

Veranda Landing

Port St. Lucie, FL

A Luxe Townhome Community



LENNAR

Welcome to Contemporary Living

Veranda Landing by Lennar is Port St. Lucie's newest townhome community, offering stylish and spacious three-bedroom home designs.

With its ideal location near I-95 and Florida's Turnpike, Veranda Landing residents will enjoy easy access to the best of Central and South Florida!

Marinas, dining, shopping, arts and culture, and endless college and professional sports are abundant throughout the area, encompassing that easy breezy Florida lifestyle.

Spend your days relaxing by our resort-style pool, entertaining friends at the Cabana's outdoor dining areas, or heading out to nearby Jensen Beach.

This and so much more awaits!





Premium Lifestyle Amenities

A tranquil escape conveniently located close to everything you want and need!

- Gated entrance
- Pool cabana with covered terrace
- Resort-style swimming pool
- Poolside seating with lounging areas
- Lakeside gazebo
- Lush sidewalks perfect for morning runs or stroller afternoon walks
- And so much more!



PLAN	FEATURES	SQ FT
Cocco	2 Story 3 Bed 2.5 Bath Garage	1,635 A/C 1,904 Total
Honey	2 Story 3 Bed 2.5 Bath Den Garage	1,820 A/C 2,056 Total



COMMUNITY FEATURES

- Vehicular access-controlled community
- Community amenities include:
 - Resort-style pool, poolside covered terrace with lounging areas, lakeside gazebo, and more!
- Lakefront homesites available
- Convenient location to shopping, beaches, and major thoroughfares
- Built and marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (NYSE: LEN) - one of the Nation's leading homebuilders since 1954

EXTERIOR FEATURES

- Hurricane impact windows and sliding glass doors
- Designer coach light fixtures (per elevation)
- Quality CBS construction
- Dimensional roof shingles
- Brick paver driveway, walkway, front entry, and terrace (per plan)
- Exterior paint in decorator schemes
- Raised panel hurricane code approved garage door
- Insulated, hurricane code approved raised panel front entry door with chime (style per elevation)
- Exterior hose bibs (location per plan)

INTERIOR FEATURES

- 18"x18" ceramic tile in foyer, kitchen, great room/family room, living room, and laundry room
- Central A/C and heat system with programmable thermostat
- Plush stain resistant carpeting in all bedrooms, hallways, and stairways with padding
- Textured Walls and Ceilings
- Raised panel interior doors
- Colonial Style baseboards and door casings
- Lever style interior door hardware
- Quality white paint on all walls and ceilings
- Decora style switches throughout home
- Category 5e structured wiring for phone in kitchen
- Wired for TV in great room and owner's suite
- Home run to Central Distribution Panel
- Pre-wired for ceiling fans in family room and all bedrooms
- Electric water heater
- Vinyl-clad ventilated closet shelving
- Recessed LED overhead lighting

KITCHEN FEATURES

- White cabinets featuring 36" uppers and decorative handles
- Luxe quartz countertops
- Stainless steel, single-bowl, undermount kitchen sink with designer faucet
- Quality stainless steel appliance package featuring:
 - Refrigerator connection
 - 30" free standing electric range with ceramic glass cook top, large oven capacity, and self-cleaning system
 - Over-the-range microwave with recirculation venting system
 - Built-in multi-cycle dishwasher
- Garbage disposal

BATH FEATURES

- White vanities with solid surface, white countertop, and decorative handles
- 18"x18" ceramic floor tile with coordinating wall tile
- Elongated standard height toilets
- Powder baths with pedestal lav (per plan)
- Clear glass shower enclosure in en-suite bath
- Full width vanity mirrors
- Exhaust fan (per plan)

HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell smart thermostat
- Smart lock

