



COMMUNITY BROCHURE

MIAMI, FL

LENNAR®

PRELIMINARY COMMUNITY SITE PLAN
SINGLE-FAMILY HOMES



PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE



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YOUR COMMUNITY

- Built and marketed by Lennar, one of the nation's leading homebuilders since 1954
- Arbor Estates community, will offer new 1 and 2-Story single-family homes

EXTERIOR DETAILS

- Elegant Front Elevations with decorative stucco design details, stylish coach lights and solid panel garage doors
- Durable flat concrete roof tiles
- Quality CBS construction
- Code compliant Impact-resistant glass windows and doors
- Designer exterior paint in decorator schemes
- Brick paver driveways, walkway, entry and rear patio

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

KITCHEN

- Solid surface 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
- Freestanding kitchen island with built in stainless steel sink and faucet, offering counter seating
- 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

LAUNDRY

- Comfortable Laundry Room with washer and dryer connections, ventilated shelf's and storage closet (per plan)

Connectivity

- Honeywell Home T6 Pro-smart thermostat
- Ring Video Doorbell Pro
- Schlage Encode™ Smart WiFi Deadbolt





ARBOR

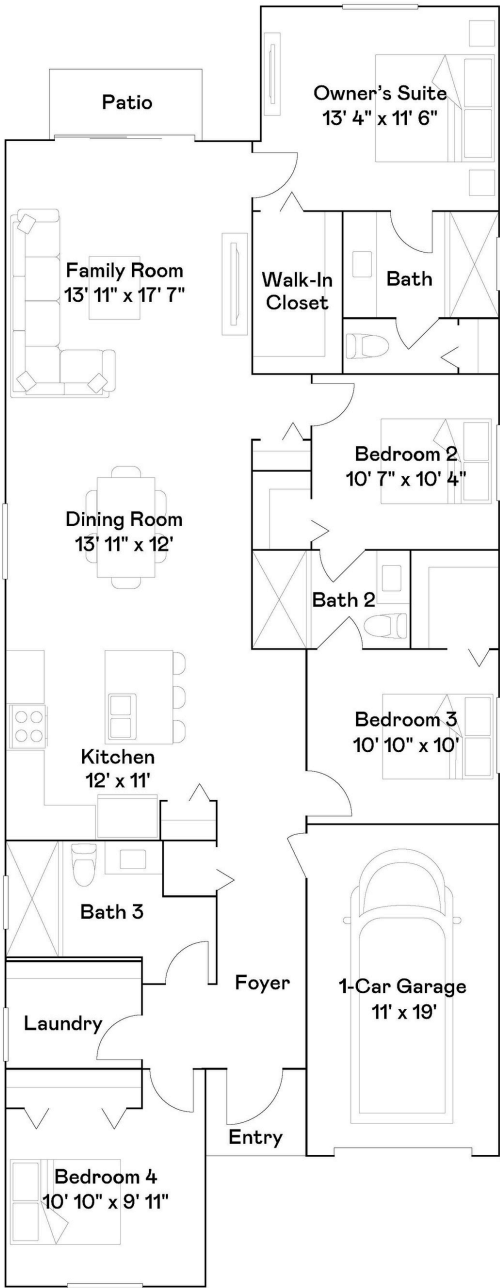
— ESTATES —



LENNAR®

1-Story | 4 Bedrooms | 3 Baths | Family Room
Dining Room | Covered Entry | Garage

1,775SQ FT	A/C AREA
233SQ FT	GARAGE
25SQ FT	COVERED ENTRY
<hr/>	
2,033SQ FT	TOTAL



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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 © 2022 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 . 05/25



