

Dalis

The Waterways Collection at AquaBella

3 Bedrooms | 2.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

LENNAR®

Dalis

The Waterways Collection at AquaBella

3 Bedrooms | 2.5 Baths | Family Room | Breakfast Area | 2-Car Garage



2,417 Sq. Ft. A/C Area
415 Sq. Ft. Garage
52 Sq. Ft. Covered Entry

2,884 Sq. Ft. Total

Preliminary Artist's Concept

Neptune

The Waterways Collection at AquaBella

4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



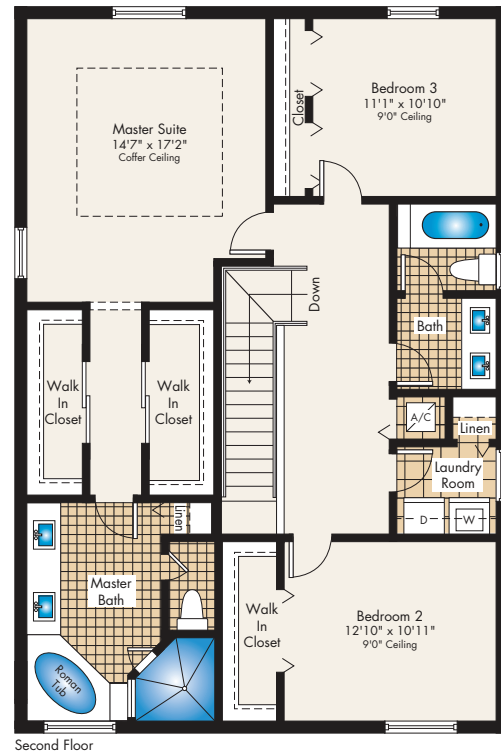
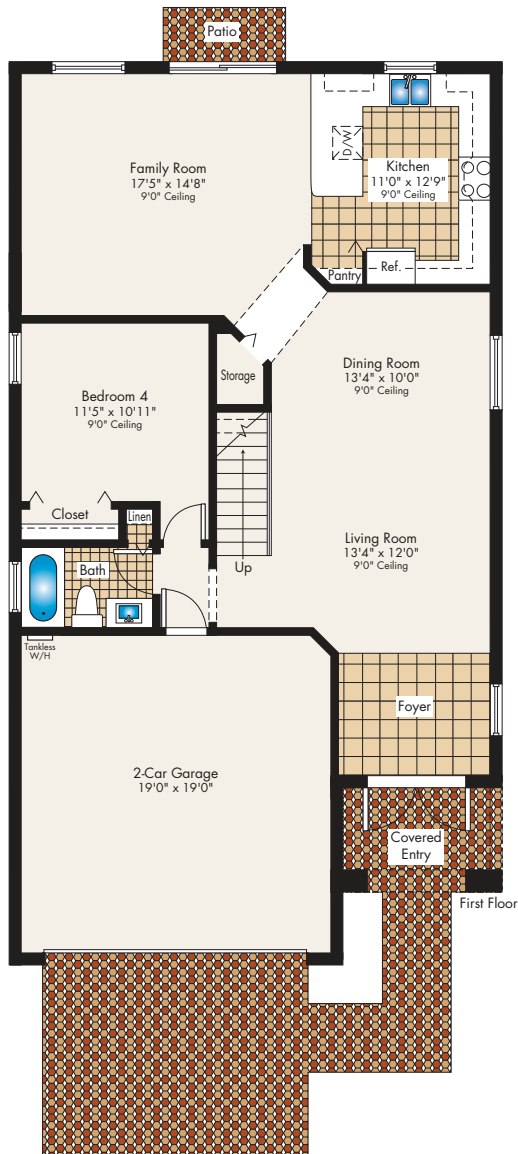
Preliminary Artist's Concept

LENNAR®

Neptune

The Waterways Collection at AquaBella

4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



2,479 Sq. Ft. A/C Area
 403 Sq. Ft. Garage
 61 Sq. Ft. Covered Entry
 2,943 Sq. Ft. Total

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. Void Where Prohibited By Law. Copyright © 2017 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 02/17.



Oceana

The Waterways Collection at AquaBella

4 Bedrooms | 3.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

LENNAR®

Oceana

The Waterways Collection at AquaBella

4 Bedrooms | 3.5 Baths | Family Room | Breakfast Area | 2-Car Garage



2,662 Sq. Ft. A/C Area
 395 Sq. Ft. Garage
 48 Sq. Ft. Covered Entry
 3,105 Sq. Ft. Total

Preliminary Artist's Concept

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Turquesa

The Waterways Collection at AquaBella

5 Bedrooms | 4.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

LENNAR®

Turquesa

The Waterways Collection at AquaBella

5 Bedrooms | 4.5 Baths | Family Room | Breakfast Area | 2-Car Garage



2,837 Sq. Ft. A/C Area
 408 Sq. Ft. Garage
 104 Sq. Ft. Covered Entry
 3,349 Sq. Ft. Total