LAUNDRY FEATURES

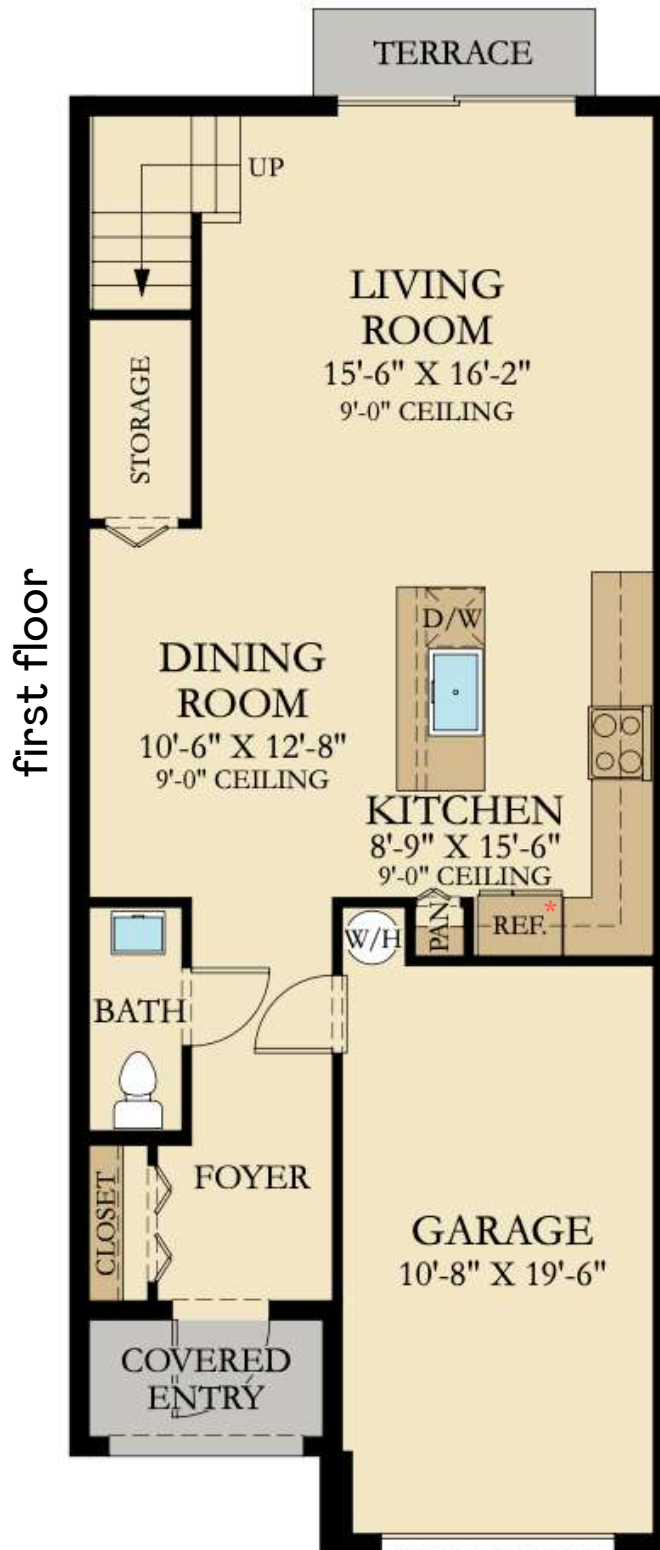
- Hookups provided for washer and dryer
- Ventilated wire shelving

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 (location per plan)



