



LENNAR

GREENVIEW

AT PRESIDENTIAL



BH GROUP



Preliminary Artist's Concept

LENNAR®

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 26 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.



BH GROUP

For more than two decades, BH Group has been transforming the real estate market in South Florida and beyond with a primary focus centered on luxury residential properties, prime land holdings, office spaces and mixed-use assets strategically positioned in prime locations. By targeting large-scale, value-adding prospects within specialized markets, the firm mitigates risk exposure while maximizing returns. BH Group has forged partnerships with leading real estate firms in the United States, resulting in the successful completion of over 1,100 luxury residential units, with an additional 10,000 units in progress, in collaboration with esteemed partners.





GREENVIEW

AT PRESIDENTIAL

Discover Greenview at Presidential

Welcome to **Greenview at Presidential**, a luxurious new community of estate homes where you can experience the best of Aventura's dining, entertainment, and shopping destinations.

A Unique Opportunity

Greenview at Presidential, is a collaboration between Lennar and BH Group, located in the prestigious Presidential master-planned community near Aventura in Miami-Dade County. This family-friendly neighborhood offers a once-in-a-lifetime opportunity with a limited number of homes available.

Luxury Living

There are two collections of homes to choose from, the Estate Collection and Presidential Collection. Each offers three distinct and well-thought-out floorplan designs with beautifully appointed interiors and elegant facades. In each collection, there is a Next Gen[®] floorplan showcasing the Home Within A Home concept, perfect for multigenerational families.

Exceptional Amenities

Residents and their guests will be greeted by a beautifully designed entry with a guardhouse. They will also enjoy an elegant lakeside clubhouse, a state-of-the art fitness center, children's tot lot area and an inviting sparkling swimming pool with sundeck areas. Bask in the Florida sun, or simply enjoy nature's beauty through scenic walking paths and lake views.

Act Now

An exclusive opportunity awaits you and your family at Greenview at Presidential. Inquire today and find the home of your dreams.







Main Entrance

Preliminary Artist's Concept





Guard House View

Preliminary Artist's Concept

Discover Greenview at Presidential, a new community of luxury estate homes where residents will enjoy living minutes away from Aventura's finest dining, entertainment, and shopping destinations.

Once you're unpacked, get ready to explore your new neighborhood! Dozens of nearby restaurants offer the full gamut of cuisine, from Miami staples to international delights, and several shopping centers in the area provide the everyday essentials with plenty of opportunities to splurge. There is a venue for every hobby nearby as well, from guitar lessons to golfing, to casinos and more, your new home may be the launchpad to pursue your passion.

Discover a community where life will thrive with new adventures and make yourself at home at Greenview at Presidential!



NEARBY POINTS OF INTEREST

SCHOOLS

Elementary: Highland Oaks Elementary School
Middle: Highland Oaks Middle School
High: Dr. Michael M. Krop Senior High School

RESTAURANTS

CVI.CHE 105 (3.3 miles)
PANI Bistro (3.1 miles)
Abbalé Telavivian Kitchen – Aventura (3.0 miles)
JOEY Aventura (3.2 miles)
Serfina (3.3 miles)
Olive Garden Italian Restaurant (2.9 miles)
Chili’s Grill & Bar (2.2 miles)
The Cheesecake Factory (3.0 miles)
Tap 42 Craft Kitchen & Bar (3.0 miles)
First Watch (0.8 miles)

MEDICAL

FastCare Urgent Care (2.3 miles)
Mount Sinai Medical Center Aventura (2.9 miles)
HCA Florida Aventura Hospital (2.5 miles)
CVS Pharmacy (0.7 mile)

SHOPPING

Aventura Mall (2.8 miles)
T.J. Maxx (0.9 mile)
Publix Supermarket at Skylake Mall (0.8 mile)
Target (2.6 miles)
Costco Wholesale (3.7 miles)
Whole Foods Market (2.5 miles)
Marshalls & HomeGoods (2.1 miles)

PARKS & RECREATION

Ives Estates Park (2.0 miles)
Highland Oaks Park (1.7 miles)
Founders park (2.7 miles)
Columbia Park (1.7 miles)
Greynolds Park (1.2 miles)
Tidal Cove Waterpark (3.0 miles)
AMC Aventura 24 (3.1 miles)
Topgolf Miami Gardens (4.3 miles)

