



PRELIMINARY COMMUNITY BROCHURE

LAUDERHILL, FL





Welcome Home

Lennar's newest community of new 2-story townhome designs is coming to Broward County at NW 55th Avenue & W Oakland Park Boulevard in Lauderhill.

Azalea Isle will greet residents and guests with an elegant entry with vehicular access control. This gated community will offer four floor plan choices of three and four bedrooms, 2.5 baths with up to 1,828 sq. ft. of a/c living space plus 1-car garage.

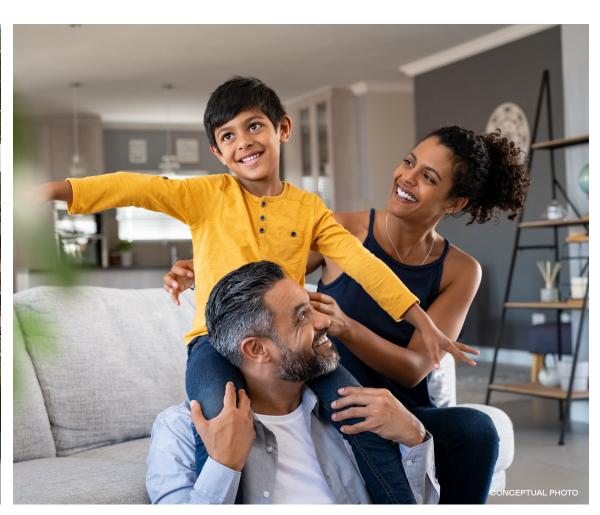




LENNAR°

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. Scenes may be of locations or activities not on a Lennar property. Models/lifestyle photos do not reflect racial or ethnic preference. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 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 12/22













TOWNHOMES







YOUR COMMUNITY

- · Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- · Azalea Isle is Lennar's newest townhome community in Broward County, located on NW 55th Ave & W Oakland Park Blvd in Lauderhill, FL.
- · This boutique sized community will offer four uniquely designed two-story townhomes with garage.
- Residents of Azalea Isle will be greeted by a vehicular access controlled entry, and a spectacular view of the serene lake located in the heart of the community.
- · Azalea Isle residents will enjoy the convenient sidewalks and street lighting throughout, plus a children's tot-lot where little ones will have hours of fun and play.

EXTERIOR DETAILS

- · Elegant architectural details on front elevations including designer exterior stone, decorative shutters, stucco design accents, and iron work details (per plan)
- · Beautiful and enduring concrete roof tiles
- · Quality CBS construction
- · Brick paver driveway, walkway, entry and patio areas
- · Pre-selected designer exterior paint schemes
- $\cdot \ \text{Convenient covered entry} \\$
- \cdot Code compliant entry door
- \cdot Code compliant garage door
- \cdot Pre-wire for garage door opener
- \cdot Code compliant hurricane panels for all windows and sliding glass doors
- · Privacy fence in rear yard

DESIGNER KITCHEN

- · Contemporary style kitchen cabinets with 36" uppers and brushed nickel hardware
- · Pantry closet with ventilated shelves
- · Easy-care mica countertops with 6" backsplash
- · Stainless steel kitchen sink and decorative faucet
- · Food waste disposal
- · Quality stainless steel appliance package featuring:
- 30" smooth surface electric range with self-cleaning oven
- Over-the-range built-in microwave with recirculating vent
- Multi-cycle dishwasher
- $\cdot\, \mathsf{USB}\, \mathsf{charger}\, \mathsf{outlet}$
- $\cdot \, \mathsf{Recessed} \, \, \mathsf{LED} \, \, \mathsf{downlighting} \,$

INNOVATIVE INTERIORS

- \cdot 18" x 18" ceramic tile in foyer, kitchen, laundry, and A/C closet in a choice of decorator colors
- · Plush stain resistant carpeting with padding in a choice of decorator colors in designated areas
- · Raised-panel interior doors
- · Raised-panel bi-fold closet doors
- · Colonial style baseboards and door casings
- · Elegant interior door hardware
- · Designer quality paint on all walls and ceilings
- · Textured walls and ceilings in designated areas
- · Rocker-style switches throughout
- · Cat6 wiring in kitchen, family room or great room and master bedroom, home run to central distribution panel (per plan)
- · Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)
- · Custom coffer ceiling in Owner's Suite
- · Marble window sills throughout
- · Smoke and carbon monoxide detectors throughout
- · Vinyl-clad ventilated closet shelvings
- · Electric water heater
- · Central air conditioning and heating system

