



**CEDAR POINTE**  
BY LENNAR®



PRELIMINARY ARTIST'S CONCEPT

## PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL

**LENNAR®**



# Welcome Home

Introducing Cedar Pointe, Lennar's newly designed master planned community, located on SW 288<sup>th</sup> St and SW 162<sup>nd</sup> Ave in Miami, FL. Cedar Pointe will offer new homebuyers the opportunity to purchase a new single-family home or townhome in a beautiful family-friendly community.

Cedar Pointe residents will love coming home to be greeted by a beautiful entry with lush tropical landscape, street lighting and sidewalks throughout. Plus, the lifestyle amenities will provide spaces for fun activities at the fitness center, the social room with caterer's kitchen, the stunning pool and covered terrace, or the kid's tot-lot where new friendships will surely take place!



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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. 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 062343. Date 04/23

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CONCEPTUAL PHOTO



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# CEDAR POINTE CLUB



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CONCEPTUAL PHOTO



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CYPRESS COLLECTION  
TOWNHOMES WITHOUT GARAGE

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BY LENNAR



CYPRESS COLLECTION  
TOWNHOMES WITHOUT GARAGE

**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).
- Cedar Pointe will be a master planned community offering new townhomes with and without garages and single-family homes with available oversized homesites.
- A community clubhouse will allow you to enjoy daily workouts in the fitness center, celebrate a special occasion in the social room with caterer's kitchen, or meet your new neighbors poolside or at the fun kid's tot-lot area.
- Cedar Pointe 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 shutters (per plan)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas (per plan)
- Pre-selected designer exterior paint schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant hurricane panels for all windows and sliding glass doors
- Privacy fence in rear yard

### DESIGNER KITCHEN

- 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 with sprayer
- 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
- USB charger outlet
- Recessed LED downlighting

### INNOVATIVE INTERIORS

- 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 and master bedroom, home run to central distribution panel
- 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 BATHS

- Vanity cabinets with brushed nickel hardware in all baths
- Shower with clear glass enclosure in En-Suite Bath
- Cultured marble countertops with integrated sinks and designer faucets in all baths
- Bathtub in secondary bath
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder room

### LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S  
 INCLUDED®**





# BANDOL



## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE



# BANDOL

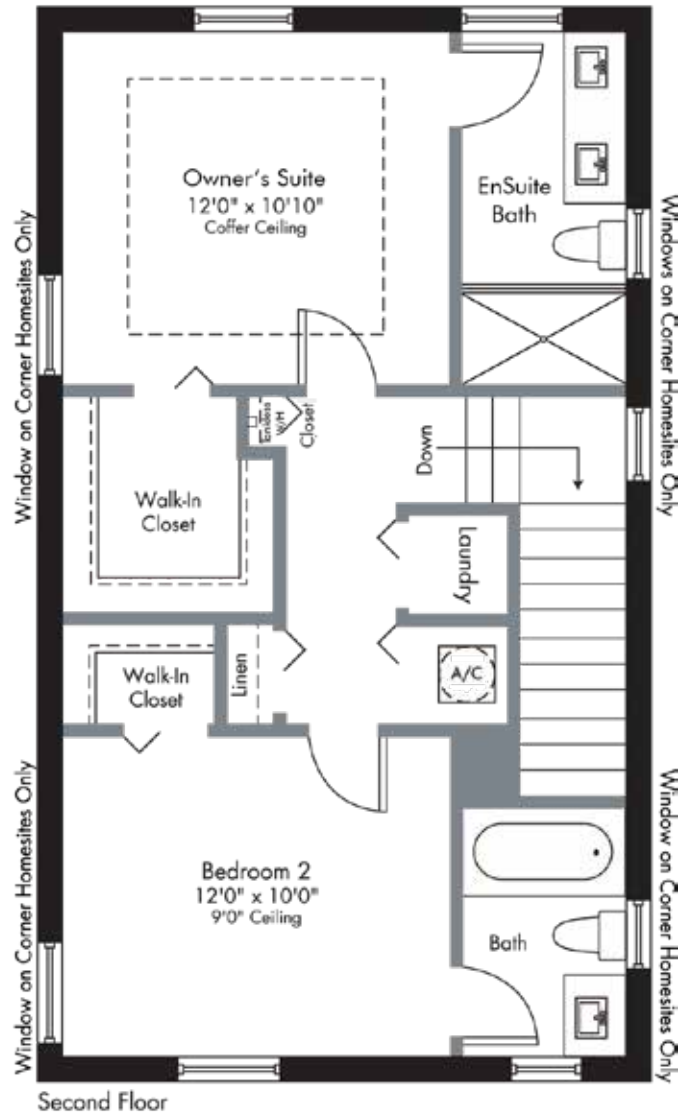
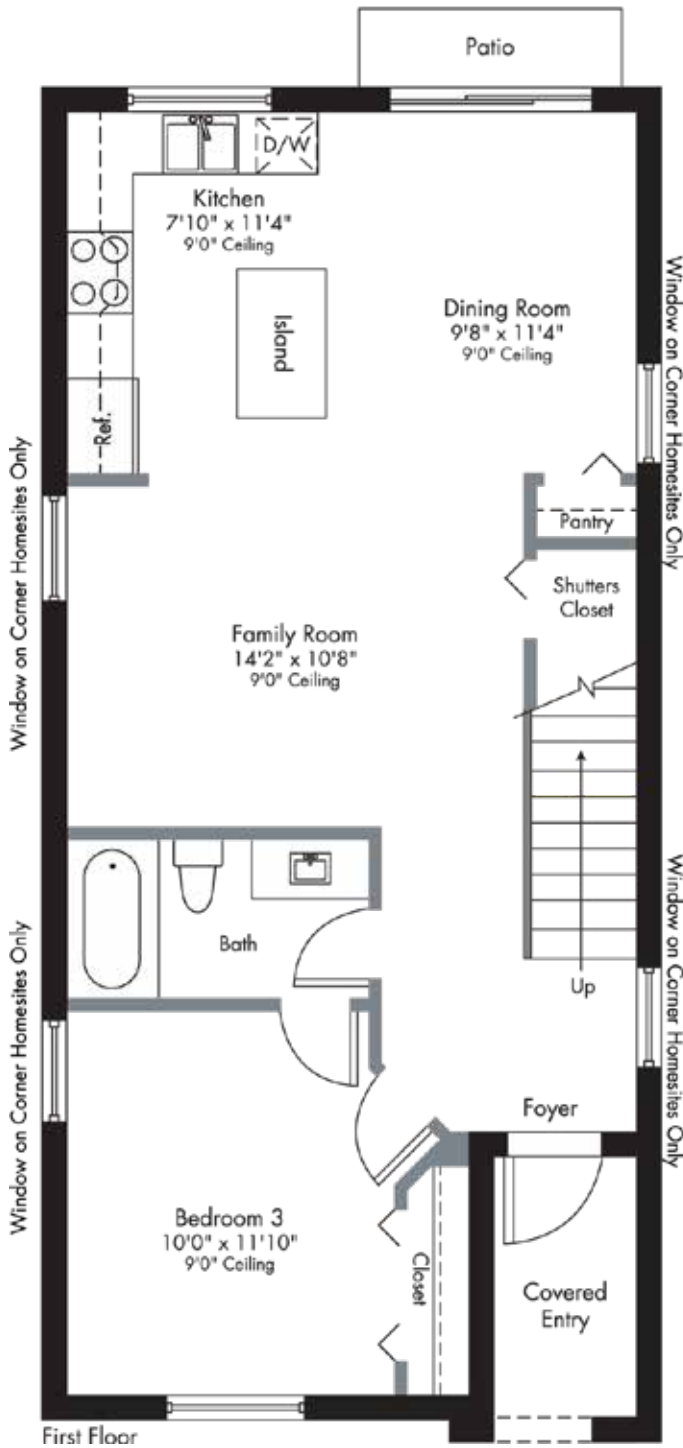
## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

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

1,334 SQ FT A/C AREA

43 SQ FT COVERED ENTRY

1,377 SQ FT TOTAL



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PRELIMINARY ARTIST'S CONCEPT



