

GALIANO

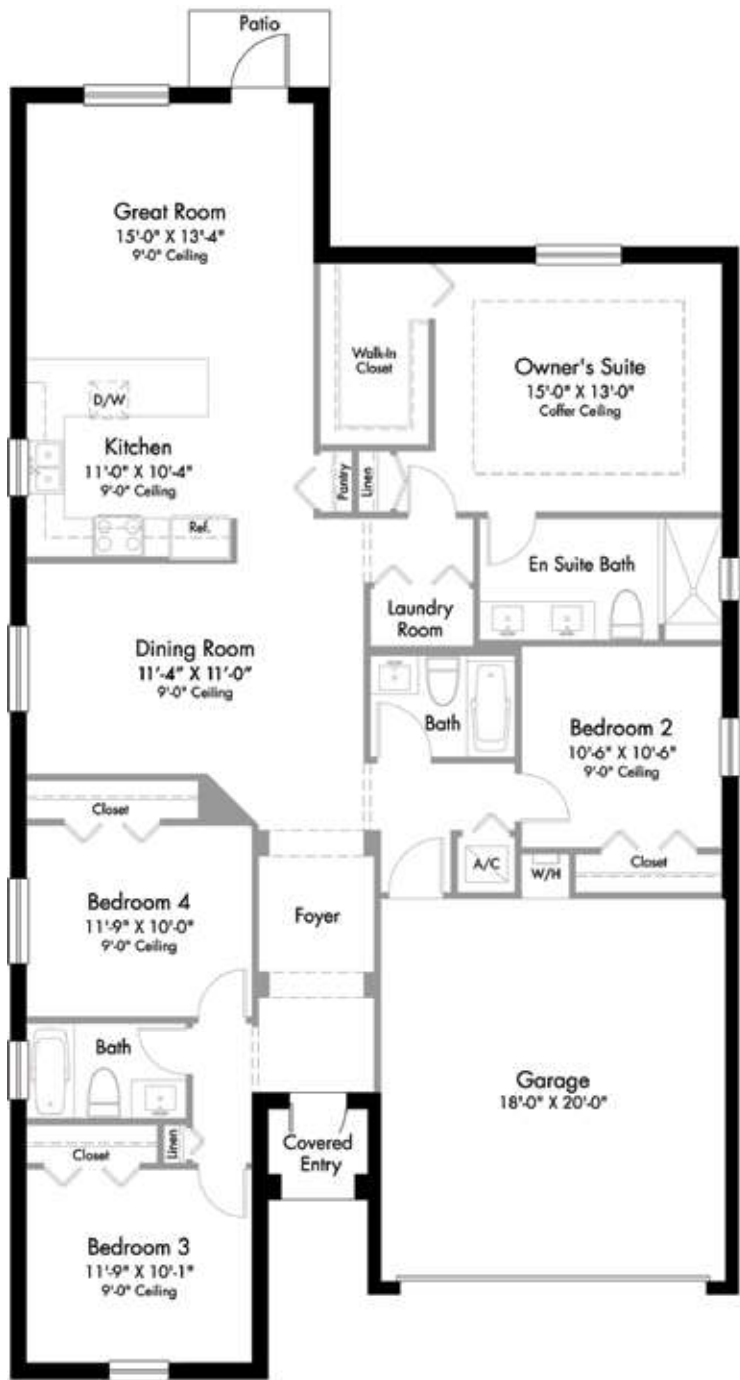
POINTE
BY LENNAR



LENNAR®

1-Story | 4 Bedrooms (Optional 3 Bedrooms)
3 Baths | Great Room | Dining Room
Covered Entry | 2-Car Garage

1,827	SQ FT	A/C AREA
392	SQ FT	2-CAR GARAGE
25	SQ FT	COVERED ENTRY
2,244	SQ FT	TOTAL



Optional Dining/Living Room

PRELIMINARY ARTIST'S CONCEPT



Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2020 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343 . 12/20