MUNICIPAL

Miami Dade Fire Rescue Aventura South Station (2.4 miles)
North Miami Beach Police Department (1.8 miles)
North Miami Beach City Hall (1.7 miles)
Unites States Postal Service (1.9 miles)

TRAVEL

Fort Lauderdale-Hollywood International Airport (12.8 miles)
Miami International Airport (17.0 Miles)
Brightline Train (2.5 miles)

PET

Pet Supermarket (2.6 miles)
Pet Poodle Resort & Spa (1.6 miles)
PetSmart (2.5 miles)
Banfield Pet Hospital (0.9 mile)
VCA Aventura Animal Hospital & Pet Resort (2.2 miles)

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GREENVIEW

AT PRESIDENTIAL



PRESIDENTIAL COLLECTION
SINGLE-FAMILY 65' X 130'

Site plans and community maps are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Maps are not to scale and are for relative location purposes only. 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: CGC 062343. Date 08/24



ESTATE COLLECTION

 SINGLE-FAMILY 50' X 130'

INTRODUCING THE ESTATE COLLECTION

An exclusive collection of 77 estate homes offering 3 unique two-story spacious home designs including Lennar's Next Gen®, the home within a home for seamless multigenerational living.





ESTATE COLLECTION
NILE

MAIN HOME : 2-STORY | 4 BEDROOMS | 2.5 BATH | BONUS ROOM
(OPT. LAYOUTS AVAIL.) | BALCONY | COVERED TERRACE | 2-CAR GARAGE

NEXT GEN® SUITE : PRIVATE ENTRANCE | BEDROOM | CABANA BATH |
LIVING AREA | KITCHENETTE



ELEVATION A - INCLUDED



ELEVATION A1 – OPTIONAL STONE



GREENVIEW
AT PRESIDENTIAL



ELEVATION B - INCLUDED



ELEVATION B1 – OPTIONAL STONE



ESTATE COLLECTION

NILE

MAIN HOME : MAIN HOME : 2-STORY | 4 BEDROOMS | 2.5 BATH | BONUS ROOM (OPT. LAYOUTS AVAIL.) | BALCONY | COVERED TERRACE | 2-CAR GARAGE

NEXT GEN® SUITE : PRIVATE ENTRANCE | BEDROOM | CABANA BATH LIVING AREA | KITCHENETTE



Preliminary Artist's Concept

1ST FLOOR

ESTATE COLLECTION

NILE



| | | |
|----------------------|-------|----|
| MAIN HOME A/C LIVING | 2,995 | SF |
| NEXT GEN A/C LIVING | 555 | SF |
| COVERED TERRACE | 140 | SF |
| COVERED ENTRY | 105 | SF |
| 2-CAR GARAGE | 494 | SF |
| BALCONY | 35 | SF |
| TOTAL | 4,324 | SF |



BONUS ROOM
OPTIONAL LAYOUTS



Preliminary Artist's Concept

2ND FLOOR

ESTATE COLLECTION
PIEDRA

2-STORY | 4 BEDROOMS | 4 BATHS | GAME ROOM | BALCONY
COVERED TERRACE | 3-CAR GARAGE



ELEVATION A - INCLUDED



ELEVATION A1 – OPTIONAL STONE





GREENVIEW
AT PRESIDENTIAL

ELEVATION B - INCLUDED



Preliminary Artist's Concept

ELEVATION B1 – OPTIONAL STONE



Preliminary Artist's Concept

ESTATE COLLECTION
PIEDRA

2-STORY | 4 BEDROOMS | 4 BATHS | GAME ROOM | BALCONY
COVERED TERRACE | 3-CAR GARAGE



1ST FLOOR

Preliminary Artist's Concept



ESTATE COLLECTION
PIEDRA

| | |
|----------------------|----------|
| MAIN HOME A/C LIVING | 3,600 SF |
| COVERED TERRACE | 249 SF |
| COVERED ENTRY | 136 SF |
| 3-CAR GARAGE | 577 SF |
| BALCONY | 77 SF |
| TOTAL | 4,639 SF |