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# CASIS



## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

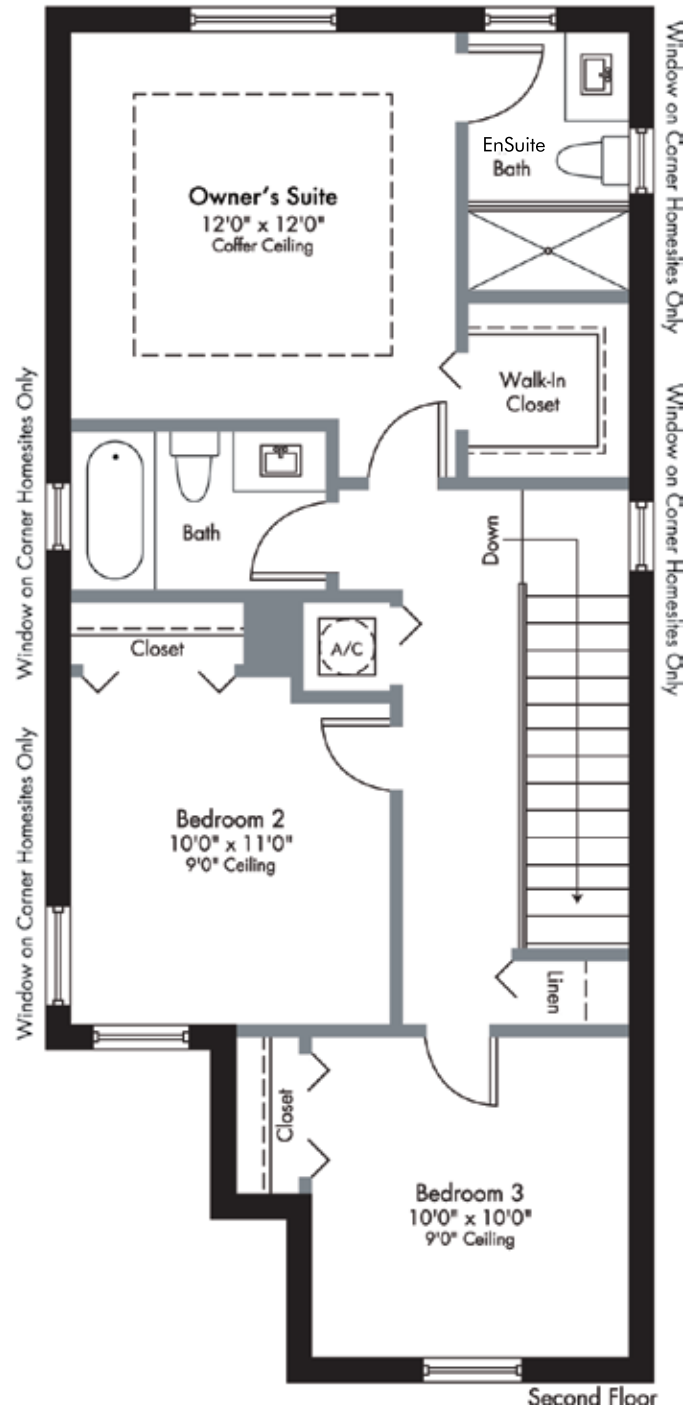
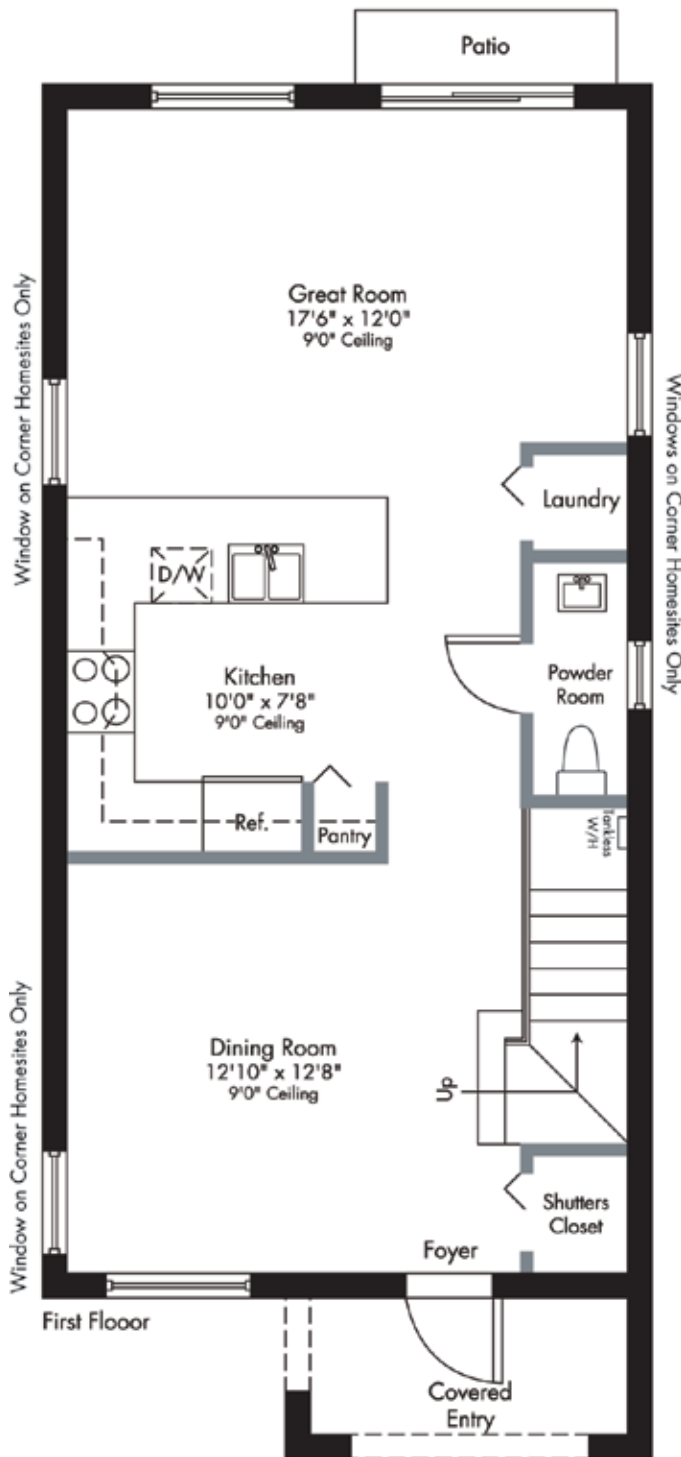


2-Story | 3 Bedrooms | 2.5 Baths | Great Room  
Covered Entry

1,414 SQ FT A/C AREA

56 SQ FT COVERED ENTRY

1,470 SQ FT TOTAL



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# MONTE CARLO



## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE



# MONTE CARLO

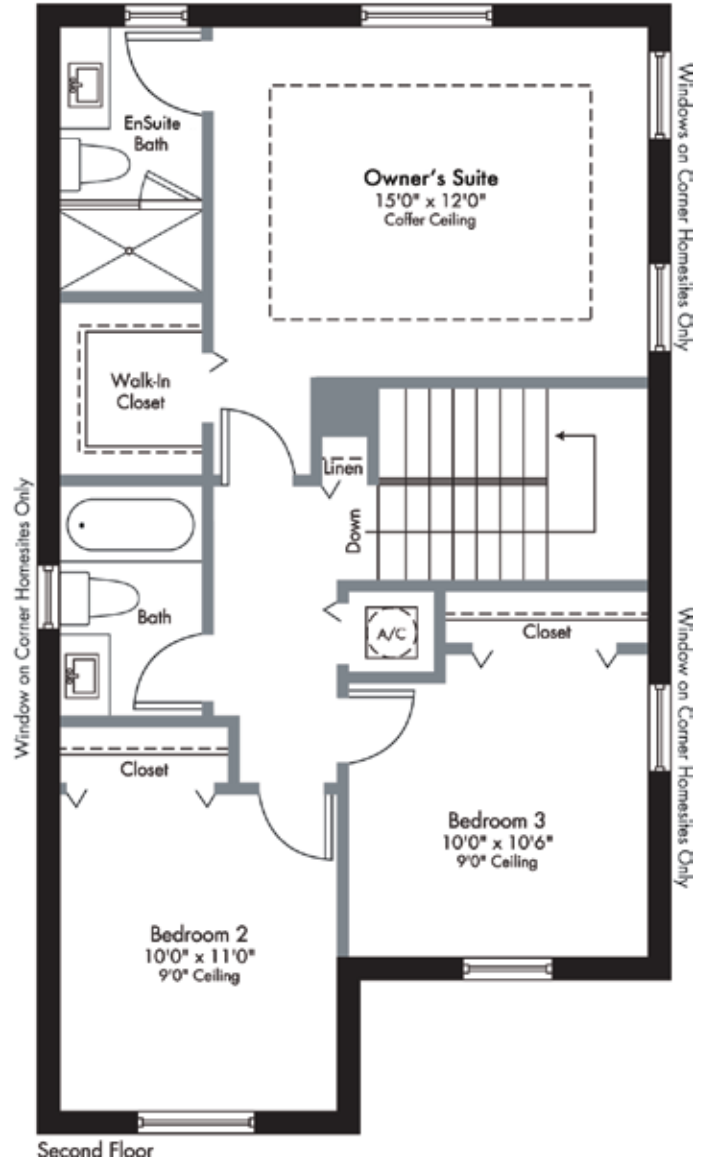
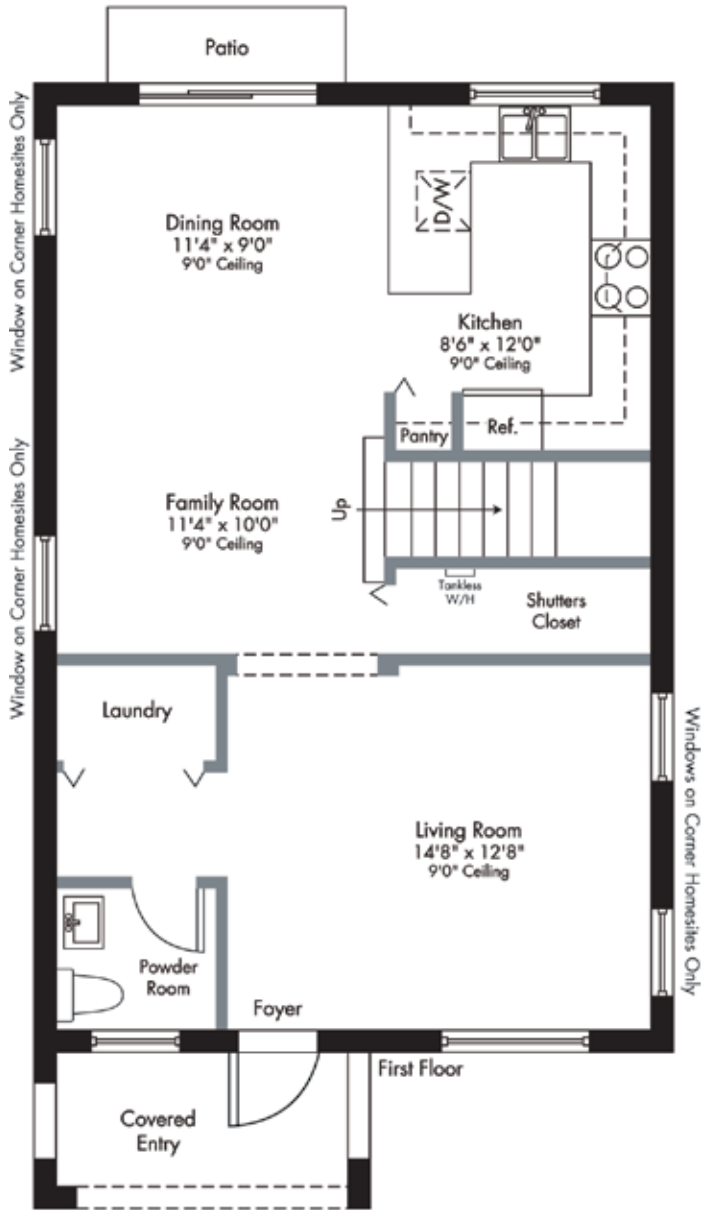
## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

