

BY LENNAR[®]



PRELIMINARY COMMUNITY BROCHURE

HOMESTEAD, FL





Welcome Home

Terra Sol, Lennar's newest community located in the city of Homestead at SW 172nd Avenue and SW 336th Street.

Terra Sol residents will enjoy coming home to an elegant entryway with lush tropical landscaping and convenient vehicular access controlled gates.

Residents of Terra Sol will be able to be as active as they choose, as this extraordinary community will afford a resort-like lifestyle with an array of indoor and outdoor amenities to enjoy.

Discover your dream home in this beautiful amenity-rich community located near schools, shopping, banking, and entertainment venues.

Offering four uniquely designed two-story floorplans with beautiful finishes both inside and out, Terra Sol will surely be the perfect place to call home.







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 © 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 0062343. Date 01/23













Amenities

Terra Sol residents will enjoy the ultimate South Florida lifestyle with amenities, for all to enjoy, including a grand clubhouse with fitness center, pool, BBQ areas, tot-lot, basketball court, dog park, and open green space.



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LENNAR



YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- \cdot Terra Sol will offer homebuyers a choice of four uniquely designed two-story townhomes with garage, private rear patio, and $2^{\rm nd}$ floor balcony.
- A community clubhouse with an array of amenities will allow you to enjoy the grand lifestyle Terra Sol will offer. Inside the club you will be able to celebrate special occasions in the elegant lounge area, go for a stretch or work-out in the state of the art fitness center, or meet your new neighbors poolside or at the fun kid's tot-lot area. Terra Sol amenities also include open green space, basketball court, BBQ areas, and a community dog park.
- Terra Sol is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for Details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative stucco design architectural details (per plan)
- \cdot Code compliant impact resistant glass windows, front door, and sliding doors
- \cdot Beautiful and enduring concrete roof tiles
- \cdot Quality CBS construction
- \cdot Brick paver driveway, walkway, entry and patio areas
- · Pre-selected designer exterior paint schemes
- \cdot Convenient covered entry
- · Code compliant garage door
- · Pre-wire for garage door opener
- Large balcony with aluminum railing with access from Owner's Suite, and/or Bedroom 3 (per plan)
- · Privacy fence in rear yard

DESIGNER KITCHEN

- \cdot Contemporary style kitchen cabinets with 36" uppers and brushed nickel hardware
- \cdot Pantry closet with ventilated shelves
- \cdot Easy-care mica countertops with 6" backsplash
- \cdot Stainless steel kitchen sink with decorative faucet and sprayer
- $\cdot \operatorname{\mathsf{Food}}\nolimits\mathsf{waste}$ disposal
- \cdot 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
- · USB charger outlet
- \cdot Recessed LED downlighting

INNOVATIVE INTERIORS

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

INSIDE YOUR BATHS

- \cdot Vanity cabinets with brushed nickel hardware
- · Shower with clear glass enclosure in En-Suite Bath
- \cdot Cultured marble countertops with integral double vanity sinks and designer faucets in En-Suite bath
- · Bathtub in secondary bath (per plan)
- \cdot 12"x12" Ceramic floor tile and matching 12" x 12" ceramic tile on shower and bathtub wall areas, and 6"x6" matching ceramic tile on all shower floors
- · Exhaust fans (per plan)
- · Recessed LED downlighting
- \cdot Vanity mirror in all baths
- \cdot Elegant pedestal sink in first floor powder room

LAUNDRY

- \cdot Washer and dryer connections provided
- \cdot Convenient ventilated closet shelf

GARAGE

· Elevated storage rack



Exact standard on all models or not included in the purchase price. Availability may vary. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Lennar reserves the right to substitute with device of equal or better quality. Lennar does not guarantee any equipment or services provided by ever. The description of products is limited by the terms and conditions, limited warranty, and additional product information, available on https://eero.com/legal. eero whole-home wifi guarantee is limited to one year and based on whether a connected device in any internal room of the house or any attached patio space does not consistently receive signal of at least one bar as measured by the eero app, excluding causes outside of eero's reasonable control. Buyer is responsible for downloading any apps required to use devices, downloading any apps required to use devices, and configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. All product and/or company names are trademarks TM or registered trademarks © of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark woners and Lennar. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included 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 01/23

