooms 1 Car Garage

2 Full Bath

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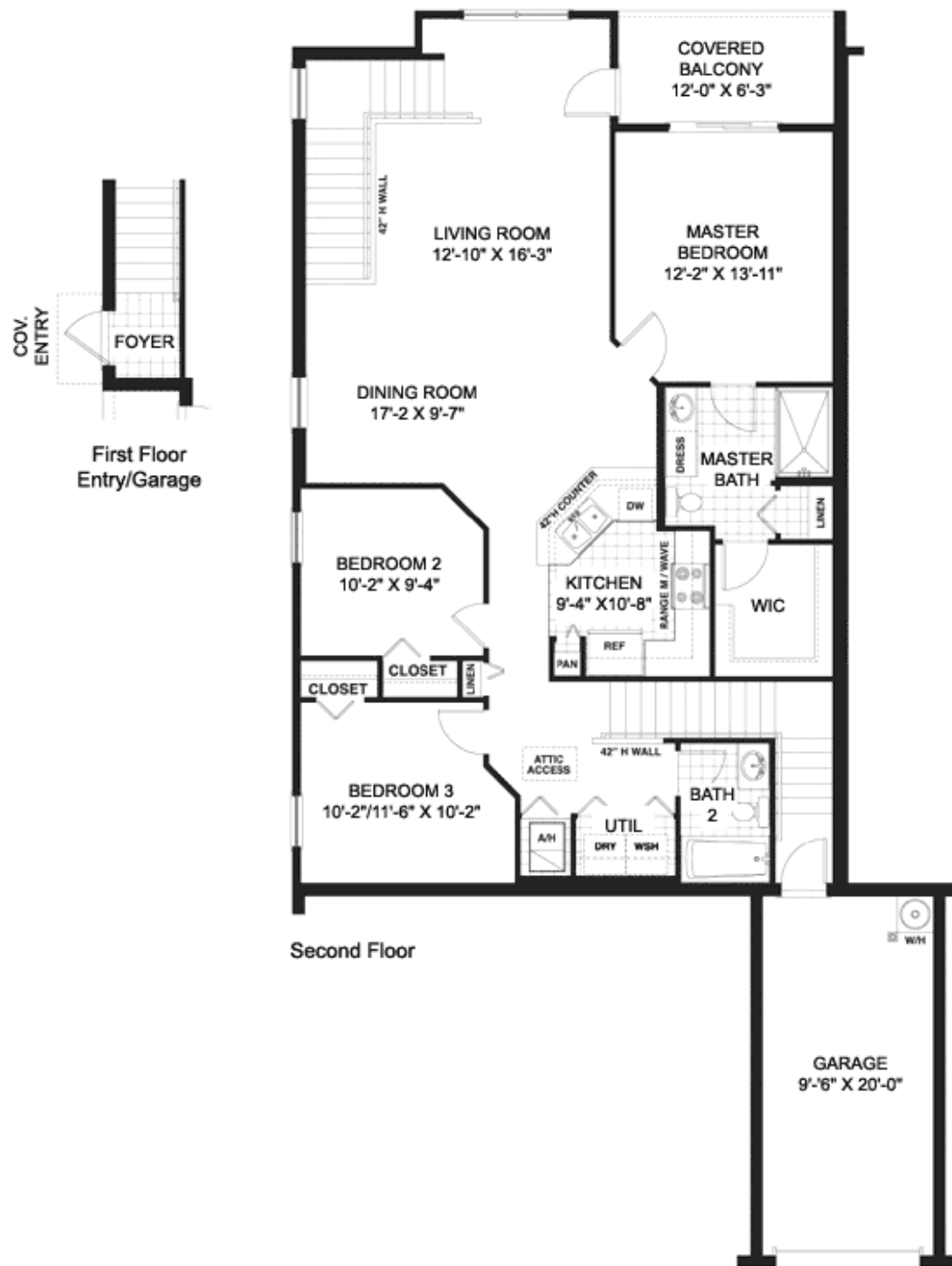


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Hampshire - Floorplan 1 of 1



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Sheffield

Priced From: \$199,990

1,484 Sq.Ft.	1 Living Area	1 Parking Spaces
3 Bedrooms	1 Car Garage	2 Story
2 Full /1 Half Bath		Master Bedroom Upstairs
		Status: Plan to build

The Sheffield plan is being built in our Lexington Lakes community.