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

1,489 SQ FT A/C AREA

59 SQ FT COVERED ENTRY

1,548 SQ FT TOTAL



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# RESERVE



## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE



# RESERVE

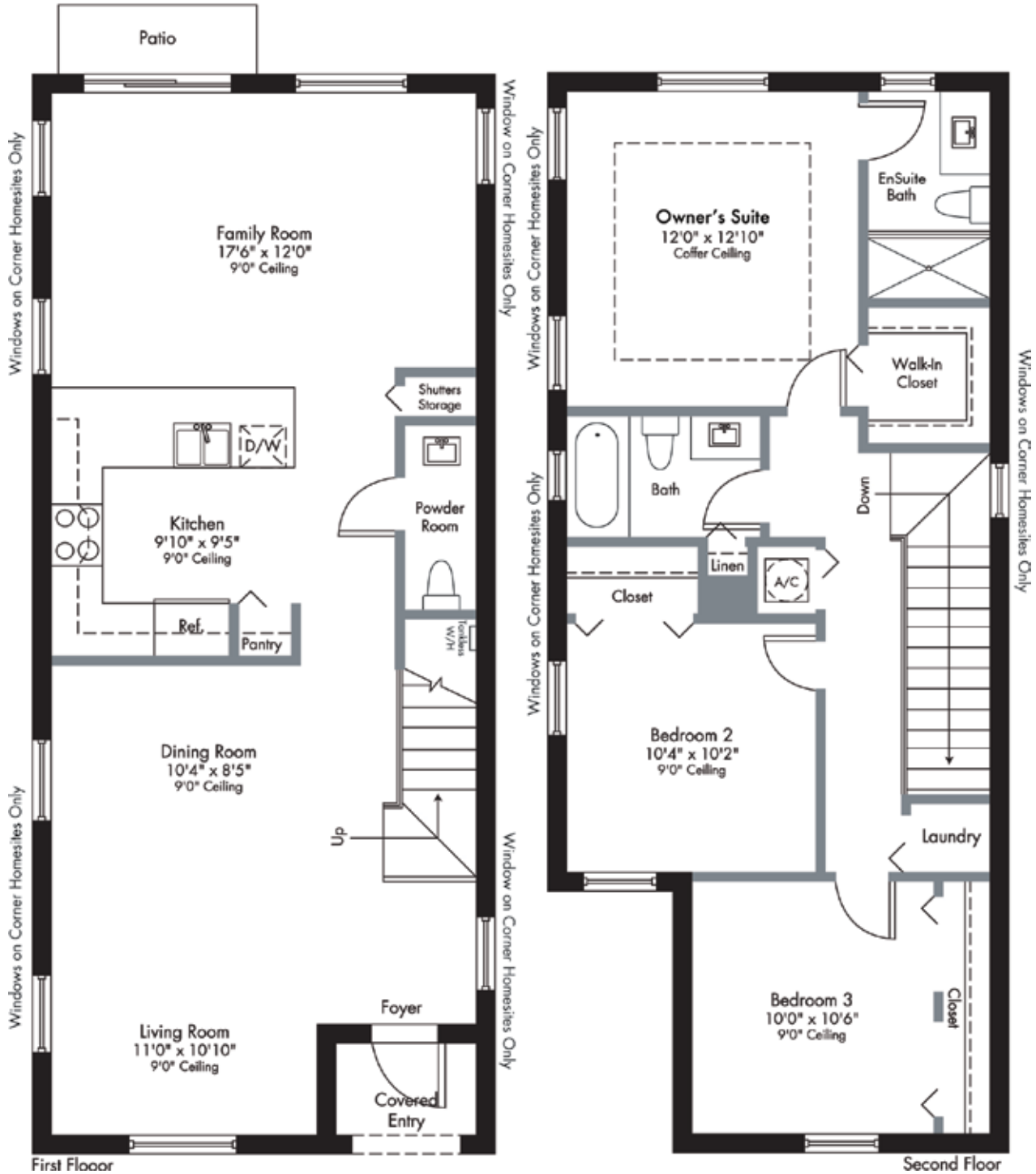
## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

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

1,545 SQ FT A/C AREA

28 SQ FT COVERED ENTRY

1,573 SQ FT TOTAL



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# VENCE



## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

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# VENCE

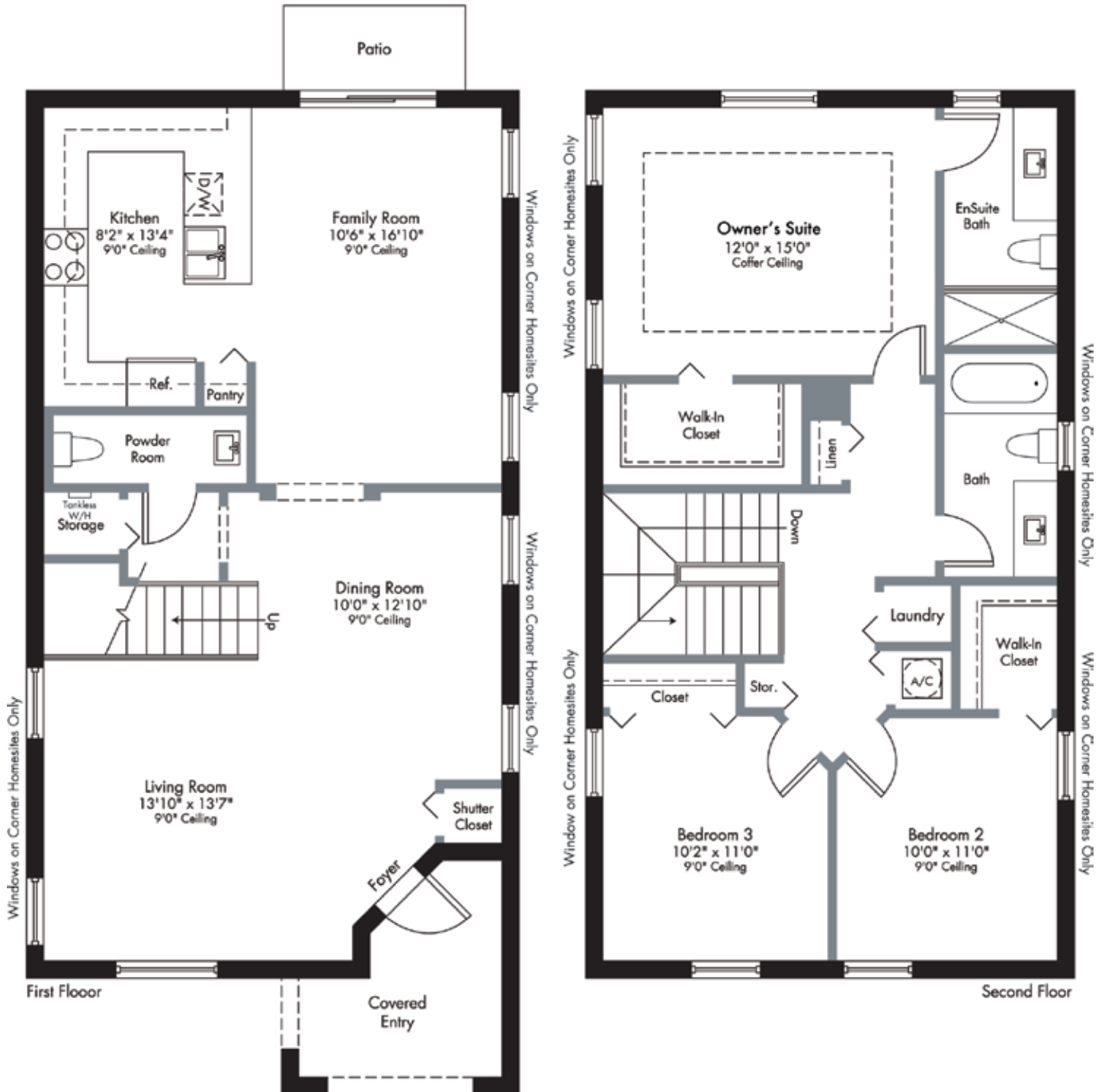
## CYPRESS COLLECTION TOWNHOMES WITHOUT GARAGE

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

1,668 SQ FT A/C AREA

81 SQ FT COVERED ENTRY

1,749 SQ FT TOTAL



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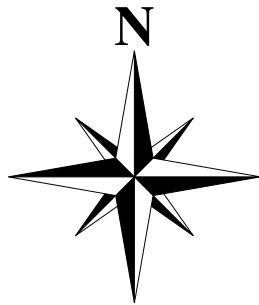
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BY LENNAR

Cypress Collection  
Townhomes without Garage

PRELIMINARY  
COMMUNITY SITE PLAN



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Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. The past, present, future or proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning utilities, drainage, land conditions or development of any type may not be shown or may be incomplete or inaccurate. The past, present, future or proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning utilities, drainage, land conditions or development of any type may not be shown or may be incomplete or inaccurate. Map not to scale. Copyright © 2023 Lennar Corporation. All rights reserved. Lennar is a registered service mark or service mark of Lennar Corporation and/or its subsidiaries. Seller has the right to make changes at any time without notice.