Preliminary Artist's Concept
2ND FLOOR

ESTATE COLLECTION
SOMMERSET

2-STORY | 5 BEDROOMS | 4 BATHS | GAME ROOM | BALCONY
COVERED TERRACE | 2-CAR GARAGE



ELEVATION A - INCLUDED



ELEVATION A1 – OPTIONAL STONE





GREENVIEW
AT PRESIDENTIAL

ELEVATION B - INCLUDED



ELEVATION B1 – OPTIONAL STONE



ESTATE COLLECTION
SOMMERSET

2-STORY | 5 BEDROOMS | 4 BATHS | GAME ROOM | BALCONY
COVERED TERRACE | 2-CAR GARAGE



1ST FLOOR

Preliminary Artist's Concept



ESTATE COLLECTION
SOMMERSET

| | |
|----------------------|----------|
| MAIN HOME A/C LIVING | 4,095 SF |
| COVERED TERRACE | 277 SF |
| COVERED ENTRY | 77 SF |
| 2-CAR GARAGE | 448 SF |
| BALCONY | 184 SF |
| TOTAL | 5,081 SF |



Preliminary Artist's Concept

2ND FLOOR



GREENVIEW

AT PRESIDENTIAL





INTRODUCING THE PRESIDENTIAL COLLECTION

An exclusive collection of only 26 stunning estate homes offering beautifully designed floorplans with stunning elevations, including Lennar's Next Gen®, the home within a home for seamless multigenerational living.





PRESIDENTIAL COLLECTION

RUBY

2-STORY | 5 BEDROOMS | 4.5 BATHS | LOFT | GAME ROOM
BALCONY | COVERED TERRACE | 2-CAR GARAGE | 1-CAR GARAGE



ELEVATION A - INCLUDED



ELEVATION A1 – OPTIONAL STONE





GREENVIEW
AT PRESIDENTIAL

ELEVATION B - INCLUDED



ELEVATION B1 – OPTIONAL STONE



PRESIDENTIAL COLLECTION

RUBY

2-STORY | 5 BEDROOMS | 4.5 BATHS | LOFT | GAME ROOM
BALCONY | COVERED TERRACE | 2-CAR GARAGE | 1-CAR GARAGE



1ST FLOOR



PRESIDENTIAL COLLECTION

RUBY

| | | |
|----------------------|-------|----|
| MAIN HOME A/C LIVING | 4,152 | SF |
| COVERED TERRACE | 126 | SF |
| COVERED ENTRY | 72 | SF |
| GARAGES | 727 | SF |
| BALCONY | 72 | SF |
| TOTAL | 5,149 | SF |



Preliminary Artist's Concept

2ND FLOOR

PRESIDENTIAL COLLECTION

SILVERSTONE

MAIN HOME : 2-STORY | 4 BEDROOMS | 4.5 BATH
BALCONY | COVERED TERRACE | 2-CAR GARAGE

NEXT GEN® SUITE : PRIVATE ENTRANCE | BEDROOM
BATH | LIVING AREA | KITCHENETTE



ELEVATION A - INCLUDED



ELEVATION A1 – OPTIONAL STONE



GREENVIEW
AT PRESIDENTIAL



ELEVATION B - INCLUDED



Preliminary Artist's Concept

ELEVATION B1 – OPTIONAL STONE



Preliminary Artist's Concept

PRESIDENTIAL COLLECTION

SILVERSTONE

MAIN HOME : 2-STORY | 4 BEDROOMS | 4.5 BATH
BALCONY | COVERED TERRACE | 2-CAR GARAGE

NEXT GEN® SUITE : PRIVATE ENTRANCE | BEDROOM
BATH | LIVING AREA | KITCHENETTE



PRESIDENTIAL COLLECTION

SILVERSTONE



| | |
|----------------------|----------|
| MAIN HOME A/C LIVING | 3,693 SF |
| NEXT GEN A/C LIVING | 643 SF |
| COVERED TERRACE | 367 SF |
| COVERED ENTRY | 97 SF |
| 2-CAR GARAGE | 469 SF |
| BALCONY | 108 SF |
| TOTAL | 5,377 SF |