2 Story | 3 Bed | 2.5 Bath | Garage



1,635 A/C
1,904 Total

* Fridge optional
** W/D optional





Honey



2 Story | 3 Bed | 2.5 Bath | Den | Garage



1,820 A/C
2,056 Total

* Fridge optional
** W/D optional

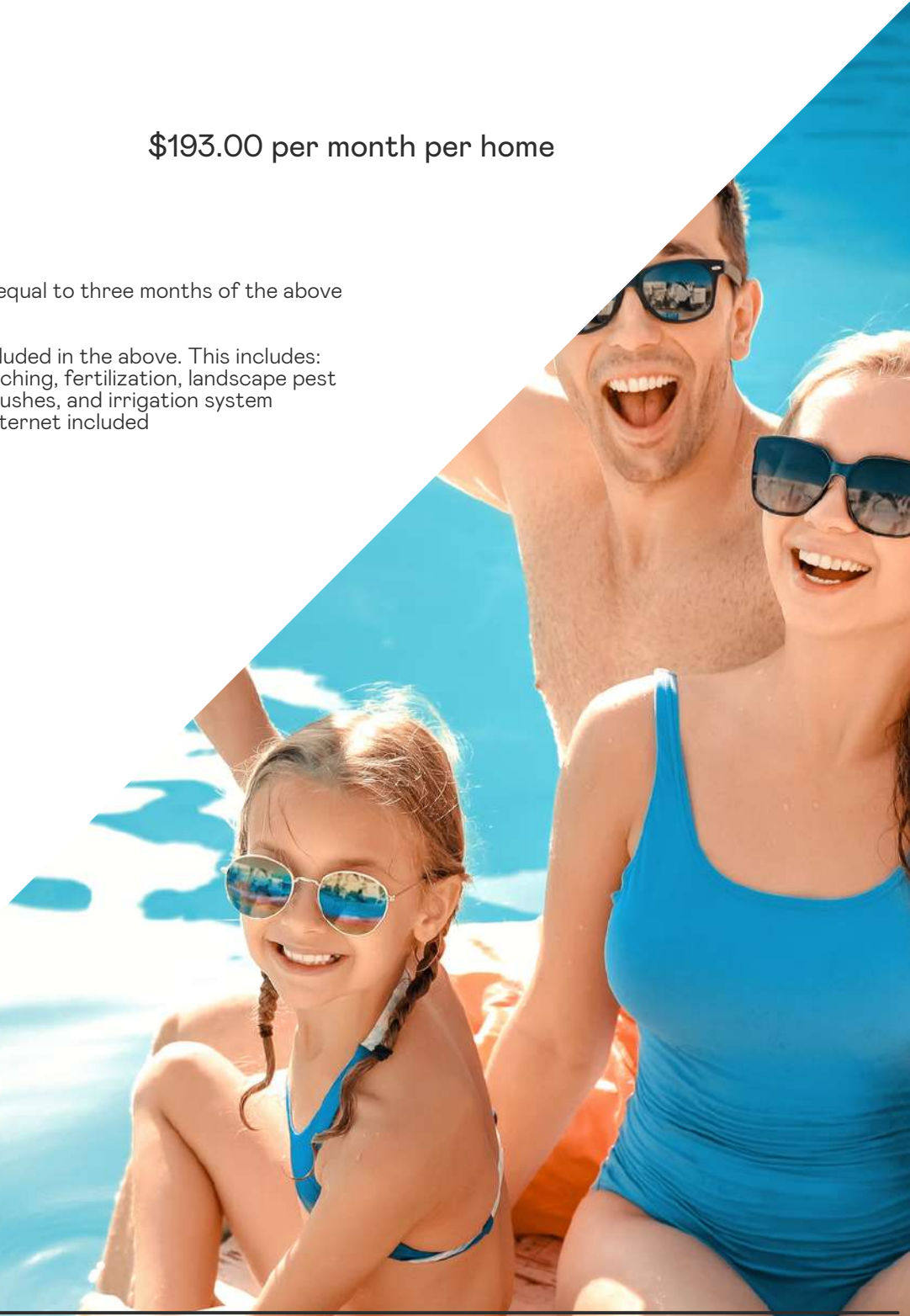


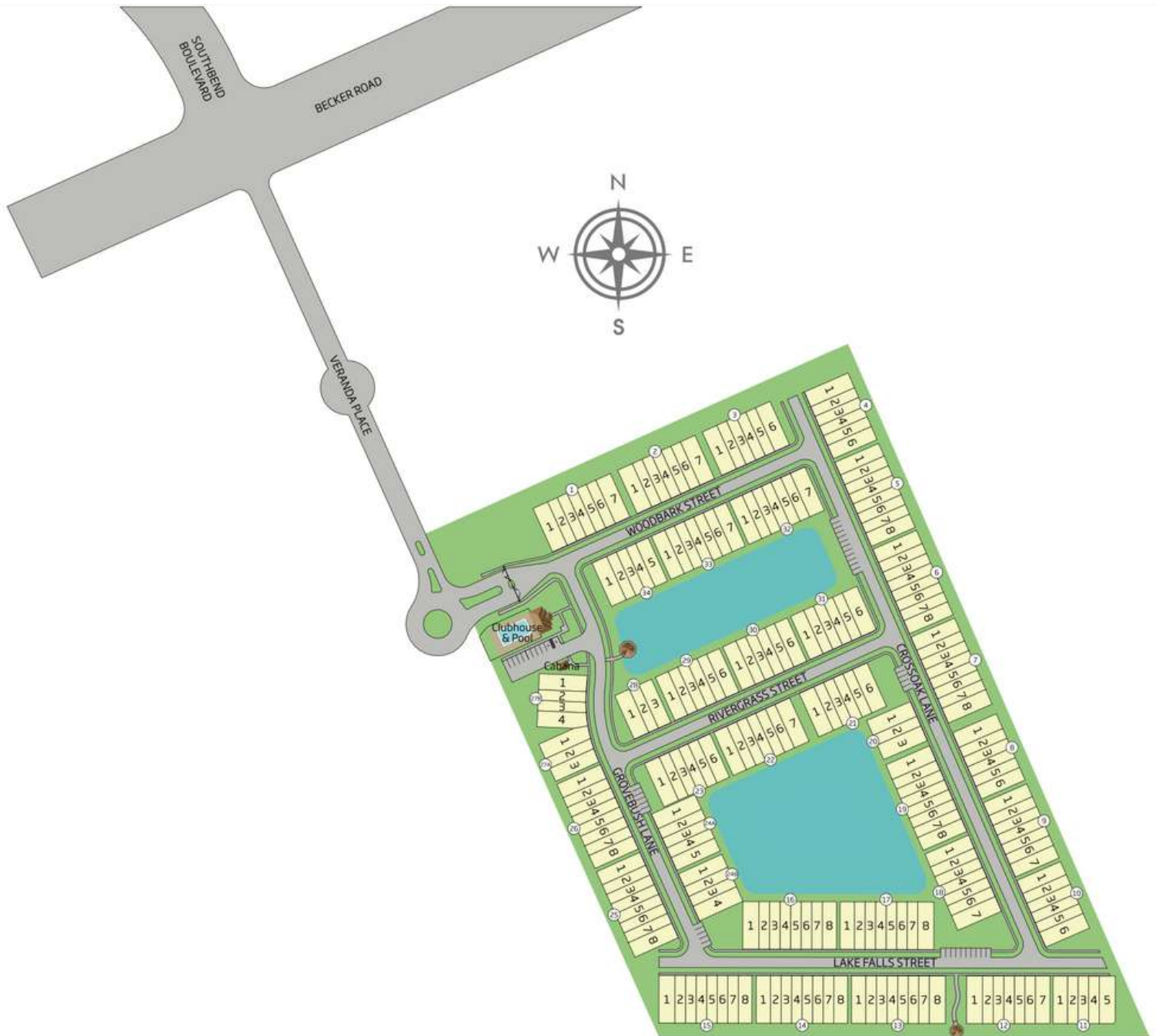
Monthly Homeowner's Association Fees 2023