CYPRESS COLLECTION  
TOWNHOMES WITHOUT GARAGE



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TOWNHOMES WITH GARAGE

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EVERGREEN COLLECTION  
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- Convenient covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
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### DESIGNER KITCHEN

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### INNOVATIVE INTERIORS

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- Smoke and carbon monoxide detectors throughout
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- Electric water heater
- Central air conditioning and heating system

### INSIDE YOUR BATHS

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- Bathtub in secondary bath
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- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder room

### LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S  
INCLUDED**

  
CEDAR POINTE  
BY LENNAR

# AVIGNON



## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

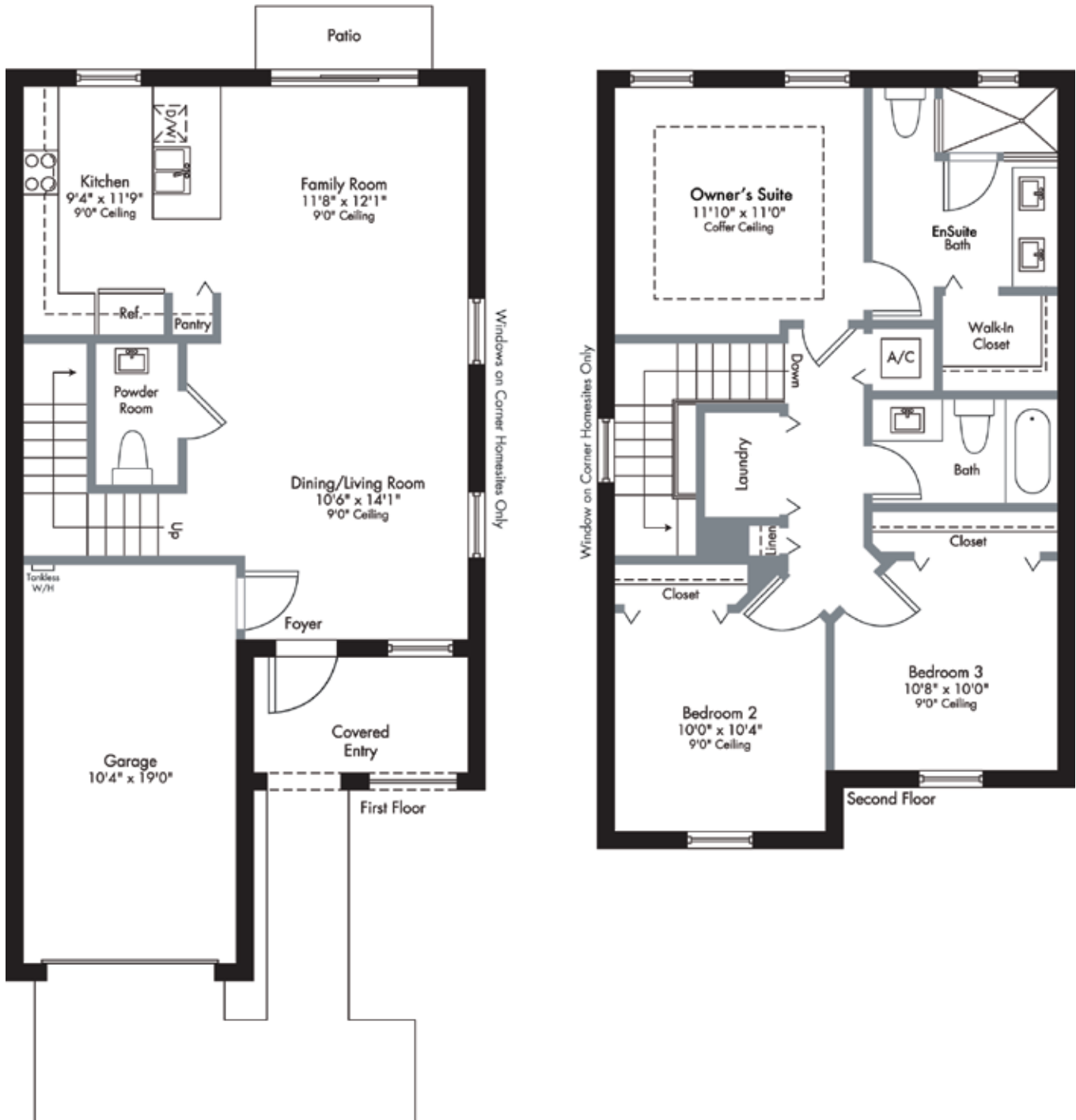
**LENNAR**

# AVIGNON

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

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

1,334 SQ FT A/C AREA  
232 SQ FT GARAGE  
67 SQ FT COVERED ENTRY  
1,633 SQ FT TOTAL



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PRELIMINARY ARTIST'S CONCEPT



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# BORDEAUX



PRELIMINARY ARTIST'S CONCEPT

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE





# BORDEAUX

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

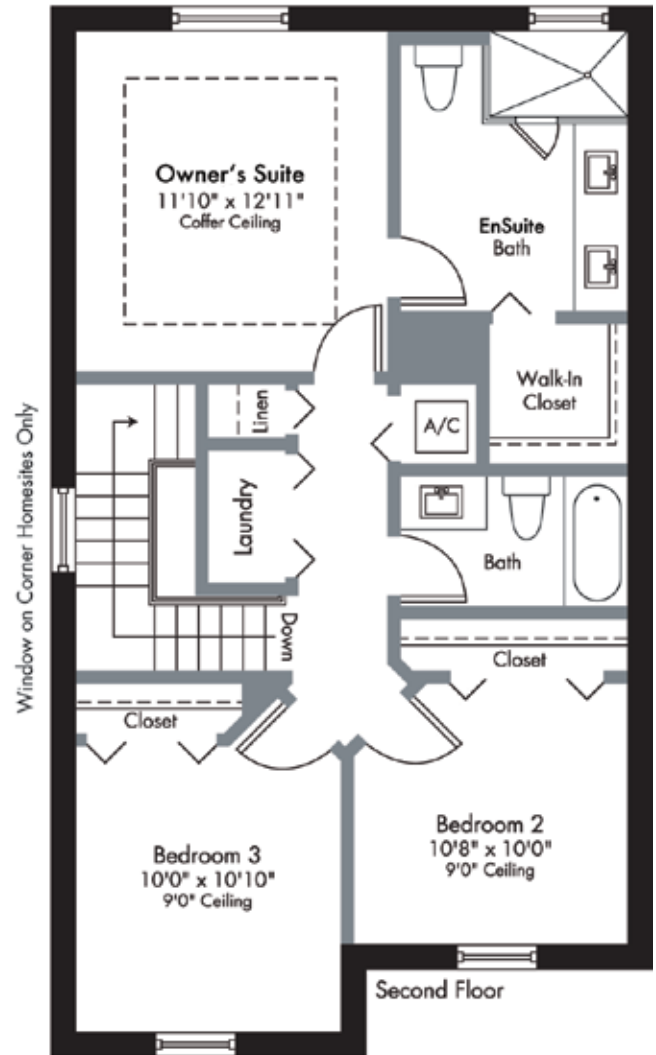
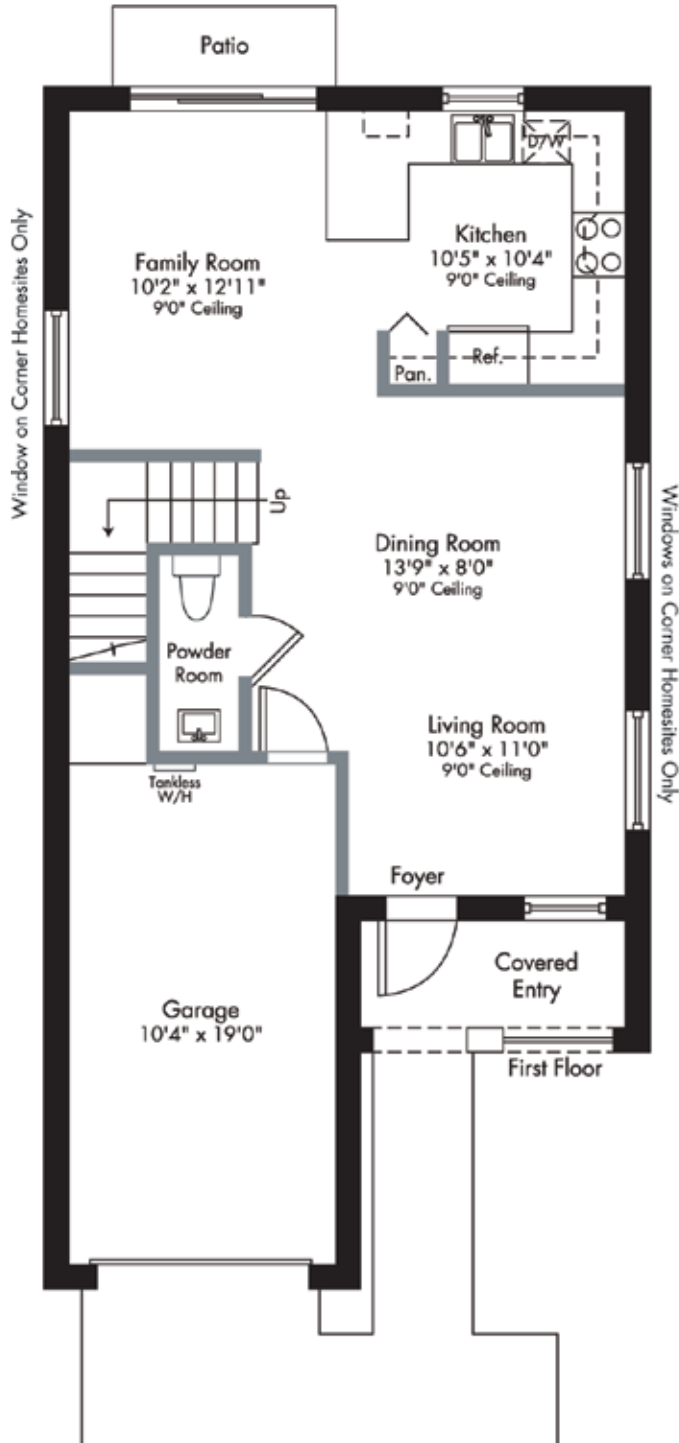
2-Story | 3 Bedrooms | 2.5 Baths | Family Room  
Covered Entry | Garage

1,443 SQ FT A/C AREA

238 SQ FT GARAGE

51 SQ FT COVERED ENTRY

1,732 SQ FT TOTAL



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PRELIMINARY ARTIST'S CONCEPT