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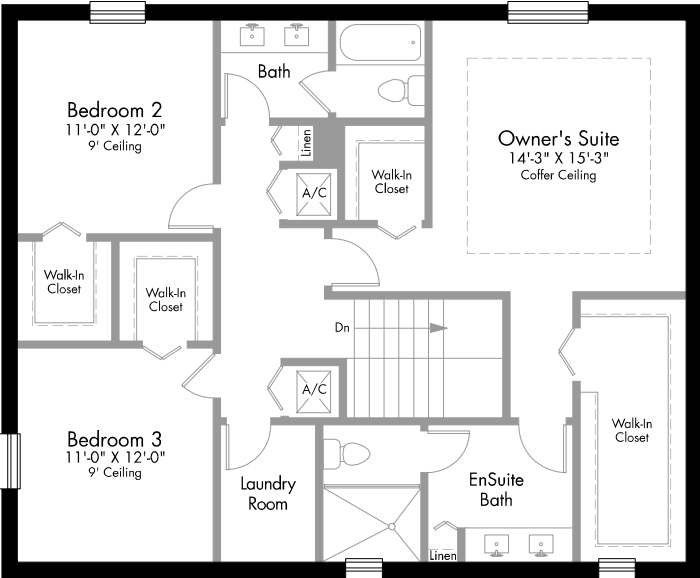
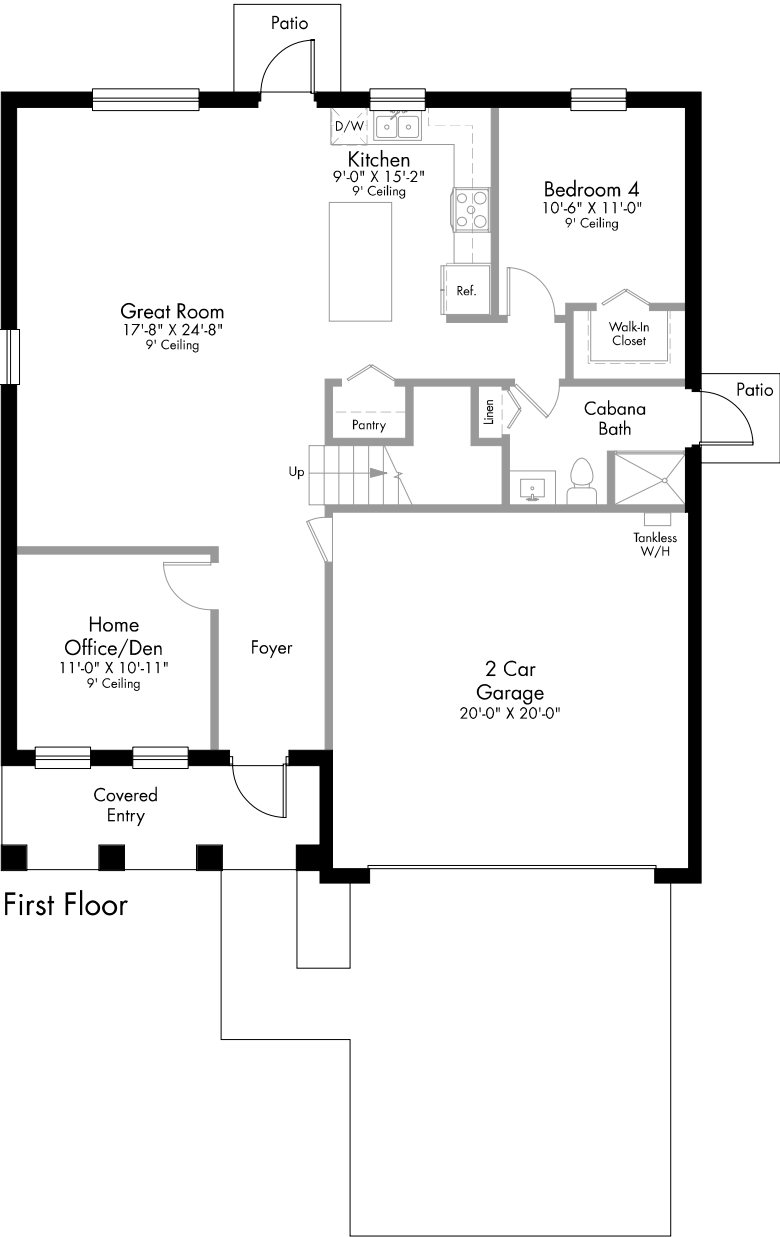
POINTE
BY LENNAR



