

# ARDEN

Loxahatchee, FL

An Agrihood Community

# Welcome to The Agrihood

With nearly every homesite backed up to a park, greenway, or nature trail, this gloriously green, 1,200-acre master-planned community is a playground for those who love the great outdoors and a vibrant community social life.

Arden - referred to as the Agrihood - has a 5-acre working farm and event barn that can be enjoyed by all residents; with access to various herbs, vegetables, and fruits in our two You-Pick gardens! In addition to regularly scheduled gatherings, classes, and events, Arden residents can volunteer to help on the farm, alongside our full-time Farm Manager!





## An Envable Golf Cart Lifestyle

Residents will enjoy peace of mind living in a 24-hour manned and gated community with beautiful homes designed around picturesque Arden Lake!

- Lakeside pavillion & even lawn
- Kayak launch & storage
- Har-tru tennis courts
- Pickleball courts
- Basketball court & sports field
- Lakehouse Wi-Fi cafe & fitness studio
- Grand swimming pool with waterfall
- Tranquility pool & hot tub with cabanas and outdoor kitchen
- Kids' splash park
- Barn & General Store
- 5-acre community farm
- You-Pick garden
- Children's garden
- 20-miles of nature trails
- Community parks
- Butterfly gardens
- Fishing pier
- And so much more!







PLAN	FEATURES	SQ FT
<b>Twin Homes Collection</b>		
Buttonwood	1 Story   3 Bed   2 Bath   2-Car Garage	1,954 A/C 2,522 Total
Juniper	1 Story   3 Bed   2 Bath   2-Car Garage	1,956 A/C 2,517 Total
Oakleaf	1 Story   2 Bed   2 Bath   2-Car Garage	1,816 A/C 2,468 Total
<b>Arcadia Collection</b>		
Dahlia	1 Story   3 Bed   2 Bath   2-Car Garage	1,826 A/C 2,689 Total
Iris	2 Story   3 Bed   2.5 Bath   2-Car Garage	2,138 A/C 2,988 Total
Lili	2 Story   4 Bed   3 Bath   2-Car Garage	2,389 A/C 3,120 Total
<b>Providence Collection</b>		
Coriander	1 Story   3 Bed   2.5 Bath   Den   2-Car Garage	2,199 A/C 2,881 Total
Rosemary	1 Story   4 Bed   3 Bath   3-Car Garage	2,373 A/C 3,240 Total
Sage	2 Story   4 Bed   3 Bath   3-Car Garage	2,662 A/C 3,807 Total
Tarragon	2 Story   5 Bed   3.5 Bath   Flex Room   Loft   3-Car Garage	2,870 A/C 3,837 Total



PLAN	FEATURES	SQ FT
<b>Stanton Collection</b>		
Acacia	1 Story   3 Bed   3 Bath   Flex Room   3-Car Garage	2,631 A/C 3,503 Total
Cocoplum	1 Story   4 Bed   3 Bath   3-Car Garage	2,807 A/C 3,729 Total
Holly	2 Story   5 Bed   3.5 Bath   Flex Room   Bonus   3-Car Garage	3,326 A/C 4,205 Total
Lyonia	2 Story   5 Bed   4 Bath   Flex Room   Loft   3-Car Garage	3,360 A/C 4,172 Total
<b>Waterford Collection</b>		
Broadleaf	1 Story   4 Bed   3 Bath   Flex Room   3-Car Garage	3,110 A/C 4,141 Total
Flora	1 Story   4 Bed   3.5 Bath   Flex Room   3-Car Garage	3,444 A/C 4,590 Total
Hart	2 Story   5 Bed   4 Bath   Flex Room   3-Car Garage	3,730 A/C 4,848 Total
Lotus	2 Story   5 Bed   4 Bath   Flex Room   3-Car Garage	4,012 A/C 5,120 Total