  
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BY LENNAR

# DIJON



## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

**LENNAR**

# DIJON

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

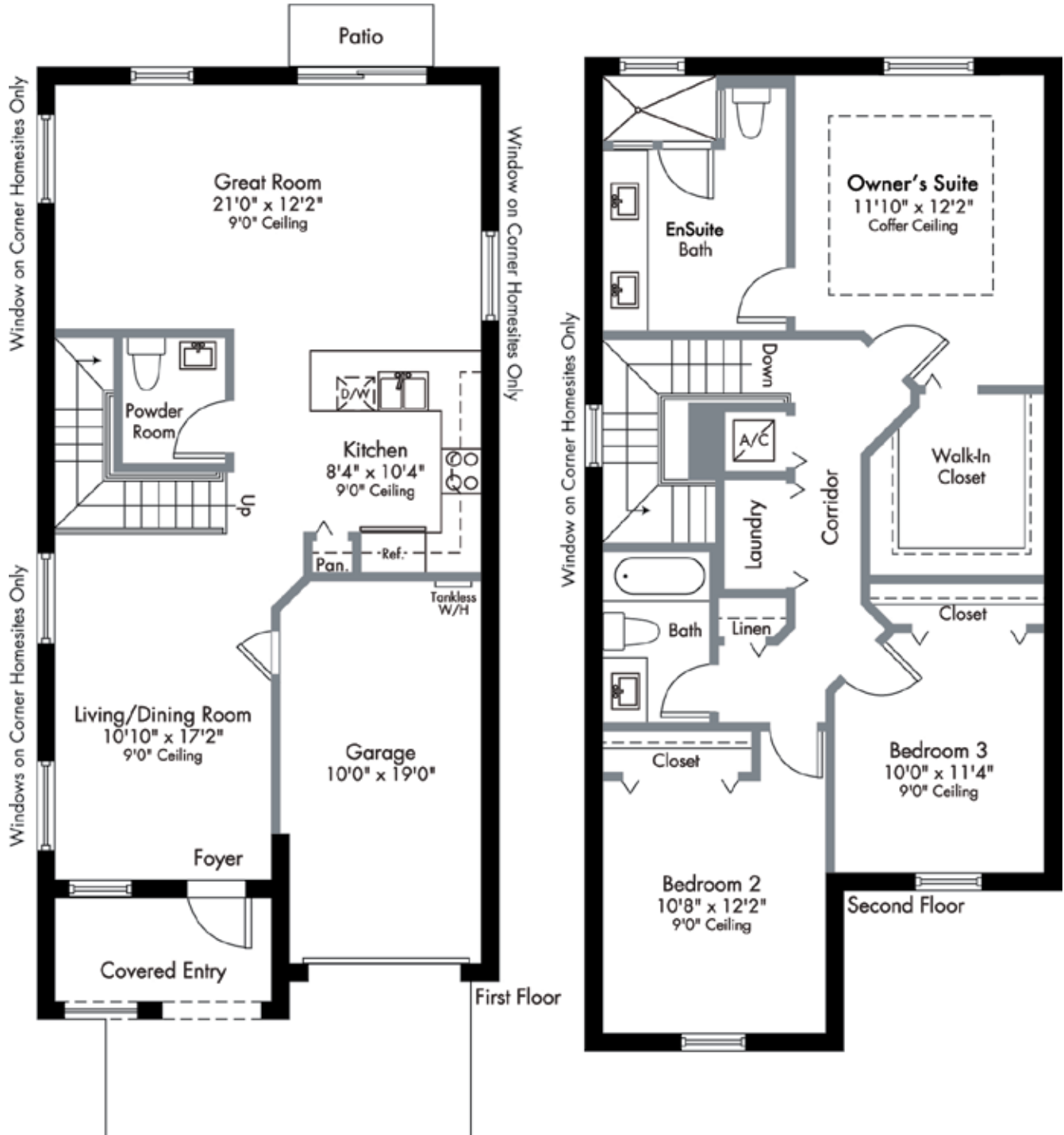
2-Story | 3 Bedrooms | 2.5 Baths | Great Room  
Covered Entry | Garage

1,697 SQ FT A/C AREA

209 SQ FT GARAGE

73 SQ FT COVERED ENTRY

1,979 SQ FT TOTAL



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# LORIENT



EVERGREEN COLLECTION  
TOWNHOMES WITH GARAGE

**LENNAR**

# LORIENT

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

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

1,828 SQ FT A/C AREA

198 SQ FT GARAGE

71 SQ FT COVERED ENTRY

2,097 SQ FT TOTAL



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# MARSIELLE



## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

**LENNAR**



# MARSIELLE

## EVERGREEN COLLECTION TOWNHOMES WITH GARAGE

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

1,828	SQ FT	A/C AREA
204	SQ FT	GARAGE
71	SQ FT	COVERED ENTRY
2,103	SQ FT	TOTAL



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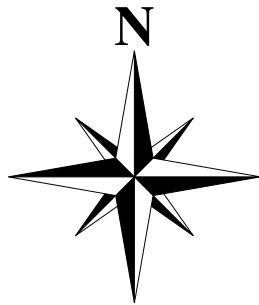
PRELIMINARY ARTIST'S CONCEPT





Evergreen Collection  
Townhomes with Garage

PRELIMINARY  
COMMUNITY SITE PLAN



NOT  
A PART



EVERGREEN COLLECTION  
TOWNHOMES WITH GARAGE



PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE



JUNIPER COLLECTION  
SINGLE-FAMILY HOMES

**LENNAR®**





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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).
- Cedar Pointe will be a master planned community offering new townhomes with and without garages and single-family homes with available oversized homesites.
- A community clubhouse will allow you to enjoy daily workouts in the fitness center, celebrate a special occasion in the social room with caterer's kitchen, or meet your new neighbors poolside or at the fun kid's tot-lot area.
- Cedar Pointe 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 shutters (per plan)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint in choice of designer schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels for all windows and sliding glass doors

### DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops with 6" backsplash
- Stainless steel kitchen sink and decorative faucet with sprayer
- 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
- USB charger outlet
- Recessed LED downlighting

### INNOVATIVE INTERIORS

- 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 and master bedroom, home run to central distribution panel
- Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)
- Custom coffer ceilings in Owner's Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Electric water heater
- Central air conditioning and heating system

### INSIDE YOUR BATHS

- Vanity cabinets with brushed nickel hardware
- Cultured marble countertops with integral double vanity sinks and elegant faucets in En-Suite Bath
- Shower with clear glass enclosure in En-Suite Bath (per plan)
- Bathtub or enclosed shower in secondary bath (per plan)
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder bath (per plan)

### LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S  
INCLUDED**



## JUNIPER COLLECTION - SINGLE-FAMILY HOMES INCLUDED FEATURES

A NEW CONCEPT IN LIVING SPACE DESIGNED TO COMFORTABLY ACCOMMODATE A PRIVATE SUITE ADJACENT TO THE MAIN HOME. THESE NEW, INNOVATIVE FLOORPLANS ALLOW FAMILIES TO LIVE TOGETHER AND STILL HAVE THEIR OWN PRIVATE SPACE.

### INNOVATIVE INTERIORS

- 18" x 18" ceramic tile in foyer, kitchenette, and laundry (Same as Main Home)
- Plush stain resistant carpeting with padding (Same as Main Home)
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door casing
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Rocker-style switches throughout
- Pre-wired for ceiling fan in next gen suite
- Designer quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

### DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware (Same as Main Home)
- Easy-care mica countertops with 6" backsplash (Same as Main Home)
- Stainless steel kitchen sink and decorative faucet with sprayer
- Quality stainless steel appliance package featuring:
  - Over-the-range built-in microwave with recirculating vent

### INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops and integrated sinks with designer faucet and brushed nickel hardware
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fan (per plan)
- Recessed LED downlighting

### LAUNDRY

- Washer & Dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S  
INCLUDED**



  
CEDAR POINTE  
BY LENNAR

ARGENTO

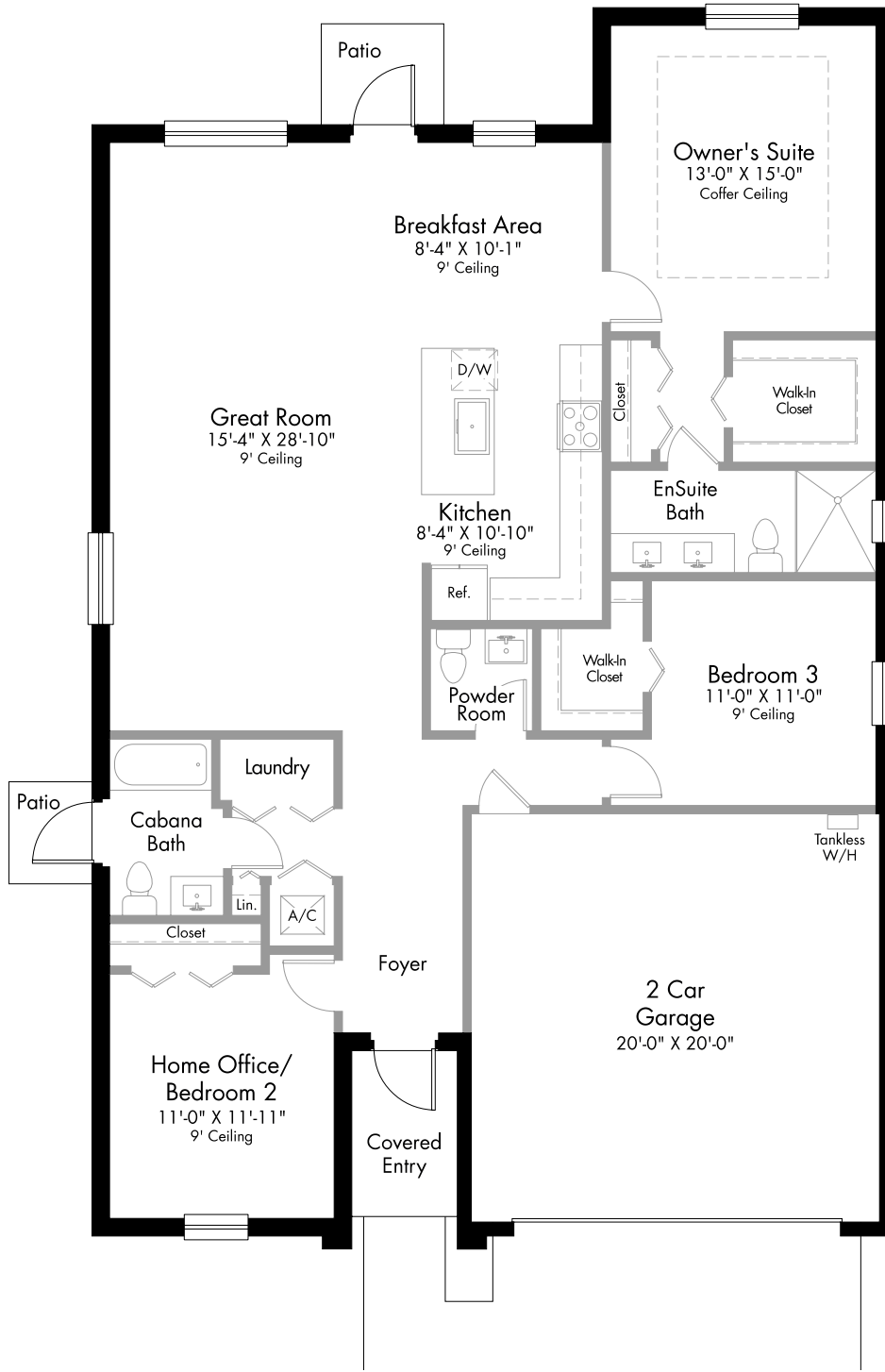


# ARGENTO

## JUNIPER COLLECTION SINGLE-FAMILY HOMES

1-Story | 3 Bedrooms | 2.5 Baths | Great Room | Breakfast Area  
Covered Entry | 2-Car Garage