INSIDE YOUR BATHROOMS

- \cdot Vanity cabinets with brushed nickel hardware
- \cdot Shower with clear glass enclosure in En-Suite Bath
- · Cultured marble countertops with integral double vanity and designer faucets in En-Suite Bath
- · Bathtub in secondary bath
- \cdot 12" x 12" ceramic tile on bathroom floor & matching 12" x 12" ceramic tile on shower and bathtub wall areas
- · "6 x 6" matching ceramic tile in shower floor areas
- · Exhaust fans (per plan)
- · Recessed LED downlighting
- · Vanity mirror in all Bathrooms
- · Elegant pedestal sink in first floor powder room

LAUNDRY

- · Washer and dryer connections provided
- · Convenient ventilated closet shelf



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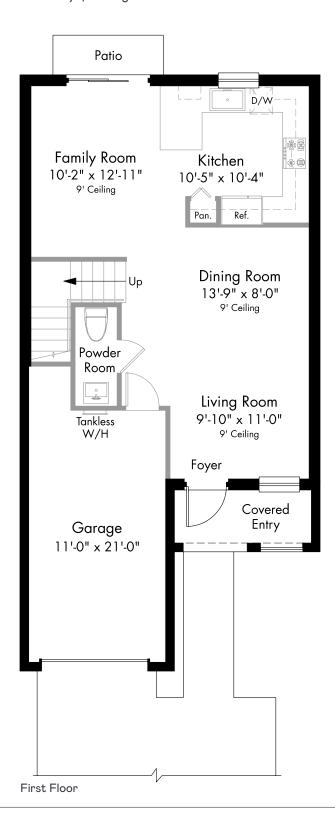
ALABASTER

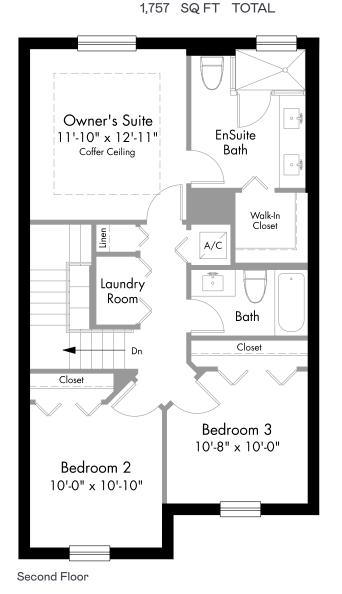
TOWNHOMES

LENNAR®

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

1,441 SQ FT A/C AREA 47 SQ FT COVERED ENTRY 269 SQ FT GARAGE





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 e2022 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 12/22





CRIMSON

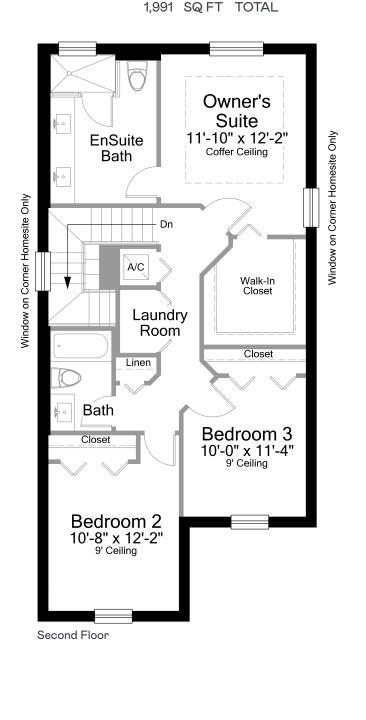
TOWNHOMES

LENNAR®

2-Story | 3 Bedrooms | 2.5 Baths | Great Room Covered Entry | Garage

Patio Window on Corner Homesite Only Window on Corner Homesite Only **Great Room** 21'-0" x 12'-2" 9' Ceiling D/W Powder Room Kitchen 8'-4" x 10'-4" Pan. Ref. Windows on Corner Homesite Only Tankless W/H Dining/ Living Room 9'-10" x 16'-6" 9' Ceiling Garage 11'-0" x 21'-0" Foyer Covered Entry

