



BY **LENNAR**



PRELIMINARY ARTIST'S CONCEPT

# PRELIMINARY COMMUNITY BROCHURE

## MIAMI, FL

**LENNAR®**





## WELCOME HOME

Say hello to Vivant, Lennar's newest master-planned community, located at SW 272nd St. & SW 162nd Ave in Miami, FL. Blending a charming rural setting with exciting urban amenities nearby, this community will offer new homebuyers the opportunity to own a brand-new townhome, with or without a garage, all featuring innovative floorplan designs, including townhome and condo-style living.

Crafted for elevated living, residents at Vivant will enjoy future amenities such as a relaxing cabana, a pristine swimming pool for soaking up sunny days, a tot lot for kids, and ample parks and green areas for outdoor fun.

Vivant combines all the important factors new homebuyers seek in a new home community, making this making it a wonderful place you'll be proud to call home.







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NEW CONDOMINIUM TOWNHOMES

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## CONDOMINIUM TOWNHOMES

### INCLUDED FEATURES

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#### YOUR COMMUNITY

- Built and marketed by Lennar, one of the nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN)
- Vivant, a master-planned community, will offer new townhomes and villas (with and without garages)
- Onsite amenities will include a pool, cabana, tot lot and parks and green areas throughout
- Vivant is located within a Community Development District (CDD). For more information, ask a Lennar New Home Consultant.

#### KITCHEN

- Easy-care mica countertops with 6" backsplash
- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Quality stainless steel appliance package includes a 30" smooth surface electric range, built-in microwave and multi-cycle dishwasher
- Stainless steel kitchen sink with decorative faucet and sprayer
- Recessed LED downlighting
- Pantry Closet with ventilated shelves

#### OWNERS SUITE

- Cultured marble countertops with integrated sinks and designer faucet in Owner's bathroom
- 12x12" Ceramic Tile in bathroom floor and shower walls
- 6"x6" Ceramic tile in shower floors
- Vanity cabinets with brushed nickel hardware in owner's bathroom
- Recessed LED downlighting

#### SECONDARY BATHROOM

- Elegant pedestal sink in first floor powder bath (per plan)
- Bathtub in secondary baths (per plan)
- Cultured marble countertops with integrated sink and designer faucet
- Recessed LED lighting
- 12"x12" Ceramic tile in all bathroom floors and shower walls

#### INTERIOR

- Central air conditioning and heating system
- Colonial style baseboards and door casings
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Pre-wired for ceiling fan in family room or great room and all bedrooms (per plan)
- Raised-panel bi-fold closet doors
- 18"x18" ceramic tile in kitchen, laundry and A/C closet.
- Raised-panel interior doors with elegant hardware
- Designer quality paint on all walls and ceiling
- Smoke and carbon monoxide detectors throughout
- Rocker-style switches throughout
- Textured walls and ceilings in designated areas

#### EXTERIOR

- Quality CBS construction
- Code complaint exterior doors and windows
- Elegant Front Elevations with decorative stucco design details
- Code complaint hurricane panels
- Designer exterior paint in decorator schemes
- Brick paver driveway, walkway, entry and rear patio areas
- Architecturally stylish dimensional roof shingles





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## ATRIUM





# ATRIUM

CONDOMINIUM TOWNHOMES

2 story | 3 Bedrooms | 2 Baths | Family Room | Dining Room  
2-Car Garage

1,286	SQ FT	A/C AREA
330	SQ FT	2-CAR GARAGE
1,616	SQ FT	TOTAL



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## CITADELLE



FRONT ELEVATIONS WITH ELEGANT DÉCORATIVE STUCCO DESIGN DETAILS

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2-Story | 3 Bedrooms | 3 Baths | Great Room  
2-Car Garage