Preliminary Artist's Concept

2ND FLOOR

PRESIDENTIAL COLLECTION
VICTORIA

2-STORY | 6 BEDROOMS | 6.5 BATHS | GAME ROOM+STUDY
DEN | BALCONY | COVERED TERRACE | 2-CAR GARAGE | 1-CAR GARAGE



ELEVATION A - INCLUDED

Preliminary Artist's Concept



ELEVATION A1 – OPTIONAL STONE

Preliminary Artist's Concept





GREENVIEW

AT PRESIDENTIAL

ELEVATION B - INCLUDED



Preliminary Artist's Concept

ELEVATION B1 – OPTIONAL STONE



Preliminary Artist's Concept

PRESIDENTIAL COLLECTION
VICTORIA

2-STORY | 6 BEDROOMS | 6.5 BATHS | GAME ROOM+STUDY
DEN | BALCONY | COVERED TERRACE | 2-CAR GARAGE | 1-CAR GARAGE



1ST FLOOR



PRESIDENTIAL COLLECTION
VICTORIA

| | |
|----------------------|----------|
| MAIN HOME A/C LIVING | 4,735 SF |
| COVERED TERRACE | 196 SF |
| COVERED ENTRY | 55 SF |
| GARAGES | 716 SF |
| BALCONY | 126 SF |
| TOTAL | 5,828 SF |



OPTIONAL GAMEROOM

Preliminary Artist's Concept

2ND FLOOR

GREENVIEW

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EXTERIOR FEATURES

- Quality concrete block construction
- Concrete roof tile
- Impact resistant windows and doors
- Elegant covered entries
- Brick paver entry walk, driveway, patios/terrace areas (per plan)
- Designer exterior paint schemes
- Hurricane resistant garage door
- Automatic garage door opener with remote
- Contemporary-style exterior lighting (per plan)
- Gutters throughout
- Irrigation system

KITCHEN FEATURES

- Elegant and spacious kitchen designs with island and/or built-in desk area (per plan) featuring:
 - Sub-Zero 42" French Door Refrigerator/Freezer With Internal Dispenser
 - Wolf 30" Transitional Speed Oven
 - Wolf 30" Built-In Single Oven
 - Wolf 36" Cooktop Wall Hood
 - Wolf 36" Electric Cooktop
 - Cove Dishwasher
- 42" Contemporary-style flat panel double stacked cabinets in choice of colors with brushed nickel hardware
- Contemporary-style quartz kitchen countertops with square edge and 6" Backsplash

- Stainless steel rectangular undermount kitchen sink
- Contemporary-style kitchen faucet with pullout spray
- Food waste disposal
- Recessed overhead lighting

INTERIOR FEATURES

- Stylish 24"x 24" porcelain floor tile in foyer, kitchen, great room, breakfast room, family room, dining room, living room and laundry room in choice of designer colors (per plan)
- LVP Flooring on stairs & 2nd floor areas (except bathrooms)
- Contemporary-style interior doors
- Contemporary-style baseboards and door casings throughout home
- Contemporary-style recessed downlighting throughout home
- Lever style interior door hardware
- Designer quality paint on all walls and ceilings
- Smooth finish walls and textured ceilings throughout
- 10' Ceilings in first floor living areas
- 9' Ceilings in 2nd floor living areas
- Contemporary style stair handrail (per plan)
- Rocker style light switches throughout home
- Category 5e structured wiring for phone in kitchen and owner's suite, home run to central distribution panel

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INCLUDED FEATURES

INTERIOR FEATURES (CONT)

- RG6 shielded coaxial television cable in all bedrooms and family room, home run to central distribution panel
- Pre-wired for ceiling fan in family room and all bedrooms
- Decorative marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Central air conditioning and heating system
- Electric water heater

BATH FEATURES

- Bath features:
 - Contemporary-style chrome faucets in all baths
 - Full width vanity mirrors
 - Recessed lighting
 - Shampoo niches
 - Elongated toilet in all baths
 - Exhaust fan (per plan)
- En-suite bath:
 - Contemporary-style floating vanities with quartz countertops and 4" backsplash
 - 8" Rain style shower head
- Soaking tubs (per plan)

BATH FEATURES (CONT.)

- Clear glass frameless shower enclosure
- 12" x 24" porcelain tile on bathroom shower walls
- 24" x 24" porcelain tile on bathroom floors
- 2" x 2" matching mosaic tile on shower floors
- Secondary baths:
 - Contemporary-style floating vanities with quartz countertops and 4" backsplash
 - 24" x 24" porcelain tile on bathroom floors
 - 12" x 24" porcelain tile on shower walls
 - 2" x 2" matching mosaic tile on shower floor
 - Tub or enclosed shower (per plan)
- Powder bath:
 - Includes contemporary-style floating vanity with elegant white cultured marble sink & countertop or pedestal sink (per plan)

LAUNDRY FEATURES

- GE Front Loader Washer & Dryer
- 24" x 24" Porcelain tile flooring in choice of color
- White flat panel cabinets with 6" pull handles, laundry sink, and cultured marble countertops with 4" backsplash (per plan)



A Life
Well
Shared



KEEP LOVED ONES CLOSE all of the time.