LENNAR®

2-Story | 4 Bedrooms | 3 Baths | Home Office/Den
Great Room | Covered Entry | 2-Car Garage

2,439	SQ FT	A/C AREA
430	SQ FT	2-CAR GARAGE
56	SQ FT	COVERED ENTRY
2,925	SQ FT	TOTAL



Second Floor

PRELIMINARY ARTIST'S CONCEPT

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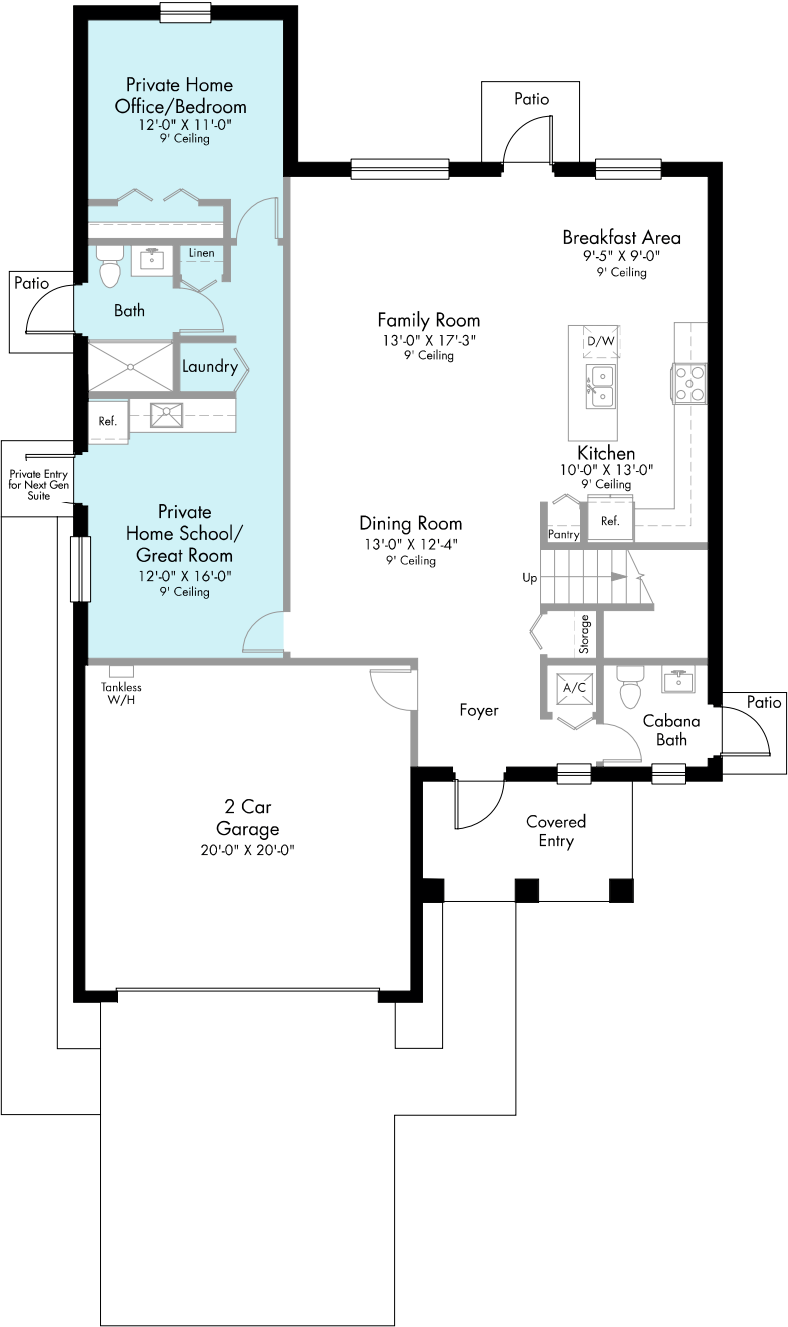
PIANI