# ARDEN

Exceptional ei-Features

TWIN HOMES COLLECTION  
INCLUDED FEATURES

## COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
- Luscious Landscaping with Lakes
- 2-Story, 9,900 sq. ft. Clubhouse with a Resort-Style Pool that flows over 2 levels with Play Pool and Swim Lanes surrounded by Cabanas
- 3,000 sq. ft. Fitness Center with Private Group Exercise Studio
- Manned Gatehouse
- Indoor and Outdoor Gathering Places
- Event Lawn, Playground and Playfields
- Illuminated Har Tru Tennis Courts
- Charming Wooden Footbridge offers access to Small Island with a Gazebo, Fishing Area and Wildlife Observation
- Year-Round Event and Activities Programming with On-Site Lifestyle Director
- Seasonal Classes will focus on Healthy Eating, Farm-to-Fork Cuisine and Lifestyle
- Community boat ramp offers easy access for kayaking, canoeing, and small electric boats
- Shops, Restaurants, and World-Famous Equestrian Center just 12 miles from Entrance
- Nearby wildlife preserve with 165,000 acres of conservation land

## EXTERIOR FEATURES

- Impact Windows and Sliding Glass Doors
- Brick Paver Driveway, Walkway, Front Entry and Terrace (per plan)
- Designer Exterior Paint in Decorator Schemes
- Raised Panel Hurricane Code Approved Garage Door
- Automatic Garage Door Opener
- Insulated Hurricane Code Approved Raised Panel Front Entry Door with Chime
- Exterior Hose Bibs
- Tile Roof Standard for Elevation A. Dimensional Shingle Roof Standard for Elevation D and F

## INTERIOR FEATURES

- 18"x18" Tile in Foyer, Kitchen, Breakfast Area, Laundry Room, Family Room, Dining, Living and Great Room in Choice of Decorator Colors
- Tankless Water Heater
- Central Air Conditioning and Heating System with Programmable Thermostat
- Plush Stain Resistant Carpeting in all Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
- Raised Panel Interior Doors
- Raised Panel Bi-Fold Closet Doors
- Orange Peel Smooth Walls
- Colonial Style Baseboards and Door Casings • Lever Style Interior Door Hardware
- Designer Quality Paint on all Walls and Ceilings
- Rocker Style Switches Throughout Home
- Category 5e Structured Wiring for Phone in Kitchen. Family Room and Master Bedroom Wired for Internet, Home Run to Central Distribution Panel
- RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
- Decorative Marble Windowsills Throughout
- Smoke and Carbon Monoxide Detectors Throughout
- Pre-wired for Ceiling Fan in Family Room and All Bedrooms
- Vinyl-Clad Ventilated Closet Shelving

## KITCHEN FEATURES

- White, Grey, or Wood finish Cabinets, featuring 36" Uppers and Decorative Handles
- Quality Stainless Steel Appliance Package Featuring:
  - Refrigerator connection
  - Gas Range with Self Cleaning Oven
  - Energy Saving Dishwasher
  - Over-the-range Microwave vented outside
  - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Undermount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

## BATH FEATURES

- White, Grey, or Wood finish Vanities with Cultured Marble Vanity Tops and Decorative Handles
- Elongated Standard Height Toilets
- Framed Shower Enclosure in Master Bathroom
- Full Width Vanity Mirrors
- Exhaust Fan (per plan)

## HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell Smart Thermostat
- Smart Lock

## LAUNDRY FEATURES

- Washer & Dryer connections
- Vinyl-Clad Shelving Above Washer/Dryer

## CONSTRUCTION EXCELLENCE

- In-wall Pest Control System
- One Year Warranty on Workmanship
- Manufacturers Warranties for A/C, Appliances and Fixtures
- Smoke and Carbon Monoxide Detectors throughout Home (located per plan)



EVERYTHING'S  
INCLUDED

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# Buttonwood



# Buttonwood

1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,954 SQ FT	A/C AREA
388 SQ FT	GARAGE
31 SQ FT	COVERED ENTRY
149 SQ FT	COVERED LANAI
<hr/>	
2,522 SQ FT	TOTAL



1,954 A/C  
2,522 Total



# Juniper



# Juniper

1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,956 SQ FT	A/C AREA
381 SQ FT	GARAGE
31 SQ FT	COVERED ENTRY
149 SQ FT	COVERED LANAI
<b>2,517 SQ FT</b>	<b>TOTAL</b>