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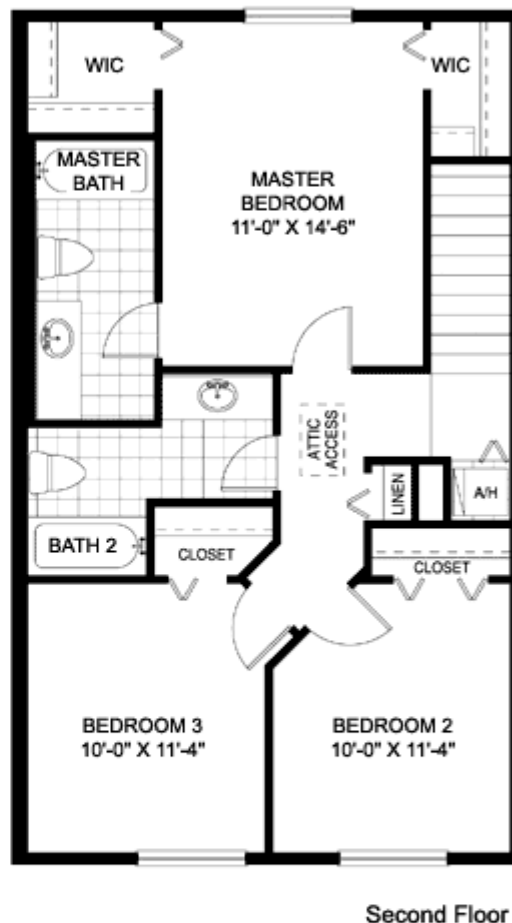
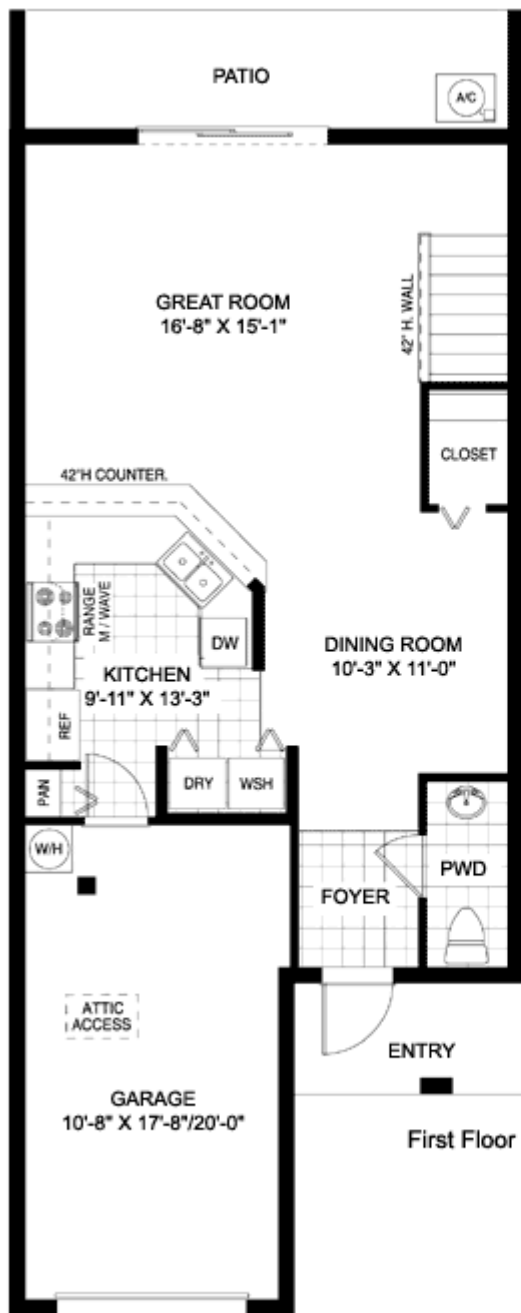


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Sheffield - Floorplan 1 of 1



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Yorkshire

Priced From: \$211,990

1,611 Sq.Ft.	1 Living Area	1 Parking Spaces
3 Bedrooms	1 Car Garage	2 Story
2 Full /1 Half Bath		Master Bedroom Upstairs
		Status: Plan to build

The Yorkshire plan is being built in our Lexington Lakes community.