ARBOR

— ESTATES —



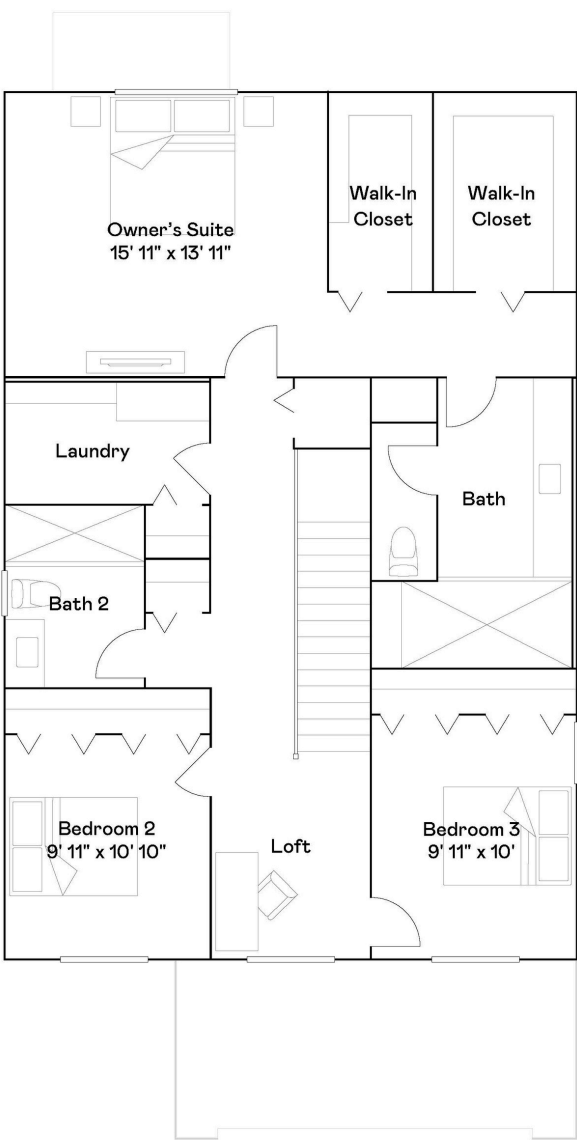
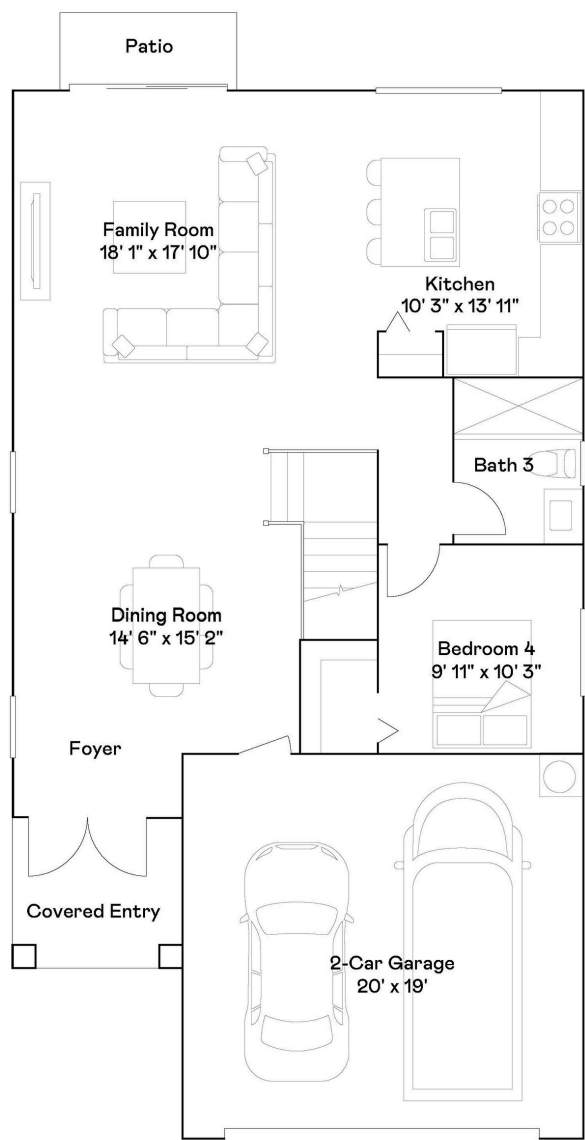
LENNAR®

ROSEMONT

SINGLE-FAMILY HOMES

2-Story | 4 Bedrooms | 3 Baths | Family Room
Dining Room | Loft | Covered Entry | 2-Car Garage