ELEVATION D



ELEVATION F

**1,956 A/C**  
**2,517 Total**



Oakleaf



A



D



F

# Oakleaf

1 Story | 2 Bed | 2 Bath | 2-Car Garage



1,816 A/C  
2,468 Total





PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



# ARDEN

Exceptional ei-Features

ARCADIA (48s) COLLECTION  
INCLUDED FEATURES

## COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
- Luscious Landscaping with Lakes
- 2-Story, 9,900 sq. ft. Clubhouse with a Resort-Style Pool that flows over 2 levels with Play Pool and Swim Lanes surrounded by Cabanas
- 3,000 sq. ft. Fitness Center with Private Group Exercise Studio
- Manned Gatehouse
- Indoor and Outdoor Gathering Places
- Event Lawn, Playground and Playfields
- Illuminated Har Tru Tennis Courts
- Charming Wooden Footbridge offers access to Small Island with a Gazebo, Fishing Area and Wildlife Observation
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- Nearby wildlife preserve with 165,000 acres of conservation land

## EXTERIOR FEATURES

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  - Brick Paver Driveway, Walkway, Front Entry and Terrace (per plan)
  - Designer Exterior Paint in Decorator Schemes
  - Raised Panel Hurricane Code Approved Garage Door
- 2. Automatic Garage Door Opener
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- 3. Central Air Conditioning and Heating System with Programmable Thermostat
  - Plush Stain Resistant Carpeting in all Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
  - Raised Panel Interior Doors
  - Raised Panel Bi-Fold Closet Doors
  - Orange Peel Smooth Walls
  - Colonial Style Baseboards and Door Casings
  - Lever Style Interior Door Hardware
  - Designer Quality Paint on all Walls and Ceilings
  - Rocker Style Switches Throughout Home
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  - RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
  - Decorative Marble Windowsills Throughout
  - Smoke and Carbon Monoxide Detectors Throughout
  - Pre-wired for Ceiling Fan in Family Room and All Bedrooms
  - Vinyl-Clad Ventilated Closet Shelving

## KITCHEN FEATURES

- 1. White, Grey, or Wood finish Cabinets, featuring 42" Uppers and Decorative Handles
- 2. Quality Stainless Steel Appliance Package Featuring:
  - Refrigerator connection
  - Gas Range with Self Cleaning Oven
  - Energy Saving Dishwasher
  - Over-the-range Microwave vented outside
  - Built-in Multi-cycle Dishwasher
- 3. Luxurious Quartz Countertops
- 4. Stainless Steel Under-mount Kitchen Sink
- 5. Recessed LED Overhead Lighting
  - Food Waste Disposal

## BATH FEATURES

- 1. White, Grey, or Wood finish Vanities with Cultured Marble Vanity Tops and Decorative Handles
- 2. Elongated Standard Height Toilets
  - Framed Shower Enclosure in Master Bathroom
  - Powder Baths with Pedestal Lav (per plan)
  - Full Width Vanity Mirrors
  - Exhaust Fan (per plan)

## HOME AUTOMATION

- 1. Ring Doorbell Pro
- 2. Honeywell Smart Thermostat
  - Smart Lock

## LAUNDRY FEATURES

- Washer & Dryer connections
- Vinyl-Clad Shelving Above Washer/Dryer

## CONSTRUCTION EXCELLENCE

- 1. In-wall Pest Control System
  - One Year Warranty on Workmanship
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Dahlia

A



F



# Dahlia

1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,826 A/C  
2,689 Total





# Iris

2 Story | 3 Bed | 2.5 Bath | 2-Car Garage



2,134 A/C  
2,988 Total





A

Lili



D



F

2 Story | 4 Bed | 3 Bath | 2-Car Garage



2,389 A/C  
3,120 Total







# ARDEN

Exceptional ei-Features

PROVIDENCE (58s) COLLECTION  
INCLUDED FEATURES

## COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
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  - RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
  - Decorative Marble Windowsills Throughout
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  - Pre-wired for Ceiling Fan in Family Room and All Bedrooms
  - Vinyl-Clad Ventilated Closet Shelving