Preliminary Artist's Concept

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Visola - Next Gen[®]

The Waterways Collection at AquaBella

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths | Family Room | 2-Car Garage
Next Gen[®]: Private Living Area | Private Suite | Bath | Kitchenette | Private Entry



Preliminary Artist's Concept



LENNAR[®]

The Waterways Collection at AquaBella

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths | Family Room | 2-Car Garage

Next Gen®: Private Living Area | Private Suite | Bath | Kitchenette | Private Entry



1,995	Sq. Ft. A/C Area
519	Sq. Ft. Next Gen®
223	Sq. Ft. Garage
75	Sq. Ft. Covered Entry
<hr/>	
2812	Sq. Ft. Total

Preliminary Artist's Concept



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The Waterways Collection at AquaBella

ei-Features

COMMUNITY FEATURES

- Built and Marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (LEN), one of the Nation's leading Homebuilders since 1954
- AquaBella, a premier Lennar master-planned community located in the highly sought after Hialeah Gardens neighborhood, just west of I-75 and on the border of Miami-Dade and Broward County
- Community will offer grand gated entry with guard house and elegant common areas
- Future waterfront clubhouse with resort-style pool and spa, fitness center, game room, and party room
- Children's splash zone and playground
- Pristine 26 acre lake in the heart of the community
- Sidewalks throughout
- Excellent schools nearby
- Conveniently located to shopping, dining and recreational activities
- Easy access to I-75, Palmetto Expressway and Florida Turnpike
- Located within a Community Development District (CDD) ask a Lennar New Home Consultant for details

INTERIOR FEATURES

- 18" x 18" ceramic tile in foyer, kitchen and laundry room in a choice of decorator colors (per plan)
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Vinyl-clad ventilated closet shelving
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Rocker-style switches throughout
- Category 5e structured wiring for phone in kitchen only. Family room and all bedrooms wired for internet, home run to central distribution panel
- 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 or great room and all bedrooms (per plan)
- Quality paint on all walls and ceilings
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Electric water heater
- Central air-conditioning and heating system
- Home Automation with Nexia™ Home Intelligence with:
 - Wireless Keypad Lock
 - Light Module
 - Programmable Thermostat for central A/C and heating system
 - Camera

EXTERIOR FEATURES

- Quality CBS construction
- Flat-style concrete roofs tile
- Designer exterior stone and decorative shutters
- Brick Paver Walkway, Entry and Patio
- Quality exterior paint in a choice of decorator schemes
- Covered entry
- Insulated front door with chime
- Raised-panel garage door with opener (per plan)
- Exterior hose bibs
- Code compliant hurricane panels

KITCHEN FEATURES

- 30" wood finish cabinets in a choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Pantry closet with ventilated shelving
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30" Free standing electric range with ceramic glass cook top and super large oven capacity with self cleaning system
 - Over-the-range microwave with recirculating venting system
 - Built-in multi-cycle dishwasher
- USB Charger Outlet

BATH FEATURES

- Wood finish vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath
- Pedestal Sink in Powder Room (per plan)
- Shower with clear enclosure in master bath
- Roman Tub in master bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Theatrical-style lighting over vanities
- Mirrored medicine cabinet
- Oversized mirrors (per plan)

LAUNDRY FEATURES

- Large capacity washer and electric dryer
- Ventilated wire shelving above washer/dryer (per plan)



**EVERYTHING'S
INCLUDED™**

The specific features, amenities, floor plans, elevations, square footage, and designs vary per plan and community and are subject to changes or substitution without notice. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. Proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Copyright © 2017 Lennar Corporation. Lennar, the Lennar logo, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 02/17



LENNAR[®]

- Quality, Value and Integrity since 1954
- Over 800,000 homes in 40 markets coast to coast
- Listed on the New York Stock Exchange
- A full range of services including mortgages, title and affinity partner programs



**EVERYTHING'S
INCLUDED
HOMESSM**

LENNAR

Yes, it's included! HOME AUTOMATION

with the Nexia™ Home Intelligence System

Control your home from a computer, smartphone or iPad!

CONVENIENCE + EFFICIENCY + PEACE OF MIND

Lennar is once again raising the bar in the homebuilding industry with “the next generation of living” and the new Everything's Included Home.

With our national purchasing strength, we are able to include Home Automation in our Everything's Included packages, giving you access to a feature that would otherwise cost considerably more. To help ensure that our homebuyers enjoy convenience, efficiency, and peace of mind, Lennar homes include Nexia™ Home Intelligence, a leading home automation system that features brands like Schlage and Trane.



RECEIVE FULL ACCESS TO THE NEXIA HOME INTELLIGENCE SYSTEM
FREE FOR 3 MONTHS!



EVERYTHING'S
INCLUDED
HOMES

LENNAR®