1,333	SQ FT	A/C AREA
328	SQ FT	2-CAR GARAGE
1,661	SQ FT	TOTAL



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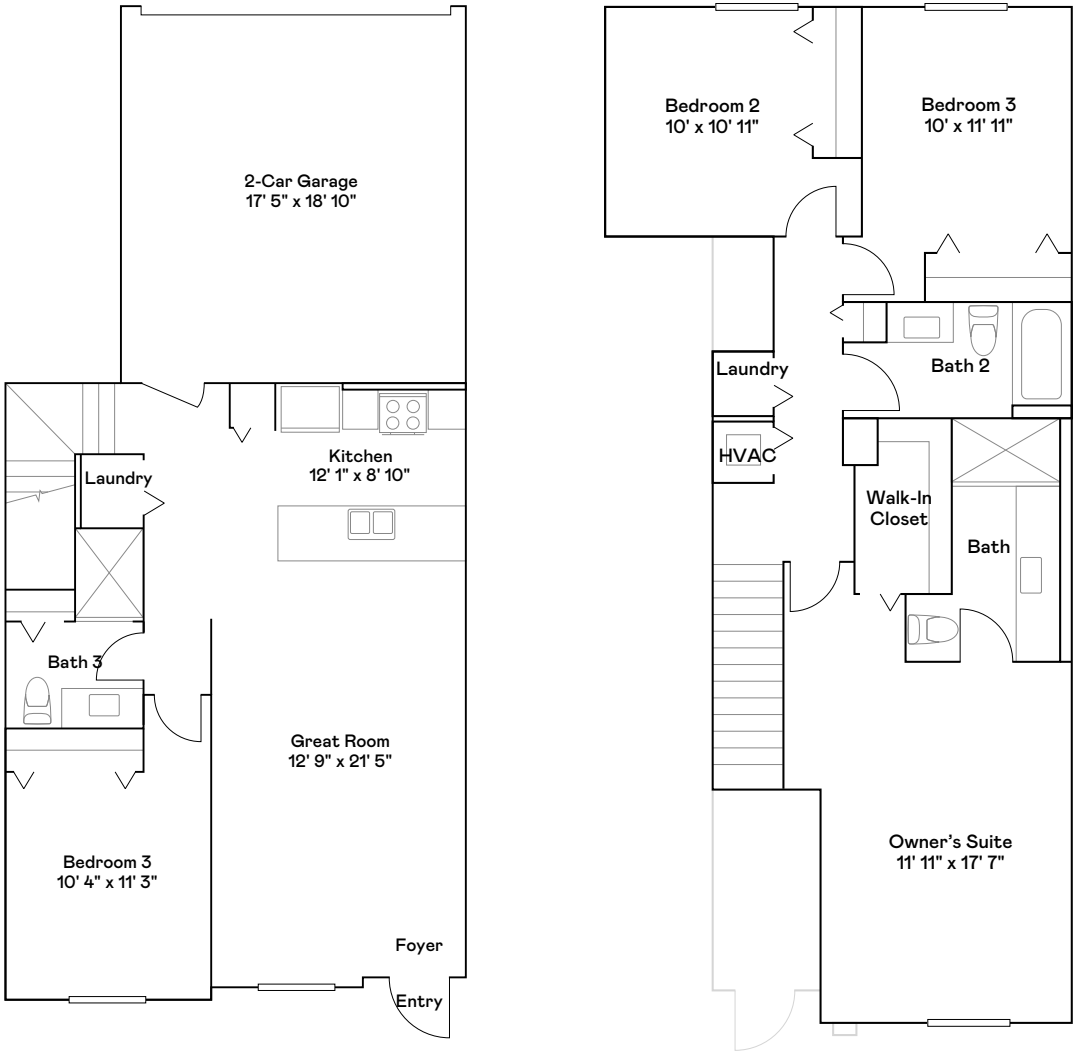
## LUMIERE





2-Story | 3 Bedrooms | 3 Baths | Great Room | 2-Car Garage

1,367	SQ FT	A/C AREA
330	SQ FT	2-CAR GARAGE
1,697	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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PARADIS