## KITCHEN FEATURES

- 1. White, Grey, or Wood finish Cabinets, featuring 42" Uppers and Decorative Handles
- 2. Quality Stainless Steel Appliance Package Featuring:
  - Refrigerator connection
  - Gas Range with Self Cleaning Oven
  - Energy Saving Dishwasher
  - Over-the-range Microwave vented outside
  - Built-in Multi-cycle Dishwasher
- 3. Luxurious Quartz Countertops
- 4. Stainless Steel Under-mount Kitchen Sink
- 5. Recessed LED Overhead Lighting
  - Food Waste Disposal

## BATH FEATURES

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## HOME AUTOMATION

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  - Smart Lock

## LAUNDRY FEATURES

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## CONSTRUCTION EXCELLENCE

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Coriander

A



D



F

# Coriander

1 Story | 3 Bed | 2.5 Bath | Den | 2-Car Garage



2,200 SQ FT	A/C AREA
481 SQ FT	GARAGE
61 SQ FT	COVERED ENTRY
140 SQ FT	COVERED TERRACE
<b>2,882 SQ FT</b>	<b>TOTAL</b>

2,199 A/C  
2,881 Total



Rosemary

A



D



F

# Rosemary

1 Story | 4 Bed | 3 Bath | 3-Car Garage



2,373 SQ FT	A/C AREA
605 SQ FT	GARAGE
102 SQ FT	COVERED ENTRY
160 SQ FT	COVERED TERRACE
<b>3,270 SQ FT</b>	<b>TOTAL</b>

2,373 A/C  
3,240 Total



Sage



2 Story | 4 Bed | 3 Bath | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

2,648 SQ FT	A/C AREA
760 SQ FT	GARAGE
SQ FT	COVERED ENTRY
288 SQ FT	COVERED TERRACE
<hr/>	
3,807 SQ FT	TOTAL

2,662 A/C  
3807 Total

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Tarragon





# Tarragon

2 Story | 5 Bed | 3.5 Bath | Flex Room | Loft | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

2,868 SQ FT	A/C AREA
618 SQ FT 75	GARAGE
SQ FT	COVERED ENTRY
213 SQ FT	COVERED TERRACE
<hr/>	
3,774 SQ FT	TOTAL

2,870 A/C  
3,837 Total



# ARDEN

Exceptional ei-Features

STANTON (70s) COLLECTION  
INCLUDED FEATURES

## COMMUNITY FEATURES

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  - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Undermount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

## BATH FEATURES

- Wood Finish Vanities with Cultured Marble Vanity Tops and Decorative Nickel Hardware
- Frameless Glass Shower Enclosure in Master Bathroom
- Elongated Standard Height Toilets
- Powder Baths with Pedestal Lav (per plan)
- Full Width Vanity Mirrors
- Exhaust Fan (per plan)

## HOME AUTOMATION

- Ring Doorbell Pro
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Acacia



A



D



F

# Acacia

1 Story | 3 Bed | 3 Bath | Flex Room | 3-Car Garage



2,631 A/C  
3,503 Total



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Cocoplum



# Cocoplum

1 Story | 4 Bed | 3 Bath | 3-Car Garage



2,807 A/C  
3,729 Total

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 or be accessible to all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 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): CGC1526578. Date 01/23



Holly



A



D



F



# Holly

2-Story | 5 Bedrooms | 3.5 Baths | Dining Room | Great Room Flex Room | Bonus Room | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

3,326 A/C  
4,205 Total



Lyonia

A



D



F



# Lyonia

2-Story | 5 Bedrooms | 4 Baths | Dining Room | Great Room | Flex Room  
Loft | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