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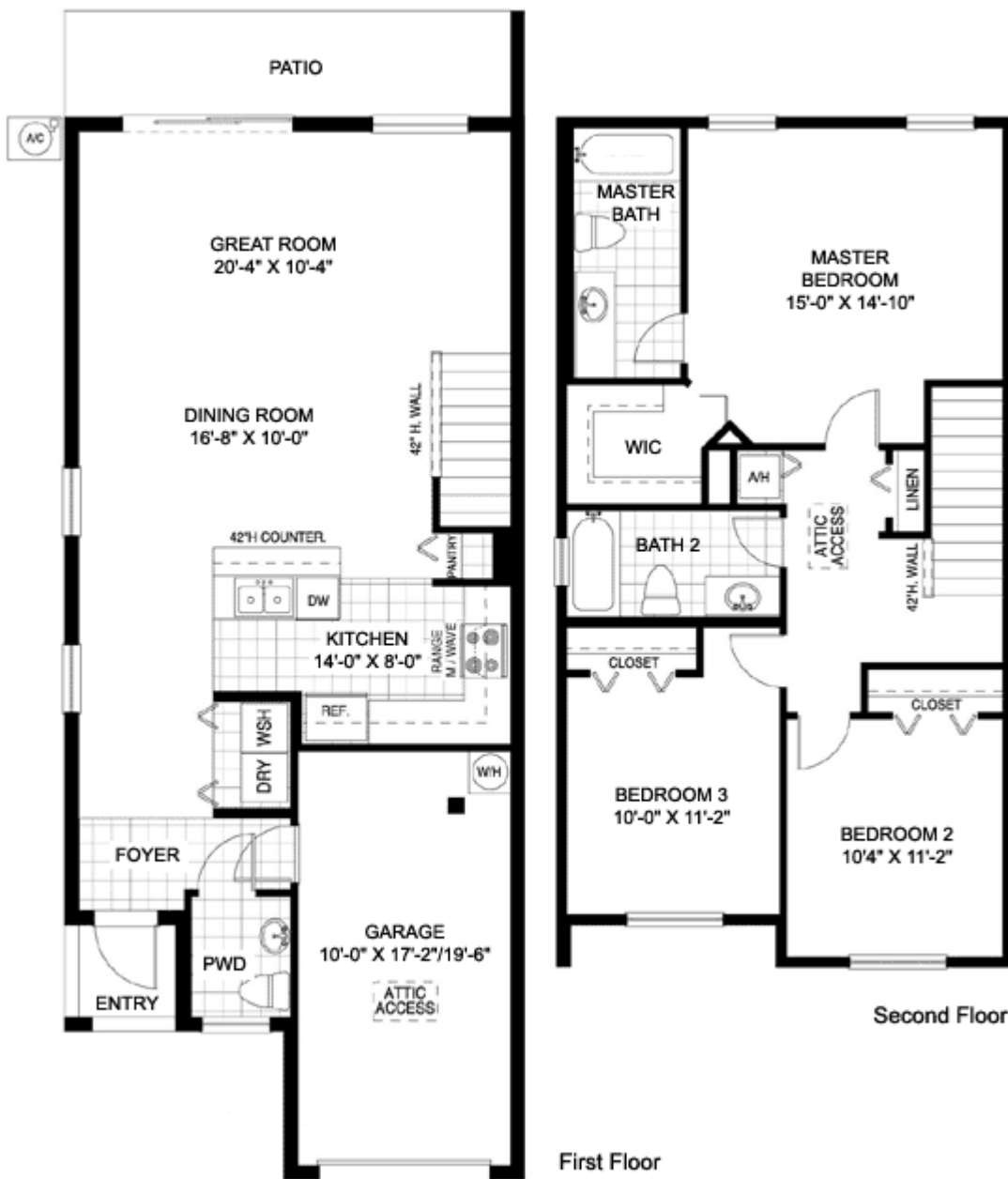


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Yorkshire - Floorplan 1 of 1



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Norfolk

Priced From: \$219,990

1,777 Sq.Ft. 2 Living Areas 2 Story
3 Bedrooms 1 Car Garage Master Bedroom Upstairs
2 Full /1 Half Bath Status: Plan to build

The Norfolk plan is being built in our Lexington Lakes community.



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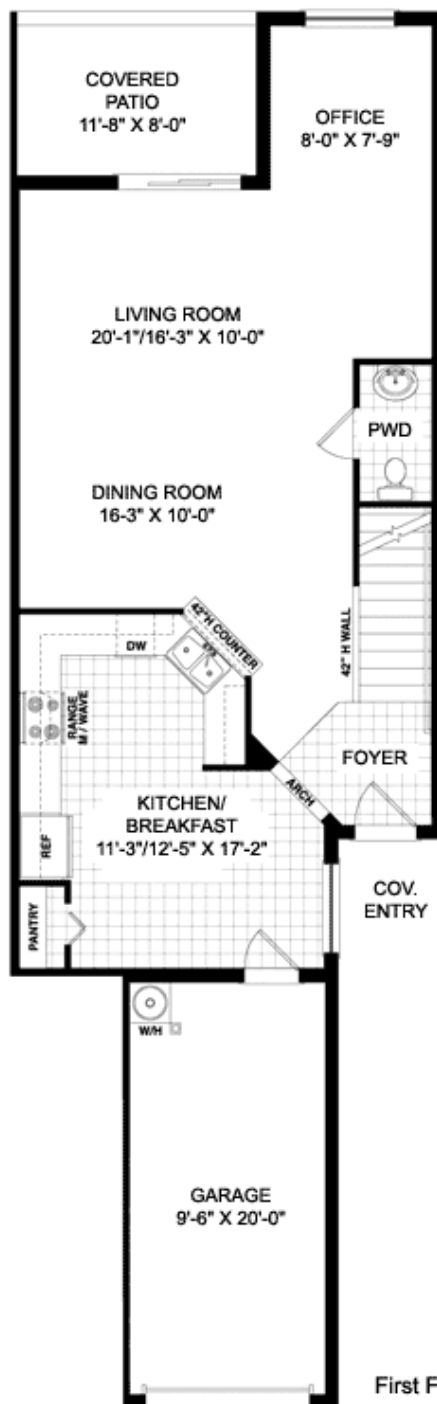


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Norfolk - Floorplan 1 of 1



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