BEACON COLLECTION
SINGLE-FAMILY HOMES

Main Home: 2-Story | 4 Bedrooms | 2.5 Baths
Family Room Dining Room | Breakfast Area
Covered Entry | 2-Car Garage

Next Gen Suite: Private Living Area
Private Great Room/Homeschool
Bedroom/Home Office | Kitchenette | Private Entry

2,987	SQ FT	A/C AREA
434	SQ FT	2-CAR GARAGE
96	SQ FT	COVERED ENTRY
3,157	SQ FT	TOTAL



First Floor



Second Floor

PRELIMINARY ARTIST'S CONCEPT



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Hawthorne at Galiano Pointe is a community of new and spacious single-family homes on large homesites, now selling in sunny Miami, FL.

What’s nearby

Located in the beautiful city of Miami, FL.

Cold Stone Creamery	Publix Super Market at The Shoppes at Quail Roost	Publix Super Market at Eureka Promenade
Deli Bakery	Churros El Extra	McDonald's
Rinconcito Miami #4 - Military Base	Carousel Café	Pizza Hut
Great Wall Chinese Restaurant	Little Caesars Pizza	Peter's Kitchen
DELICIAS NICAA	Rinconcito Miami # 2 - West Kendall	Subway
Subway	147 Farmers Market	Pollo Tropical
Zoo Miami Catering	Oasis Grill	