3,360 A/C  
4,172 Total





# ARDEN



 Exceptional ei-Features

WATERFORD (80s) COLLECTION  
INCLUDED FEATURES




## COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
- Luscious Landscaping with Lakes
- 2-Story, 9,900 sq. ft. Clubhouse with a Resort-Style Pool that flows over 2 levels with Play Pool and Swim Lanes surrounded by Cabanas
- 3,000 sq. ft. Fitness Center with Private Group Exercise Studio
- Manned Gatehouse
- Indoor and Outdoor Gathering Places
- Event Lawn, Playground and Playfields
- Illuminated Har Tru Tennis Courts
- Charming Wooden Footbridge offers access to Small Island with a Gazebo, Fishing Area and Wildlife Observation
- Year-Round Event and Activities Programming with On-Site Lifestyle Director
- Seasonal Classes will focus on Healthy Eating, Farm-to-Fork Cuisine and Lifestyle
- Community boat ramp offers easy access for kayaking, canoeing, and small electric boats
- Shops, Restaurants, and World-Famous Equestrian Center just 12 miles from Entrance
- Nearby wildlife preserve with 165,000 acres of conservation land






## EXTERIOR FEATURES

-  **Impact Windows and Sliding Glass Doors**
  - Brick Paver Driveway, Walkway, Front Entry and Terrace (per plan)
  - Designer Exterior Paint in Decorator Schemes
  - Raised Panel Hurricane Code Approved Garage Door
-  **Automatic Garage Door Opener**
  - Insulated Hurricane Code Approved Raised Panel Front Entry Door with Chime
  - Exterior Hose Bibs
  - Tile Roof Elevation A, Dimensional Shingle Roof Elevation B and C
  - Gas Line Run to Patio for Grill Hookup
  - Aluminum Gutters Entire Home





## INTERIOR FEATURES

-  **18"x18" Tile in Foyer, Kitchen, Breakfast Area, Laundry Room, Family Room, Dining, Living and Great Room in Choice of Decorator Colors**
  - Plush Stain Resistant Carpeting in all Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
  - Raised Panel Interior Doors
  - Raised Panel Bi-Fold Closet Doors
  - Orange Peel Smooth Walls
  - Colonial Style Baseboards and Door Casings
  - Lever Style Interior Door Hardware
  - Textured Walls and Ceilings in Designated Areas
  - Designer Quality Paint on all Walls and Ceilings
  - Rocker Style Switches Throughout Home
  - Decorative Crown Molding in All Main Living Areas and Master Bedroom
  - Category 5e Structured Wiring for Phone in Kitchen, Family Room and Master Bedroom Wired for Internet, Home Run to Central Distribution Panel
  - RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
  - Decorative Marble Windowsills Throughout
  - Smoke and Carbon Monoxide Detectors Throughout
  - Pre-wired for Ceiling Fan in Family Room and All Bedrooms
-  **Tankless Water Heater**
-  **Central Air Conditioning and Heating system with Programmable Thermostat**
  - Vinyl-Clad Ventilated Closet Shelving
  - Coffin Ceilings (per plan)


## KITCHEN FEATURES

-  **White, Grey, or Wood finish Cabinets, featuring 42" Uppers and Decorative Handles**
-  **Quality Stainless Steel Appliance Package Featuring:**
  - Refrigerator connection
  - Gourmet Kitchen with Gas Cooktop, Built in Microwave/Oven Combo with Recirculating Venting System
  - Built-in Multi-cycle Dishwasher
-  **Luxurious Quartz Countertops**
-  **Stainless Steel Undermount Kitchen Sink**
-  **Recessed LED Overhead Lighting**
  - Food Waste Disposal

## BATH FEATURES

-  **Wood Finish Vanities with Decorative Nickel Hardware**
-  **Quartz Countertops in all Baths**
-  **Frameless Glass Shower Enclosure in Master Bathroom**
-  **Elongated Standard Height Toilets**
  - Free Standing Tub in Owner's Suite
  - Powder Baths with Pedestal Lav (per plan)
  - Full Width Vanity Mirrors
  - Exhaust Fan (per plan)


## HOME AUTOMATION

-  **Ring Doorbell Pro**
- Honeywell Smart Thermostat
- Smart Lock

## LAUNDRY FEATURES

- Washer & Dryer connections
- Vinyl-Clad Shelving Above Washer/Dryer
- Laundry Sink in White, Grey or Wood Finish Base Cabinets

## CONSTRUCTION EXCELLENCE

-  **In-wall Pest Control System**
  - One Year Warranty on Workmanship
  - Manufacturers Warranties for A/C, Appliances and Fixtures
  - Smoke and Carbon Monoxide Detectors throughout Home (located per plan)