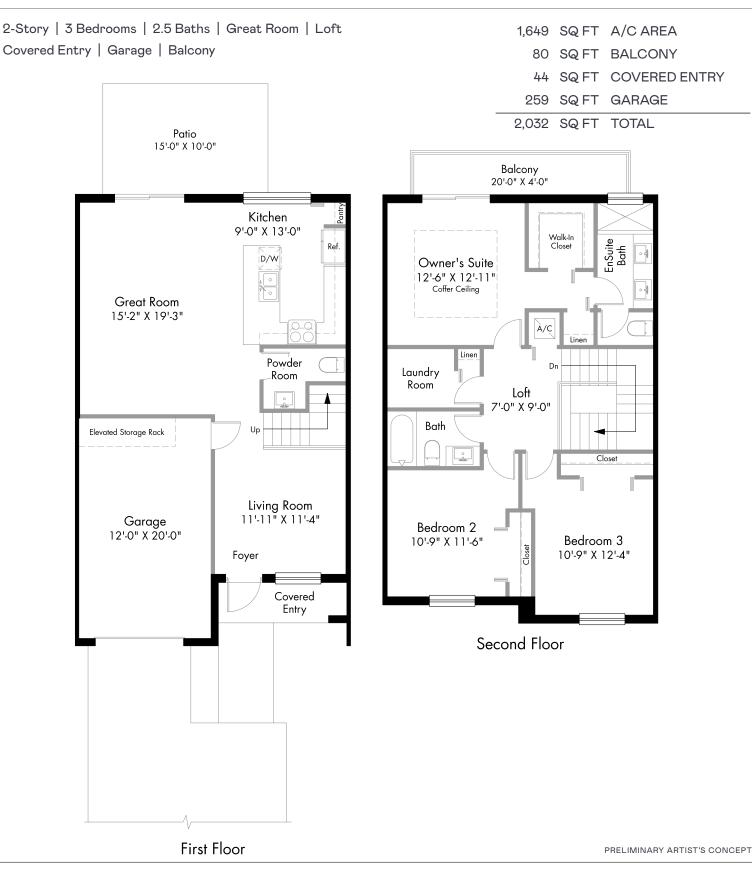




CARNATION



CARNATION



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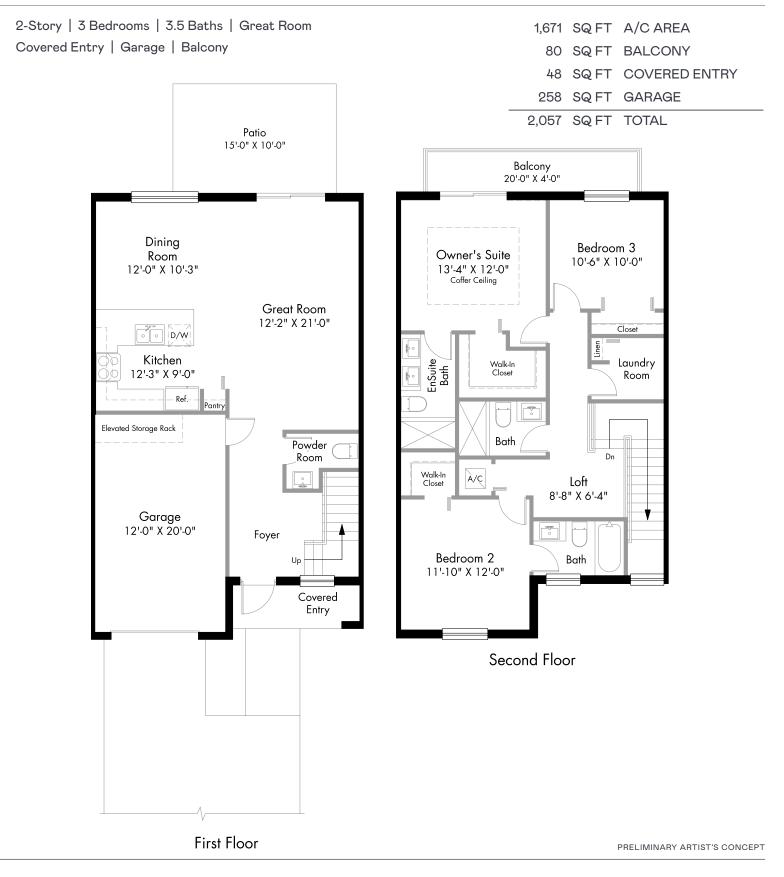