Edlin

4 bd . 3 ba . 2,403 ft²

Fontana

4 bd . 3 ba . 1 half ba . 2,548 ft²

Mulberry

5 bd . 4 ba . 1 half ba . 2,806 ft²

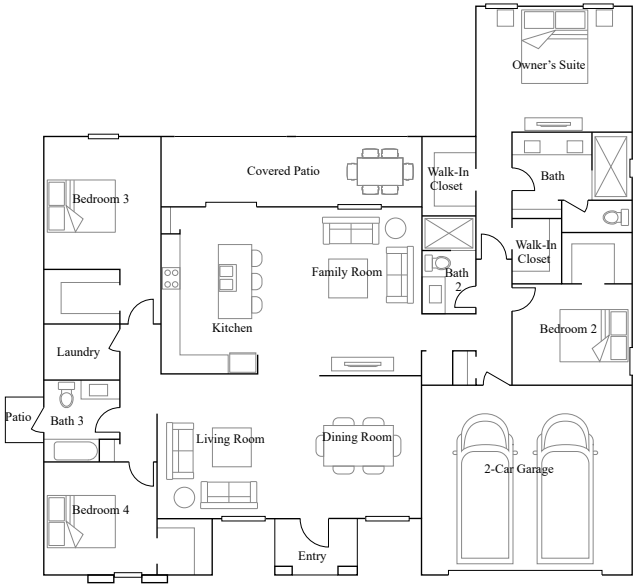
Willow

5 bd . 4 ba . 3,468 ft²

Edlin

4 bd . 3 ba . 2,403 ft²

1st Floor



Available Exteriors

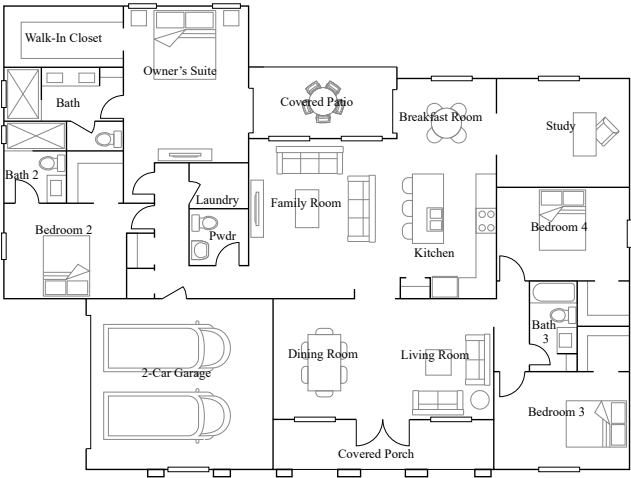


Exterior A

Fontana

4 bd . 3 ba . 1 half ba . 2,548 ft²

1st Floor



Available Exteriors

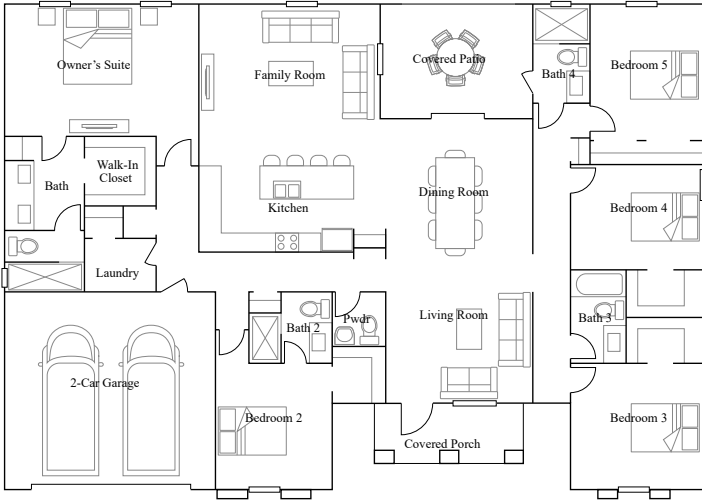


Exterior A

Mulberry

5 bd . 4 ba . 1 half ba . 2,806 ft²

1st Floor



Available Exteriors

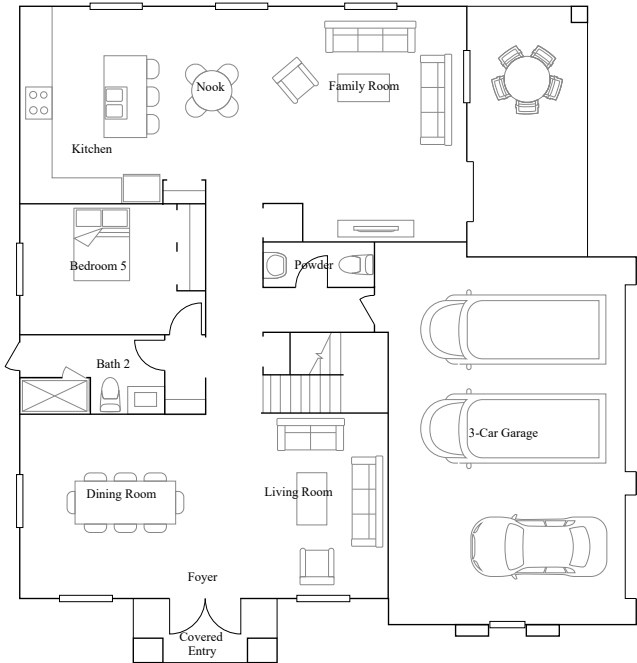


Exterior A

Willow

5 bd . 4 ba . 3,468 ft²

1st Floor



2nd Floor



Available Exteriors



Exterior A

Everything included

See all you can enjoy when
everything's included

Kitchen	<p>New stainless steel kitchen appliance package features a 30" smooth surface electric range, microwave and multi-cycle dishwasher</p> <p>Easy-care mica countertops with 6" backsplash</p> <p>Kitchen cabinets with 36" uppers and brushed nickel hardware</p> <p>Stainless steel kitchen sink and decorative faucet with sprayer</p> <p>Recessed down lighting</p> <p>Pantry closet with ventilated shelves</p> <p>Food waste disposal</p>
Owners Suite	<p>Cultured marble countertops, dual sinks and designer-selected cabinetry grace the oversized vanity in the owner's suite bathroom</p> <p>A walk-in shower with framed glass enclosure and stylish tile surround in the owner's suite bathroom</p> <p>The owner's suite bedroom showcases an elegant coffer ceiling</p> <p>Shower with clear glass enclosure and ceramic tile surround in owner's bathroom</p> <p>Vanity Cabinets with brushed nickel hardware in owner's bathroom</p>
Secondary Bathroom	<p>Bathtub in secondary bath</p> <p>12'x12" Ceramic tile in all bathroom floors and shower walls</p>

	Cultured marble countertops with integrated sink and designer faucet
	Vanity cabinets with brushed nickel hardware and mirror in secondary full baths
	Recessed LED downlighting
Interior	Central air conditioning and heating system
	Plush stain resistant carpeting with padding in a choice of decorator colors in designated areas