1,732 SQ FT A/C AREA  
432 SQ FT 2-CAR GARAGE  
53 SQ FT COVERED ENTRY  
2,217 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT

  
CEDAR POINTE  
BY LENNAR

CENTURI



1-Story | 4 Bedrooms (Optional 3 Bedrooms) | 3 Baths | Great Room  
Dining Room | Covered Entry | 2-Car Garage

1,827 SQ FT A/C AREA  
392 SQ FT 2-CAR GARAGE  
25 SQ FT COVERED ENTRY  
2,244 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



  
CEDAR POINTE  
BY LENNAR

FLORENT



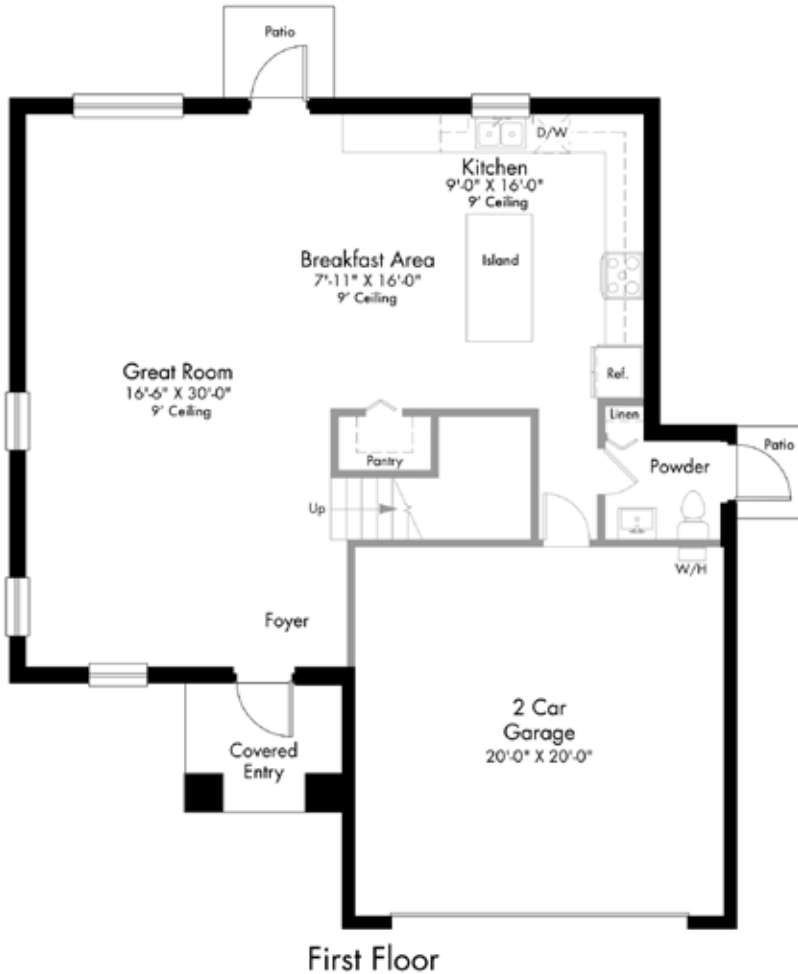


# FLORENT

## JUNIPER COLLECTION SINGLE-FAMILY HOMES

2-Story | 4 Bedrooms | 2.5 Baths | Great Room | Breakfast Area  
Covered Entry | 2-Car Garage

2,183	SQ FT	A/C AREA
434	SQ FT	2-CAR GARAGE
60	SQ FT	COVERED ENTRY
<hr/>		
2,677	SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



  
CEDAR POINTE  
BY LENNAR

LUMIO

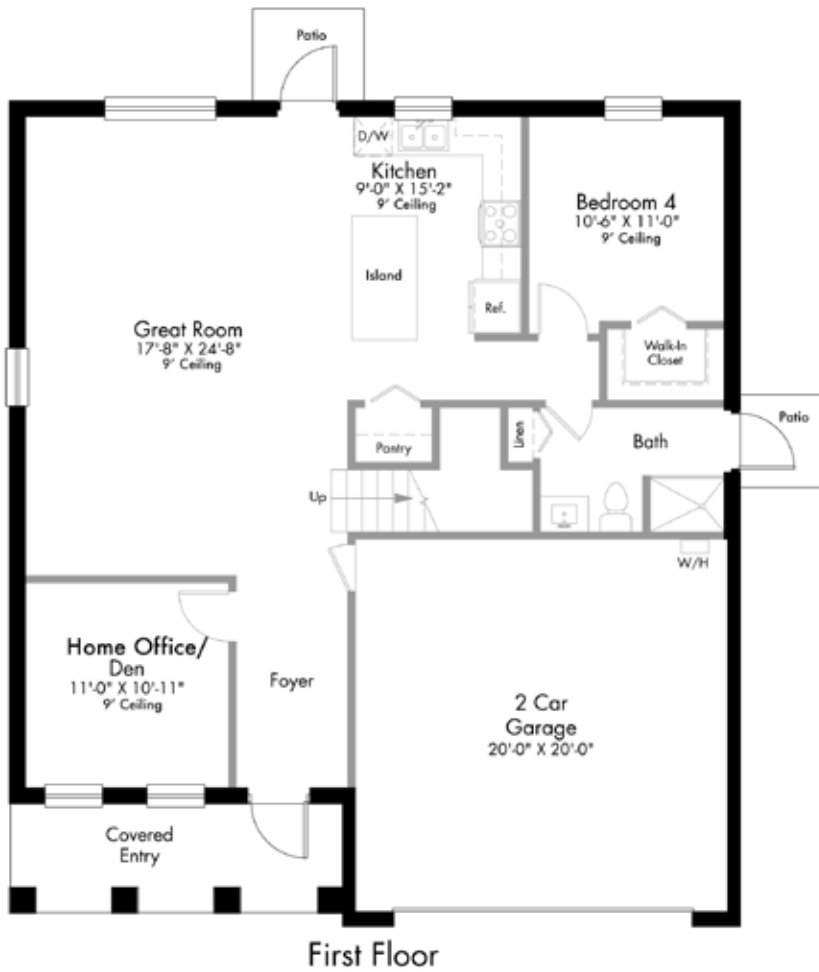


# LUMIO

## JUNIPER COLLECTION SINGLE-FAMILY HOMES

2-Story | 4 Bedrooms | 3 Baths | Home Office/Den | Great Room  
Covered Entry | 2-Car Garage

2,439	SQ FT	A/C AREA
430	SQ FT	2-CAR GARAGE
56	SQ FT	COVERED ENTRY
2,925	SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT

  
CEDAR POINTE  
BY LENNAR

OLMETO

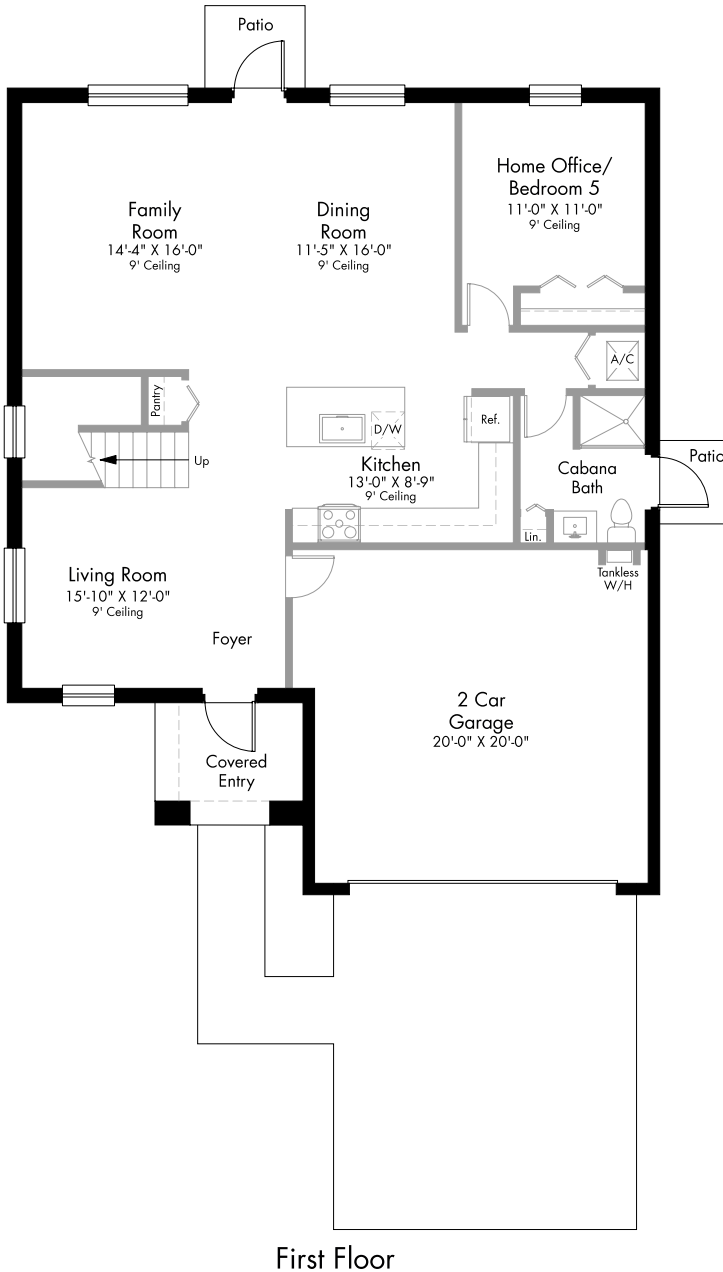


# OLMETO

## JUNIPER COLLECTION SINGLE-FAMILY HOMES

2-Story | 5 Bedrooms | 3 Baths | Dining Room | Family Room  
Living Room | Covered Entry | 2-Car Garage