EVERYTHING'S  
INCLUDED

**LENNAR**

The specific features, amenities, floor plans, elevations, square footage, and designs vary per plan and community and are subject to changes or substitution without notice. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. Proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Copyright © 2023 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC152657. 01/23



Broadleaf



# Broadleaf

1-Story | 4 Bedrooms | 3 Baths | Study | Covered Patio Split 3-Car Garage



3,110 A/C  
4,141 Total



Flora





# Flora

1-Story | 4 Bedrooms | 3.5 Baths | Study | Breakfast Area Covered Patio |  
3-Car Garage



3,444 A/C  
4,590 Total



Hart

A



D



F

# Hart

2-Story | 5 Bedrooms | 4 Baths | Study | Breakfast Area | Loft Covered  
Patio | Split 3-Car Garage



FIRST FLOOR



SECOND FLOOR

3,730 A/C  
4,848 Total



Lotus

A



D



F



**Lotus**

2-Story | 5 Bedrooms | 4 Baths | Study | Breakfast Area |  
Loft Covered Patio | 3-Car Garage



4,012 SQ A/C  
5,120 SQ Total





-  The Waterford Collection
-  The Arcadia Collection
-  The Providence Collection
-  The Stanton East Collection
-  The Stanton West Collection
-  The Twinhomes Collection
-  Models
-  Drainage Easement

# Monthly Homeowner's Association Fees 2023

Homesites \$847.00 per quarter per home

One-time initial contribution equal to three months of the above fees - paid at closing

Additional \$68 monthly for the Twin Homes Collection only

- Landscaping services for the Twin Homes Collection includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system



**ENTERTAINMENT**

- Regal Cinemas 18
- Paragon Wellington
- Lion Country Safari
- South Florida Fair
- Norton Museum of Art
- Museum of Polo & Hall of Fame
- City Place Downtown
- Madison Green

**DINING**

- Casa Tequila
- Lutinas Pizza
- CR Chicks
- Smokey Bones
- Olive Gardens
- Chili's

**PETS**

- PetSmart
- Pet Supermarket
- Community Animal Hospital

**MUNICIPAL**

- Royal Palm Library
- Wellington Library
- U.S Post Office
- Royal Palm Fire Station
- Palm Beach County Sheriff's office
- Palm Beach Tax Collector

**SCHOOLS**

- Wellington High School
- Palm Beach State College
- Wellington Landings Middle
- Binks Forest Elementary

**SHOPPING**

- Mall at Wellington Green
- Home Depot
- Lowes
- Costco
- Fresh Market in Wellington

**MEDICAL**

- Palms West Hospital
- Wellington Regional Hospital
- MD Now
- Walgreens
- CVS

**TRAVEL**

- Palm Beach Airport
- Ft. Lauderdale Int'l Airport
- Miami Int'l Airport
- Tri-Rail





# Relax & Stay Awhile



Near Wellington, FL





ARDEN





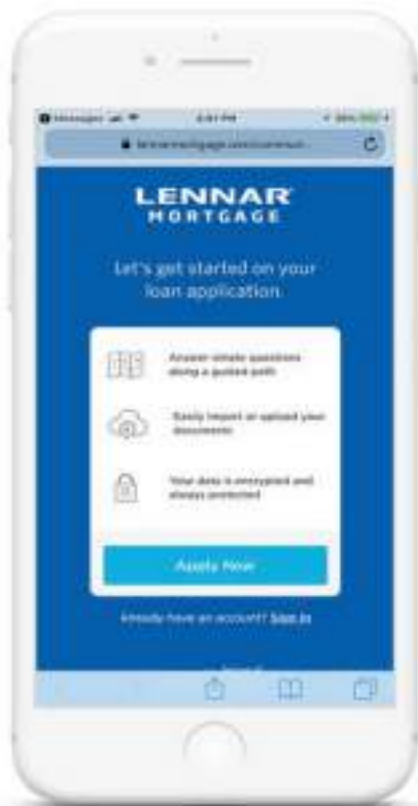
PRODUCE

GENERAL STORE



# Your simple homeownership path

At Lennar® Mortgage, we understand a home is more than just four walls and a roof. It's a place to build a life for you and your family, create memories, build community ties and achieve financial stability. A home is the biggest purchase of your life and you deserve a knowledgeable advisor to guide you every step of the way ensuring a smooth and simple home buying journey.