IRIS

LENNAR

IRIS



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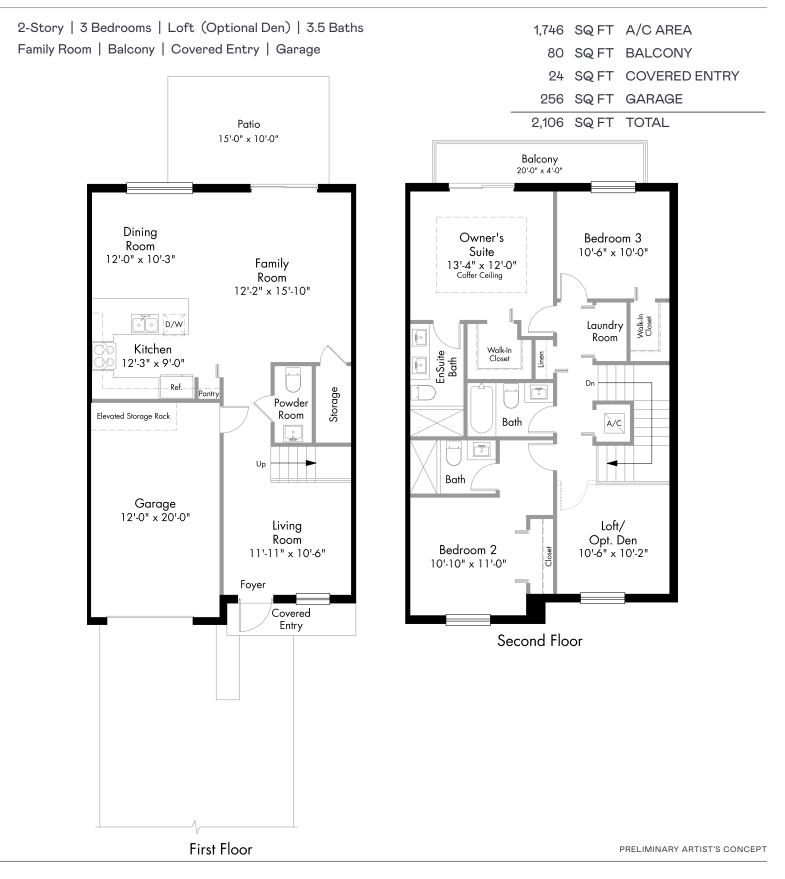
POPPY