2,665	SQ FT	A/C AREA
445	SQ FT	2-CAR GARAGE
65	SQ FT	COVERED ENTRY
<hr/>		
3,175	SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT





  
**CEDAR POINTE**  
BY LENNAR®

PIANI





### Main Home:

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

2,987 SQ FT A/C AREA

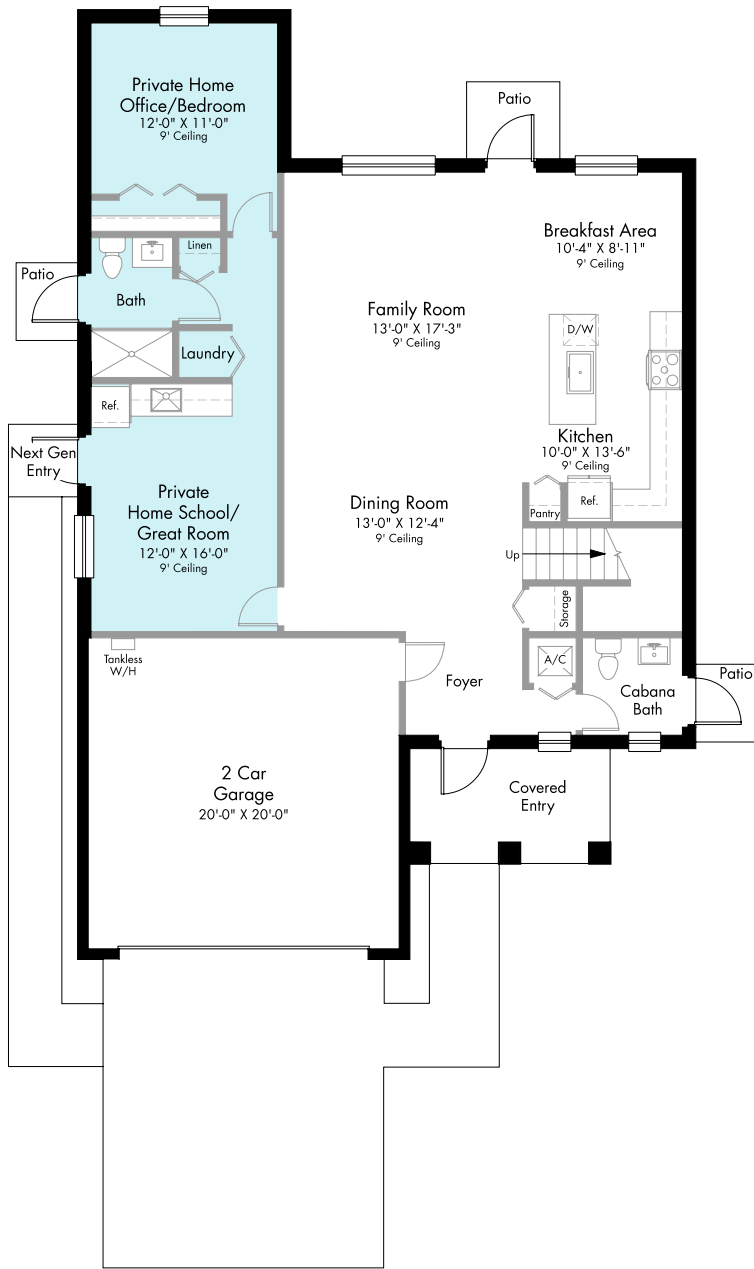
434 SQ FT 2-CAR GARAGE

96 SQ FT COVERED ENTRY

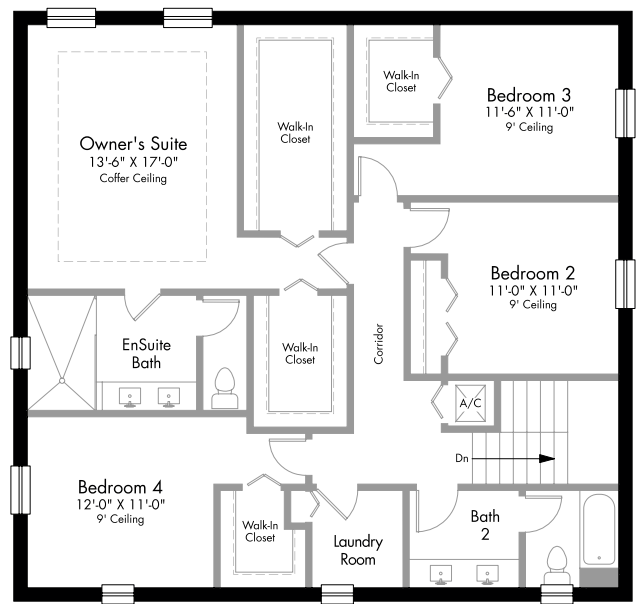
### Next Gen Suite:

Private Great Room/Homeschool Bedroom/Home Office  
Kitchenette | Private Entry

3,517 SQ FT TOTAL



First Floor



Second Floor

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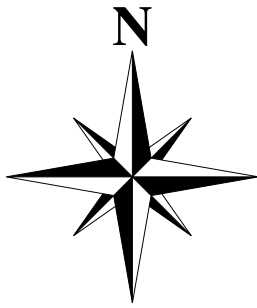






Juniper Collection  
Single-Family Homes

PRELIMINARY  
COMMUNITY SITE PLAN



**JUNIPER COLLECTION**  
SINGLE-FAMILY HOMES



PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE



SEQUOIA COLLECTION  
SINGLE-FAMILY HOMES

**LENNAR®**





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- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint in choice of designer schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels for all windows and sliding glass doors

### DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops with 6" backsplash
- Stainless steel kitchen sink and decorative faucet with sprayer
- 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
- USB charger outlet
- Recessed LED downlighting

### INNOVATIVE INTERIORS

- 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 and master bedroom, home run to central distribution panel
- Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)
- Custom coffer ceilings in Owner's Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Electric water heater
- Central air conditioning and heating system

### INSIDE YOUR BATHS

- Vanity cabinets with brushed nickel hardware
- Cultured marble countertops with integral double vanity sinks and elegant faucets in En-Suite Bath
- Shower with clear glass enclosure in En-Suite Bath (per plan)
- Bathtub or enclosed shower in secondary bath (per plan)
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder bath (per plan)

### LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S  
INCLUDED**



## SEQUOIA COLLECTION - SINGLE-FAMILY HOMES INCLUDED FEATURES

A NEW CONCEPT IN LIVING SPACE DESIGNED TO COMFORTABLY ACCOMMODATE A PRIVATE SUITE ADJACENT TO THE MAIN HOME. THESE NEW, INNOVATIVE FLOORPLANS ALLOW FAMILIES TO LIVE TOGETHER AND STILL HAVE THEIR OWN PRIVATE SPACE.

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- Plush stain resistant carpeting with padding (Same as Main Home)
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- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door casing
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Rocker-style switches throughout
- Pre-wired for ceiling fan in next gen suite
- Designer quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

### DESIGNER KITCHEN

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- Easy-care mica countertops with 6" backsplash (Same as Main Home)
- Stainless steel kitchen sink and decorative faucet with sprayer
- Quality stainless steel appliance package featuring:
  - Over-the-range built-in microwave with recirculating vent

### INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops and integrated sinks with designer faucet and brushed nickel hardware
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fan (per plan)
- Recessed LED downlighting