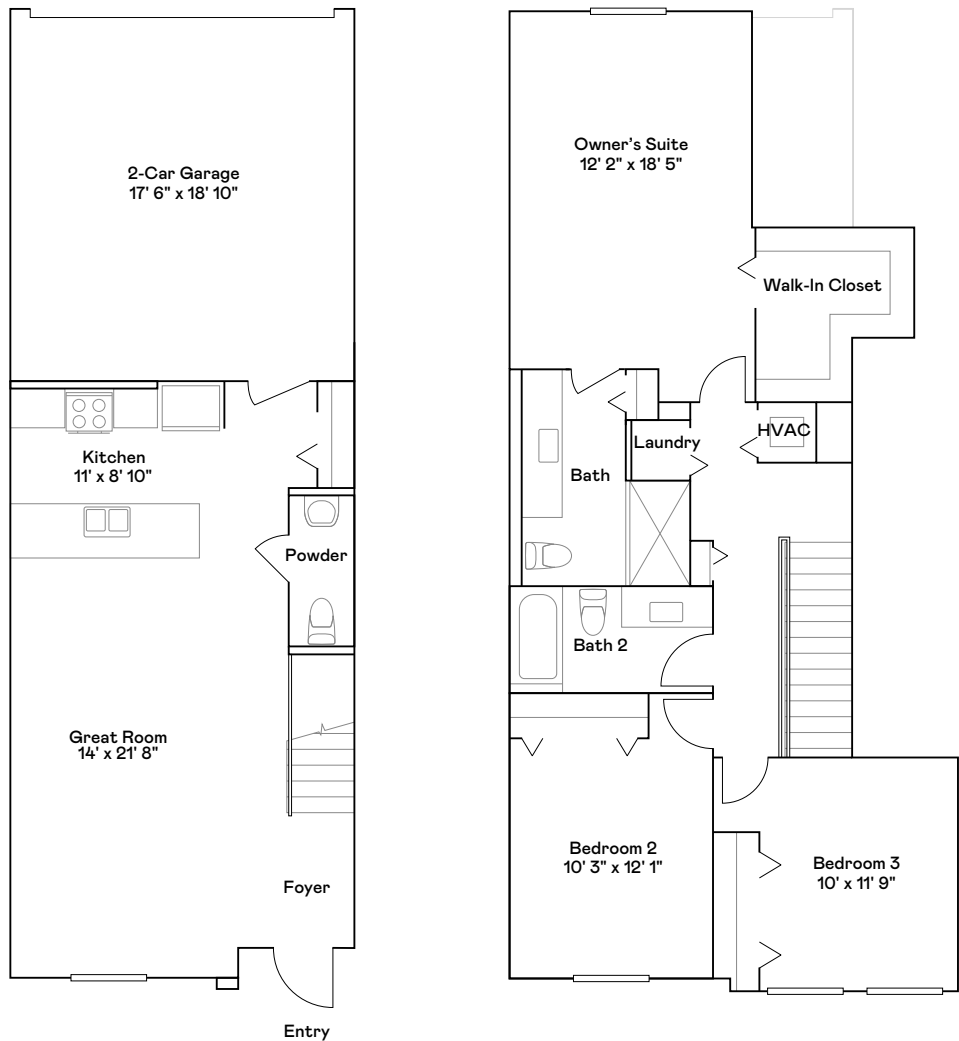
FRONT ELEVATIONS WITH ELEGANT DÉCORATIVE STUCCO DESIGN DETAILS

PRELIMINARY ARTIST'S CONCEPT



2-Story | 3 Bedrooms | 2.5 Baths | Great Room  
2-Car Garage

1,416	SQ FT	A/C AREA
330	SQ FT	2-CAR GARAGE
1,746	SQ FT	TOTAL



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## TERRASSE



FRONT ELEVATIONS WITH ELEGANT DÉCORATIVE STUCCO DESIGN DETAILS

PRELIMINARY ARTIST'S CONCEPT



TERRASSE

CONDOMINIUM TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths | Great Room | Dining Room  
2-Car Garage

1,599	SQ FT	A/C AREA
328	SQ FT	2-CAR GARAGE
1,927	SQ FT	TOTAL



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TOWNHOMES-FEE SIMPLE PROMENADE COLLECTI

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# PRELIMINARY OVERALL COMMUNITY SITE PLAN



ON  CONDOMINIUM TOWNHOMES BOULEVARD COLLECTION

PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE.





CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



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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 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.



EVERYTHING'S  
INCLUDED®





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**LennarVivant.com**

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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. Plans to build out this neighborhood as proposed are subject to change without notice. Please see a New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. 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. Financing and title services are available through seller's affiliates Lennar Mortgage and Lennar Title, but use of Lennar Mortgage and Lennar Title are not required to purchase a home (See Affiliated Business Arrangement Disclosure <https://cdn.lennar.net/api/images/images/com/images/version10/ABADPopUpCombinedLennarTitleLennarMortgageLIANAAlSOpendoorNationalwithoutacknowledgement.pdf>). Lennar Mortgage, LLC - NMLS # 1058, Mortgage Lender/Service License # MLD549. Models/lifestyle photos do not reflect racial or ethnic preference. Scenes may be of locations or activities not on a Lennar property. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2024 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, the Everything's Included logo, Lennar Mortgage and Lennar Title 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): CGC062343. Date 07/24