2,411SQ FT	A/C AREA
417SQ FT	2-CAR GARAGE
64SQ FT	COVERED ENTRY
<hr/>	
2,892SQ FT	TOTAL



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ARBOR

— ESTATES —



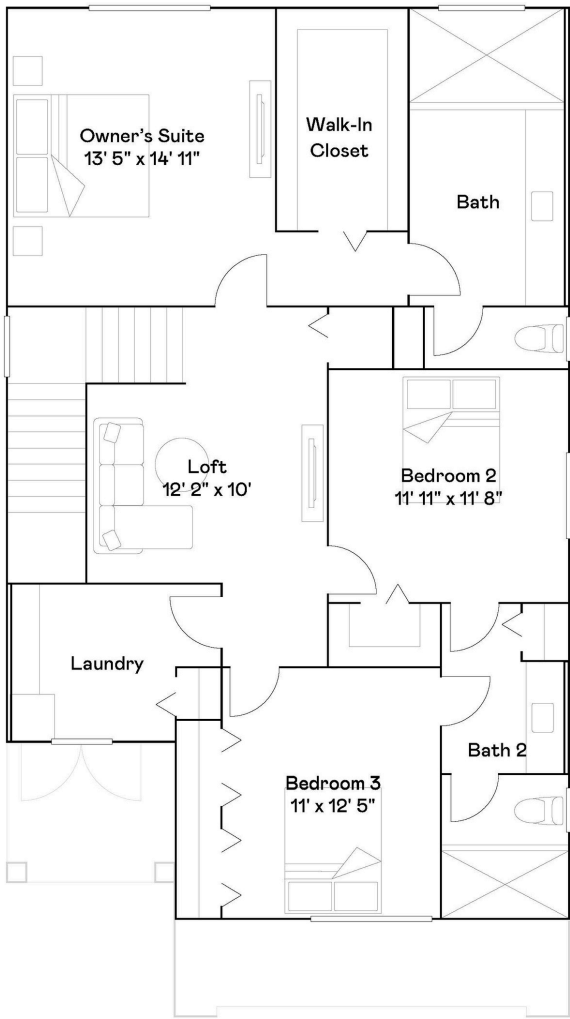
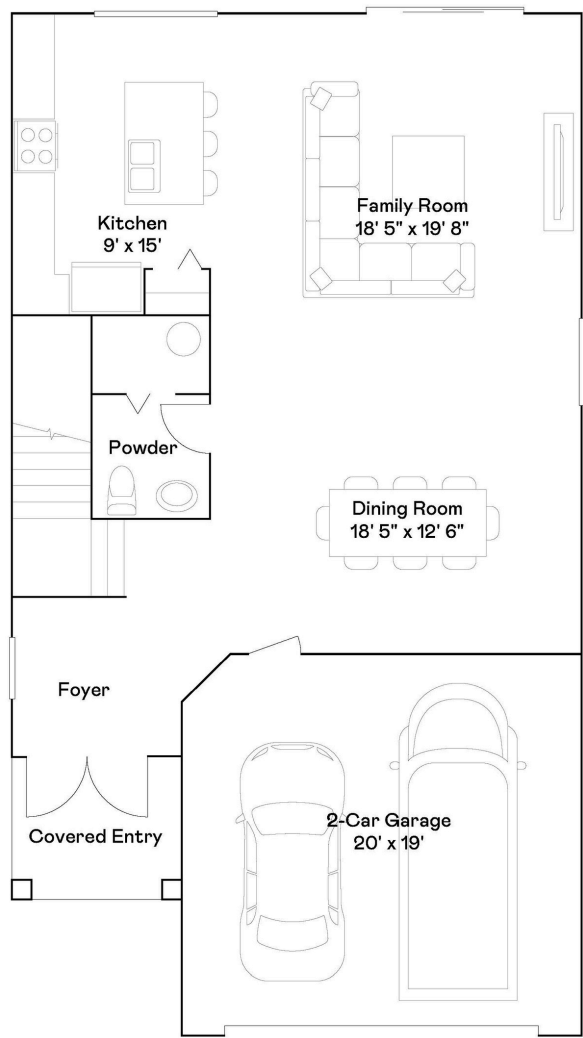
LENNAR®

WINSLOW

SINGLE-FAMILY HOMES

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Dining Room | Loft | Covered Entry | 2-Car Garage

2,414SQ FT	A/C AREA
413SQ FT	2-CAR GARAGE
64SQ FT	COVERED ENTRY
2,891SQ FT	TOTAL



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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 29 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®



LENNAR®