The world is changing and now more than ever we are seeing the value in being able to double up to save money and keep our families together and close by. Designed to accommodate your changing lifestyles, Lennar's Next Gen® - The Home Within A Home® opens the door to an array of financial and logistical benefits, while providing the opportunity to live every day close to the ones you love. Whether it is affordability, shared responsibility or room for more, Next Gen® is the ideal solution for many homebuyers.

Privacy

More than just dual Owner's Suites or an extra bedroom, the Next Gen® home offers an attached private suite with its own separate entrance, living room, bedroom, bathroom, laundry area and kitchenette – all without sacrificing anyone's privacy or independence.

Flexibility

The Next Gen® suite is a flexible space for any lifestyle. While the additional space is often used as separate living accommodations for parents, grandparents or adult children, the suite can also be used for long term guests, transformed into a private office, gym, or personal studio for your hobbies.

Shared Costs

With our Next Gen® design, it's like getting two homes for one payment®, where you can share home costs, share responsibilities and potentially save money while keeping everyone together. Plus, why pay high assisted living fees, when you can have your loved ones with you for less money?

Togetherness

More than ever families are living together under the same roof. Share your home with your loved ones and enjoy more of life's special moments together."





NEXT GEN® - THE HOME WITHIN A HOME INCLUDED FEATURES

Next Gen® - The home within a home, a new concept in living space designed to comfortably accommodate a private suite adjacent to the main home. These new, innovative floorplans allow families to live together and still have their own private quarters.

INTERIOR FEATURES

- 24"x 24" porcelain tile in foyer, kitchenette, living room, a/c closet and laundry
- Plush stain resistant carpeting with padding in select areas (same as main home)
- Contemporary-style 8' high interior doors
- 10' ceilings throughout
- Elegant interior door hardware
- Contemporary-style baseboards
- Textured finish walls and ceilings in designated areas
- Contemporary style recessed downlighting with rocker-style switches throughout
- Category 5e structured wiring for voice in kitchenette, homerun to central distribution panel
- RG6 shielded coaxial television cable in private suite bedroom/office and living room/office; home run to central distribution panel
- Pre-wired for ceiling fan in bedroom/office and living room/office
- Quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

LAUNDRY

- Unitized washer-dryer (per plan)

DESIGNER KITCHEN

- 42" Elegant flat panel cabinets with brushed nickel hardware (same as main home)
- Contemporary-style quartz countertop with square edge & 6" backsplash
- Undermount stainless steel kitchen sink and designer faucet with sprayer in chrome
- Wolf / Sub-Zero / stainless steel appliance package featuring:
 - Sub-Zero 42" French door refrigerator/freezer with internal dispenser
 - Built-in 24" microwave oven
- Recessed LED downlighting

INSIDE YOUR BATH

- Contemporary-style floating vanity with integrated sink and elegant white cultured marble vanity top with 4" backsplash
- Contemporary-style chrome faucets
- Full-width vanity mirror
- Elongated toilet
- Clear glass semi-frameless shower enclosure
 - 24" x 24" Porcelain tile on bathroom floors (same as main home)
 - 12" x 24" porcelain tile on shower walls
 - 2" x 2" matching mosaic tile on shower floor
- Exhaust fan (per plan) • Recessed LED downlighting

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AMENITIES FOR THE SOUTH FLORIDA LIFESTYLE

Greenview at Presidential has exciting onsite amenities for all ages and lifestyles. Soak up the Florida sun or swim laps in the sparkling resort-style pool, stay active in the state-of-the-art fitness center or spend time with family and friends in the welcoming clubhouse. There is also a fun and engaging tot lot dedicated for little ones to enjoy hours of play time.









Future Club House

Preliminary Artist's Concept



GREENVIEW

AT PRESIDENTIAL

WELCOME HOME CENTER

Temporarily Located at
2999 NE 191 Street PH2
Aventura, FL 33180
855-865-0111



LENNAR®

BH GROUP

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