РОРРҮ



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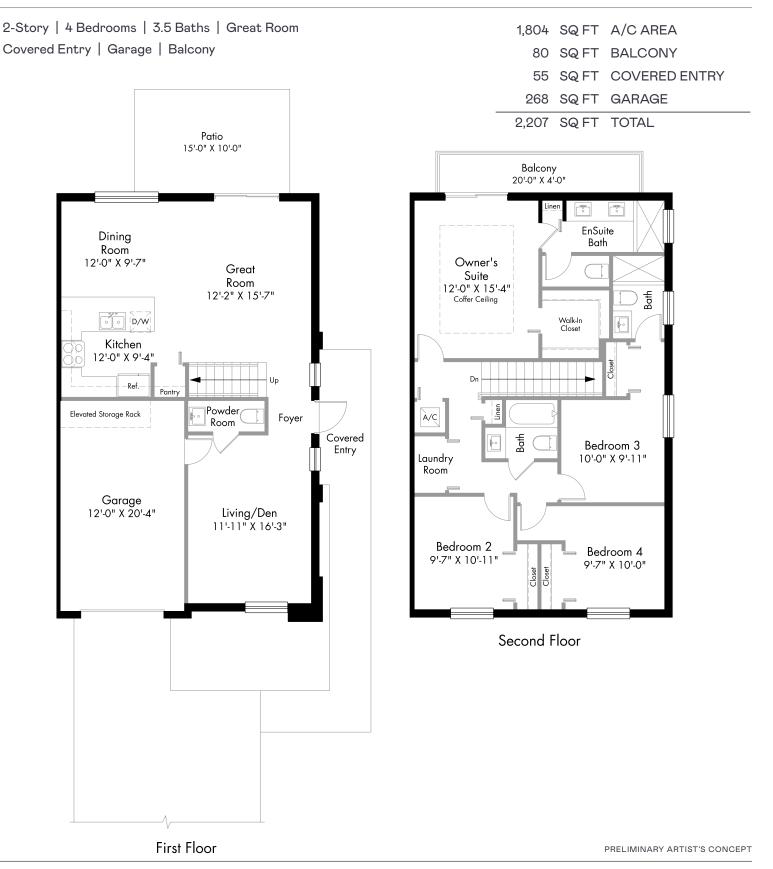


WATER LILLY



WATER LILLY

TOWNHOMES WITHOUT GARAGES TERRA SOL



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PRELIMINARY OVERALL COMMUNITY SITE PLAN





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Smart home technology included in this community



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Connectivity Features:

Legrand On-Q 30" RF Transparent Structured Media Enclosure

Ring Alarm Security Kit - Base Station¹

Ring Alarm Security Kit - Ring Alarm Keypad¹

Ring Alarm Security Kit - Ring Alarm Motion Detector¹

Ring Alarm Security Kit - Ring Alarm Smoke and CO Listener¹

Ring Alarm Security Kit - Ring Alarm Window and Door Contact Sensor¹

Ring Video Doorbell Pro

Honeywell Home T6 Pro Z-Wave - smart thermostat

Schlage Encode[™] Smart WiFi Deadbolt

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¹Once your free 30-day trial is over from your activation device, sign up for Ring Protect. Ring Protect is a comprehensive subscription service that lets you review, share and save every video and photo captured by your Ring device, opt-in to 24/7 professional monitoring with cellular backup for Ring Alarm, and more. To learn more about the Ring Protect plans and view pricing, visit https://shop.ring. com/pages/protect-plans. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in Canada (excluding Quebec). Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

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Everything's Included[®] in your new Lennar[®] dream home





Peace of mind when you're home or away.

- Ring Alarm Pro Security System Receive notifications when a contact sensor, motion detector, or any part of your alarm system is triggered. Plus, monitor on your own or let Ring do it for you with 24/7 professional monitoring (subscription required).¹
- **Ring Alarm Smoke & CO Listener** Get real-time mobile notifications whenever a siren sounds from a nearby smoke or CO alarm in your home, to stay ahead of smoke and carbon monoxide.
- Honeywell Home T6 Pro Smart Thermostat Save on energy costs whether you are home or away, and control the heat or A/C from your phone. Create a custom schedule to optimize your energy savings on the device itself.

Answer your front door from anywhere.

- **Ring Video Doorbell Pro** See, hear, and speak to anyone who's at your front door from anywhere, and receive real-time notifications when visitors trigger the built-in sensors or press your doorbell. Plus, with color night vision, HDR, and sharp contrast, you'll see it all, even in the dark.
- Schlage Encode[™] Smart Wifi Deadbolt Lock Lock and unlock your door and give access to friends, family, and people you trust, from anywhere.

Safer neighborhoods, together.

- · Ring Neighbors app Know and report what's happening in your community.
- **Real-time neighborhood smart alerts** Stay connected to your community with real-time crime and safety alerts from your neighbors and local law enforcement.