	Pre-wired for ceiling fan in family room or great room and all bedrooms (per plan)
	Raised-panel bi-fold closet doors
	Elegant interior door hardware
	Raised-panel interior doors
	Designer quality paint on all walls and ceiling
	Smoke and carbon monoxide detectors throughout
	Rocker-style switches throughout
	18"x18" ceramic tile in kitchen, laundry and A/C closet in a choice of decorator colors
	Textured walls and ceilings in designated areas
	Electric water heater
	Cat6 wiring in kitchen, family room, and owner's suite, home run to central distribution panel.
Connectivity	Ring Video Doorbell Pro

Schlage Encode™ Smart WiFi Deadbolt

Honeywell Home T6 Pro smart thermostat efficiently regulates the indoor temperature

Find the home that’s right for you.

Prices and availability as of October 25, 2024. All subject to change.

Homesite	Price	Details	Plan	Address
2A08	High \$800K	4 bd · 3 ba · 2,403 ft²	Edlin	13267 SW 188 TER
3A02	High \$800K	4 bd · 3 ba · 2,403 ft²	Edlin	13216 SW 188 TER
2A10	Low \$900K	4 bd · 3 ba · 1 half ba · 2,548 ft²	Fontana	13235 SW 188 TER
2A11	Low \$900K	4 bd · 3 ba · 1 half ba · 2,548 ft²	Fontana	13219 SW 188 TER
2A07	Mid \$900K	5 bd · 4 ba · 1 half ba · 2,806 ft²	Mulberry	13283 SW 188 TER
3A12	Mid \$900K	5 bd · 4 ba · 1 half ba · 2,806 ft²	Mulberry	13201 SW 189 TER
2A01	Mid \$900K	5 bd · 4 ba · 3,468 ft²	Willow	13202 SW 189 TER
2A09	Mid \$900K	5 bd · 4 ba · 3,468 ft²	Willow	13251 SW 188 TER

Community information

Location	Hours		Phone
13319 SW 184 Terr Suite 102 Miami, FL 33177	Mon	10:00 - 6:00	866-341-0796
	Tue	10:00 - 6:00	
	Wed	10:00 - 6:00	
	Thu	10:00 - 6:00	
	Fri	10:00 - 6:00	
	Sat	10:00 - 6:00	
	Sun	10:00 - 6:00	

HOA & Tax information

Aprox monthly HOA fees - \$0
Approximate tax rate - 1.35%

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 country.

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.

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.

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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