1,684 SQ FT A/C AREA
60 SQ FT COVERED ENTRY
247 SQ FT GARAGE



PRELIMINARY ARTIST'S CONCEPT

First Floor





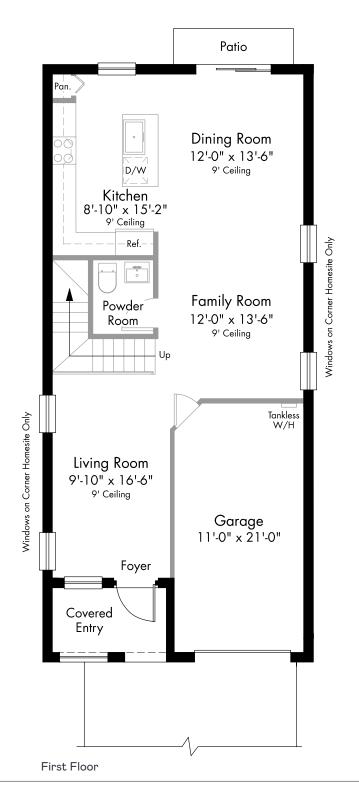
MARIGOLD

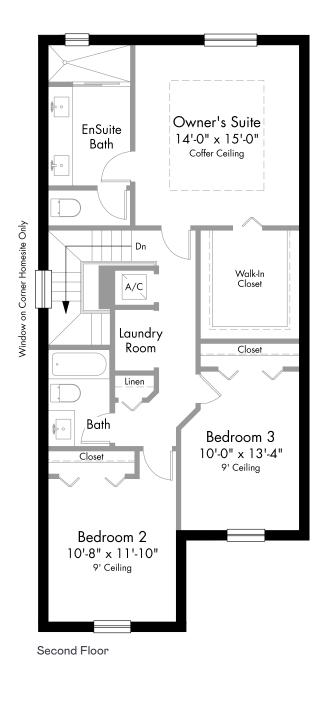
TOWNHOMES



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

1,816 SQ FT A/C AREA
60 SQ FT COVERED ENTRY
247 SQ FT GARAGE
2,123 SQ FT TOTAL





PRELIMINARY ARTIST'S CONCEPT





SANDSTONE

TOWNHOMES

LENNAR®

Windows on Corner Homesite Only

2-Story | 4 Bedrooms | 2.5 Baths | Family Room Covered Entry | Garage

1,816 SQ FT A/C AREA 60 SQ FT COVERED ENTRY 247 SQ FT GARAGE



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PRELIMINARY OVERALL COMMUNITY SITE PLAN







PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE

NEW HOME. NEW ADVENTURES.

Azalea Isle is a beautifully designed community of townhomes located in Lauderhill. Enjoy a strategic location near Florida's Turnpike allows easy access to Fort Lauderdale's exciting nightlife, eclectic boutiques and shopping, a myriad of dining options, cultural attractions, the beach and so much more!









ENTERTAINMENT

- · Fern Forest Nature Center (7.4. mi)
- · Butterfly World (10.6 mi)
- · Museum of Discovery and Science (7.8 mi)
- · Parker Playhouse (7.7 mi)
- · Ft. Lauderdale Beach (8.8 mi)
- · Xtreme Action Park (6.6 mi)
- · Off The Wall (8.3 mi)

MEDICAL CARE

- · Plantation General Hospital (4.1 mi)
- Walgreens Pharmacy (0.1 mi)

PET CARE

- · Central Broward Animal Hospital (3.9 mi)
- · PetSmart (3.6 mi)

SCHOOLS

- · Lauderhill Paul Turner (2.2 mi)
- · Parkway Middle School (4.3 mi)
- Lauderhill High School (2.8 mi)
- Championship Academy of Distinction High School (2.2 mi)

SHOPPING

- · Las Olas Blvd (9.4 mi)
- · The Galleria at Ft. Lauderdale (11.3 mi)
- · Target (6.8 mi)
- Publix Super Market at Plantation Towne Square (4.2 mi)
- Costco (10.7 mi)

RESTAURANTS

- Marumi Sushi (3.4 mi)
- · Flanigan's Bar and Grill (3.2 mi)
- The Dutch Pot Jamaican Restaurant (4.3 mi)
- Tacocraft Taqueria & Tequila Bar (4.9 mi)
- Goodfellas Pizza & Pasta (1.4 mi)
- iSweet Café (4.2 mi)
- Hook & Reel Cajun Seafood & Bar (3.1 mi)

TRAVEL

- Ft. Lauderdale -- Hollywood International Airport (12.6 mi)
- · Miami International Airport (29.7 mi)

MUNICIPAL

- Sunrise Fire-Rescue Department Station #59
 (2.7 mi)
- · Plantation Police Department (3.9 mi)

OTHER

- Wells Fargo (0.4 mi)
- · Planet Fitness (3.3 mi)
- · Bank of American (1.7 mi)









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.





LENNAR