¹Once your free 30-day trial is over from activation on your device, sign up for Ring Protect. Ring Protect is a comprehensive subscription service that lets you review, share and save every video and photo captured by your Ring device, opt-in to 24/7 professional monitoring with cellular backup for Ring Alarm, and more. To learn more about the Ring Protect plans and view pricing, visit https://shop.ning.com/ pages/protect-plans. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in Canada (excluding Quebec). Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

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Everything You Need is Right Here!

Terra Sol's strategic location provides easy access to everything you need to live, from nearby schools to great restaurants and parks to cultural attractions and boutiques. Welcome home to new adventures.



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- Gateway Environment K-8 Learning Center (2.7 mi)
- Homestead Middle School (3.4 mi)
- Homestead Senior High School (0.9 mi)

寻 Shopping

- TJ Maxx (3.6 mi)
- Kohls (3.3 mi)
- Publix (2.8 mi)
- Ross Dress For Less (4.6 mi)
- Homestead Pavillion Shopping Mall (4.7 mi)
- Lowe's Home Improvement (2.6 mi)
- Walmart Supercenter (1.6 mi)
- Florida Keys Outlet Marketplace (0.9 mi)
- Knaus Berry Farms (7.2 mi)
- Southland Mall (13.5 mi)
- Portofino Plaza (3.1 mi)

- CVS (2.9 mi)
- The Palace Gardens Assisted Living (4.7 mi)
- Main Street Children's Dentistry and Orthodontics (4.6 mi)
- · Baptist Health Primary Care (3.6 mi)
- Homestead Hospital Baptist Health South Florida (4.8 mi)
- · Campbell Urgent Care (2.7 mi)
- Homestead Dental, Inc. (3.3 mi)
- Walgreens (1.7 mi)

ັ່ງ FUN

- Audubon Park (0.8 mi)
- Mayor Roscoe Warren Municipal Park (1.4 mi)
- Homestead Sports Complex (3.3 mi)
- ShowBiz Cinemas Homestead (2.7 mi)
- Keys Gate Tennis Club (2.3 mi)
- Homestead-Miami Speedway (4.5 mi)
- Homestead Towne Square (2.7 mi)
- · Coral Castle (4.7 mi)
- · James Archer Smith Park (3.9 mi)
- Fun Games (9.4 mi)
- Robert is Here Fruit Stand (2.6 mi)
- Homestead Bayfront Park (10.0 mi)
- The Little Farm Petting Zoo (10.9 mi)
- Fruit & Spice Park (8.0 mi)
- Everglades Alligator Farm (6.3 mi)
- Monkey Jungle (10.1 mi)

- Schnebly Redlands Winery (7.7 mi)
- Pinecrest Bakery- Homestead (4.6 mi)
- Olive Garden (1.3 mi)
- Buffalo Wild Wings (4.9 mi)
- Sake Thai & Sushi Bar (3.1 mi)
- Casavana Cuban Cuisine (4.4 mi)
- Dairy Queen (4.9 mi)
- Longhorn Steakhouse (4.6 mi)
- Menchie's Frozen Yogurt (4.6 mi)
- · Chipotle (4.6 mi)
- Panera Bread (3.3 mi)
- Portofino Coal Fired Pizza (3.0 mi)
- Chilis (3.1 mi)
- Krab Kingz FLC (1.5 mi)



- Pet Supermarket (2.8 mi)
- Petco (3.5 mi)
- Homestead Animal Hospital (3.1 mi)
- · Avocado Animal Hospital (2.9 mi)

D TRAVEL

- Miami International Airport (34.0 mi)
- Miami Executive Airport (21.8 mi)

MUNICIPAL

- USPS (2.2 mi)
- · City of Homestead Government Center (2.8 mi)
- Homestead Police Department (2.8 mi)
- Fire Rescue Station 65 (1.1 mi)

OTHERS

- Planet Fitness (4.8 mi)
- · 24 Hour Fitness (4.0 mi)
- Bank of America (1.7 mi)
- Chase Bank (1.6 mi)
- Wells Fargo ATM (1.6 mi)
- Bolt Training (1.3 mi)
- Orangetheory Fitness (2.8 mi)

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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.