## Home in Four Simple Steps:

- 1** Submit your pre-qualification online.
- 2** Allow your loan officer to assist in selecting the best loan option for you.
- 3** Complete your application with help of a dedicated loan team.
- 4** Enjoy your dream home!

# FINANCING WITH **LENNAR**<sup>®</sup> MORTGAGE



Less paperwork



Streamlined Closing Experience



Accurate closing costs, no surprises



Estimates include state deed tax and HOA start up fees, if applicable



No escrow charge to the buyer for unfurnished exterior work



Hassle free

CONCEPTUAL IMAGE

## Financing with an outside lender



**May not know all of the fees for new construction**



**All appraisal visits paid by buyer**



**Daily charges imposed for closing delays**



**Escrow charge\* to the buyer for unfinished work**

\*Escrow charge: If work is incomplete, an outside lender may require you to pay into an escrow account at closing until the work is complete. Lennar<sup>®</sup> Mortgage covers this charge for certain conventional loan programs.

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**LENNAR**<sup>®</sup>



Would you like to know how Lennar Insurance Agency is able to provide competitive pricing?

Lennar Insurance Agency takes the specific details of the home and curates offers from top insurers rated "A- Excellent" or better by A.M. Best, the industry standard.

We are able to provide home insurance unique to new construction, saving homebuyers an average of 25% on their annual premiums.



# How We Can Help

## Three Great Benefits



### Competitive Pricing

By using our size, we secure very competitive prices on insurance for homebuyers, saving an average of 25% on a typical Lennar home. Plus, we only work with top insurers rated "A- Excellent" or better by A.M. Best, the industry standard.



### Tailored Home Insurance

Lennar built the home and knows all its details. With Lennar Insurance Agency, the Customer doesn't need to spend time on lengthy insurance questionnaires and can avoid under - or over-insuring their new home.



### Simple Completion

In just a few clicks, with no required credit checks or forms changing hands, homebuyers can purchase their policy, reducing time and work for them, for you and for all parties involved.



# Need to sell your home first?

We can help with that, too!





# Opendoor

## Unlock your dream home with a stress-free sale

Get a competitive offer, sell your home safely, and move on to your dream home.

### How it works

- 1. Free offer estimate within 24-hrs**  
Receive a value range for your home in your inbox. This range is backed by local real estate expertise and comparable homes sold in your area.
- 2. Show us your home virtually**  
Walk us through your home via a safe and contact-free video tour. We then provide your final offer price.
- 3. Close on your home**  
Align the closings of your current home and your new home. Choose any time between 14-days and 9-months. We'll also provide complimentary two-day Late Checkout.

### Why sell to Opendoor?



#### Unlock your buying power

Get the funds you need to buy your new home with a competitive cash offer.



#### Move on your schedule

Skip double-moves and double-mortgages by aligning your closing dates for a completely flexible and seamless transition.



#### No showings required

Skip the hassle and uncertainty of listing your home on the market.



#### Sell it safely

Avoid home showings and manage every step of your sale online.

**Join over 600,000 homeowners who have requested an offer.**

Get a free offer at: [opendoor.com/lennar](https://opendoor.com/lennar)



# LENNAR®

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# LENNAR®

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As one of the nation's leading homebuilders since 1954, Lennar is listed on the New York Stock Exchange (LEN) and is now present in 24 states across the country.

We deliver superlative quality by harnessing our national purchasing power to increase the quality of building materials, while lowering costs to deliver value and quality. We offer a full range of services, including in-house mortgage, title and insurance companies, and focus on making our clients' home buying experience hassle-free and memorable.

Lennar's commitment to Quality, Value and Integrity is the underlying foundation upon which we were built. And today, with more than half a century of experience behind us and over 1 million homes built, this commitment continues to guide us forward.



**EVERYTHING'S  
INCLUDED®**

# Welcome Home



**LENNAR**