Homesites

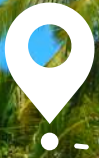
\$193.00 per month per home

- One-time initial contribution equal to three months of the above fees - paid at closing
- Landscaping services are included in the above. This includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system
 - High-speed broadband internet included





Relax & Stay Awhile



Port St. Lucie



ENTERTAINMENT

- Jensen Beach & Parks
- Kravis Center for Performing Arts
- Navy Seal Museum
- Clover Park (Mets Spring Training)
- St. Lucie Aquarium
- Hutchinson Island
- Nettles Island
- McKee Botanical Gardens

HOSPITALS

- St. Lucie Medical Center
- WellMed
- Delo Medical Associates

PETS

- Veterinary Medical Center
- Kelly's Animal Hospital
- PetSmart

DINING

- Fernando's Dockside Grille
- Bonefish Mac's Sports Grille
- Travola Pizza
- The Mofongo King
- Pho Deli
- First Serve Cafe
- Mamma Mia Osteria
- Dunkin Donuts
- Tutto Fresco
- Carrabba's Italian Grille
- Longhorn Steakhouse
- Miller's Ale House
- Duffy's Sports Bar and Grill
- Buffalo Chophouse

GOLF

- PGA Golf Club
- The Legacy Golf & Tennis Club
- The Champion Turf Club
- Indian Hills Golf Course
- The Fox Club Florida
- Martin Downs Golf Club
- Gator Trace Golf & Country Club
- St. Lucie Trail Golf Club
- Eagle Marsh Country Club
- Spanish Lakes Golf Club

SHOPPING

- Treasure Coast Mall
- Vero Beach Outlets
- Tradition Village Square
- Landing at Tradition
- Shops at Port St. Lucie
- Veranda Nail Spa
- Publix
- Home Depot
- Walmart

AIRPORTS

- Palm Beach International Airport (PBI)
- Melbourne Orlando International Airport (MEL)

MUNICIPAL

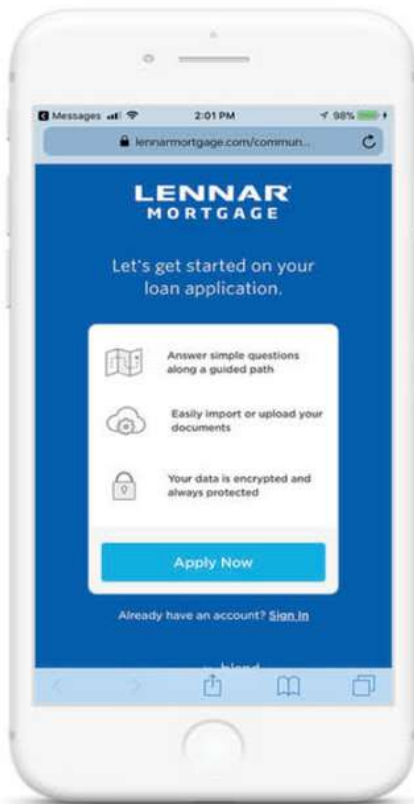
- US Post Office
- St. Lucie Chamber of Commerce
- St. Lucie Station 16





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**[®] 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[®] Mortgage covers this charge for certain conventional loan programs.

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LENNAR[®]



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



Welcome Home

LENNAR[®]