### LAUNDRY

- Washer & Dryer connections provided
- Convenient ventilated shelf



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INCLUDED**



  
CEDAR POINTE  
BY LENNAR

CENTURI

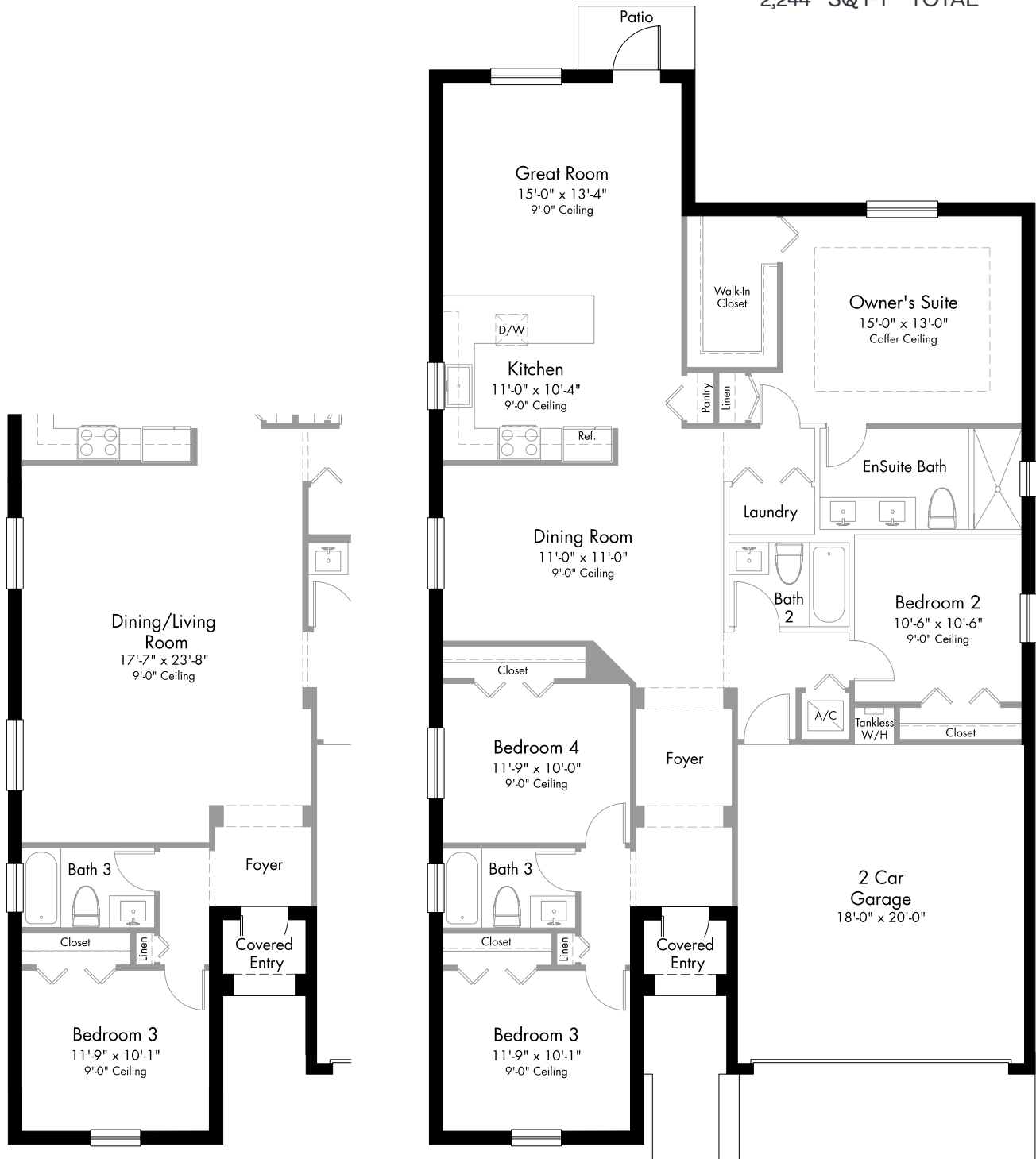


# CENTURI

## SEQUOIA COLLECTION SINGLE-FAMILY HOMES

1-Story | 4 Bedrooms (Optional 3 Bedrooms) | 3 Baths | Great Room  
Dining Room | Covered Entry | 2-Car Garage

1,827 SQ FT A/C AREA  
392 SQ FT 2-CAR GARAGE  
25 SQ FT COVERED ENTRY  
2,244 SQ FT TOTAL



Optional Dining/Living Room

PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



  
**CEDAR POINTE**  
BY LENNAR™

**COMPASS**



### Main Home:

1-Story | 3 Bedrooms | 2 Baths | Dining Room | Family Room  
Living Room | Covered Entry | 2-Car Garage

2,217 SQ FT A/C AREA

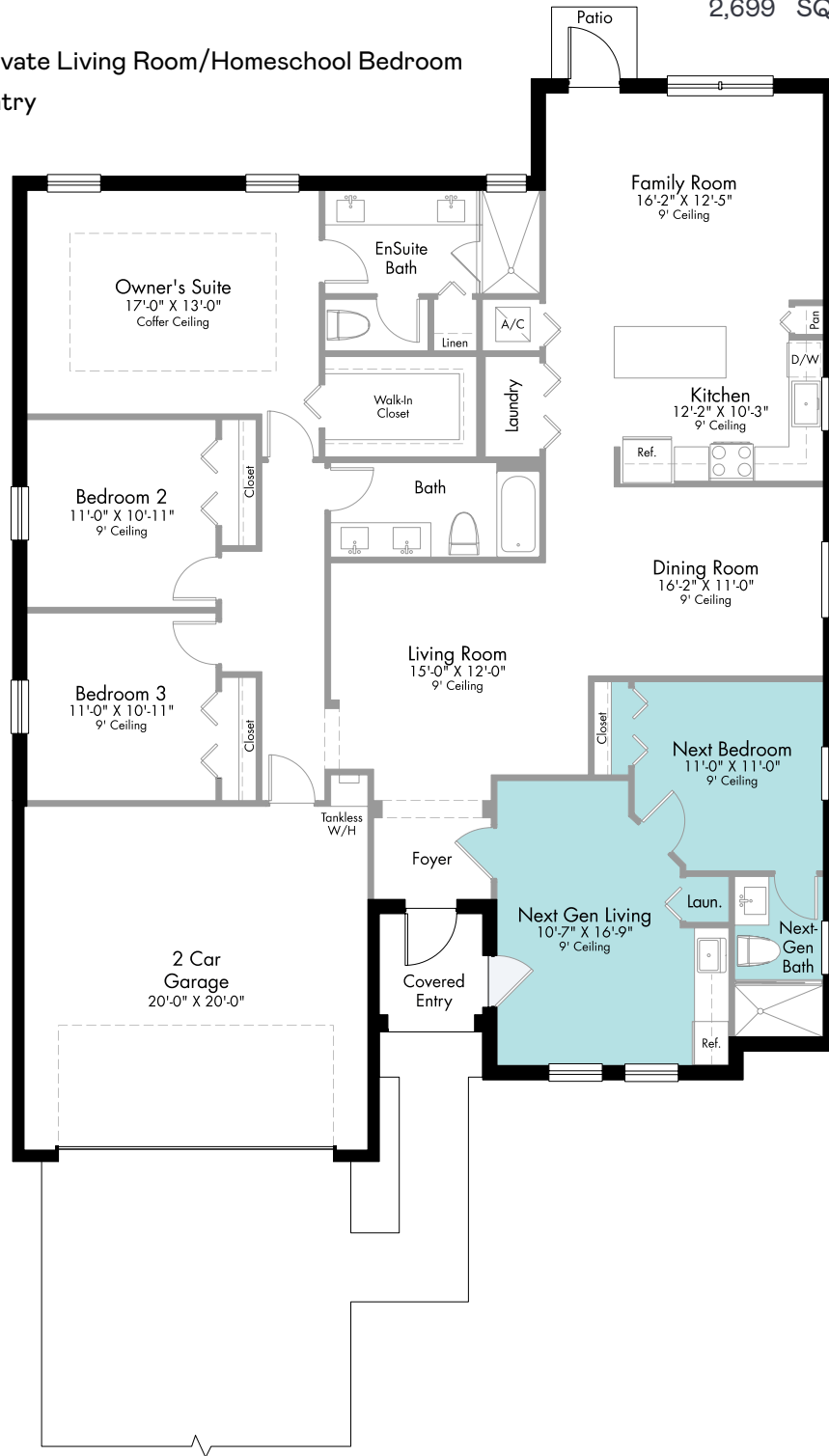
441 SQ FT 2-CAR GARAGE

41 SQ FT COVERED ENTRY

### Next Gen Suite:

Private Living Area | Private Living Room/Homeschool Bedroom  
Kitchenette | Private Entry

2,699 SQ FT TOTAL



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**CEDAR POINTE**  
BY LENNAR



# COMPASS





PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



  
CEDAR POINTE  
BY LENNAR

OLMETO



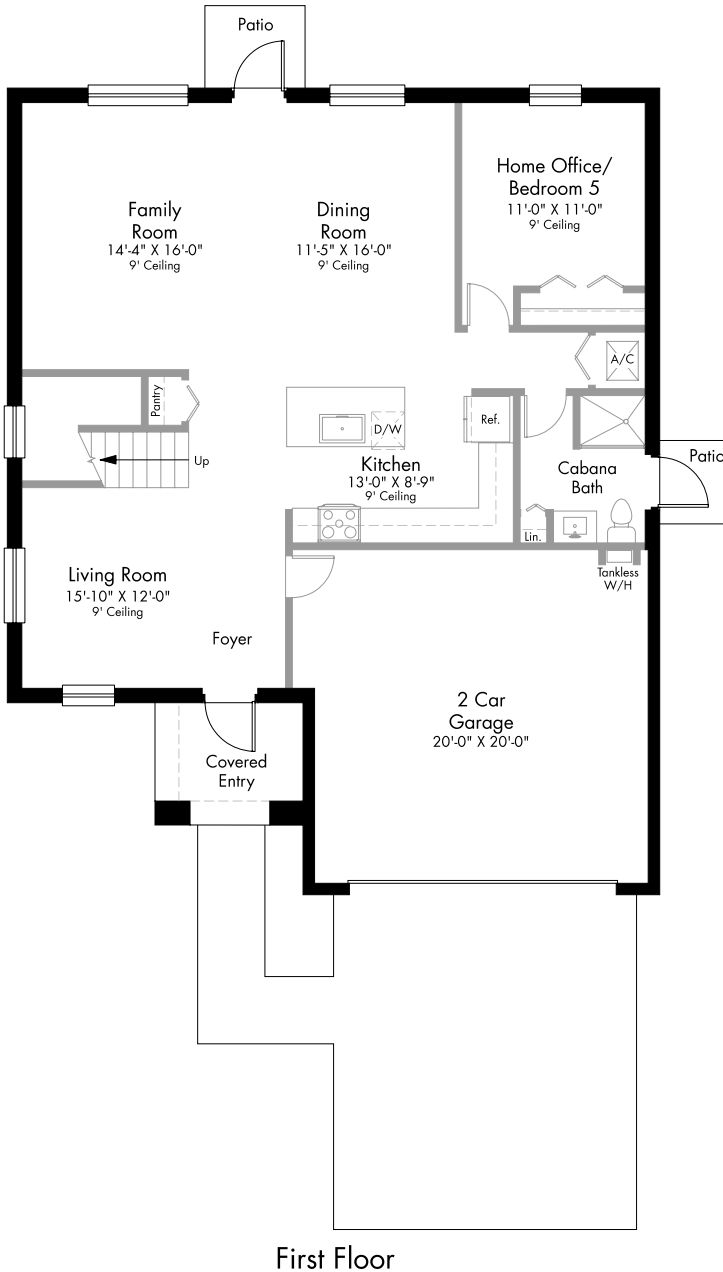


# OLMETO

## SEQUOIA COLLECTION SINGLE-FAMILY HOMES

2-Story | 5 Bedrooms | 3 Baths | Dining Room | Family Room  
Living Room | Covered Entry | 2-Car Garage

2,665	SQ FT	A/C AREA
445	SQ FT	2-CAR GARAGE
65	SQ FT	COVERED ENTRY
<hr/>		
3,175	SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT





CEDAR POINTE  
BY LENNAR

PIANI



### Main Home:

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

2,987 SQ FT A/C AREA

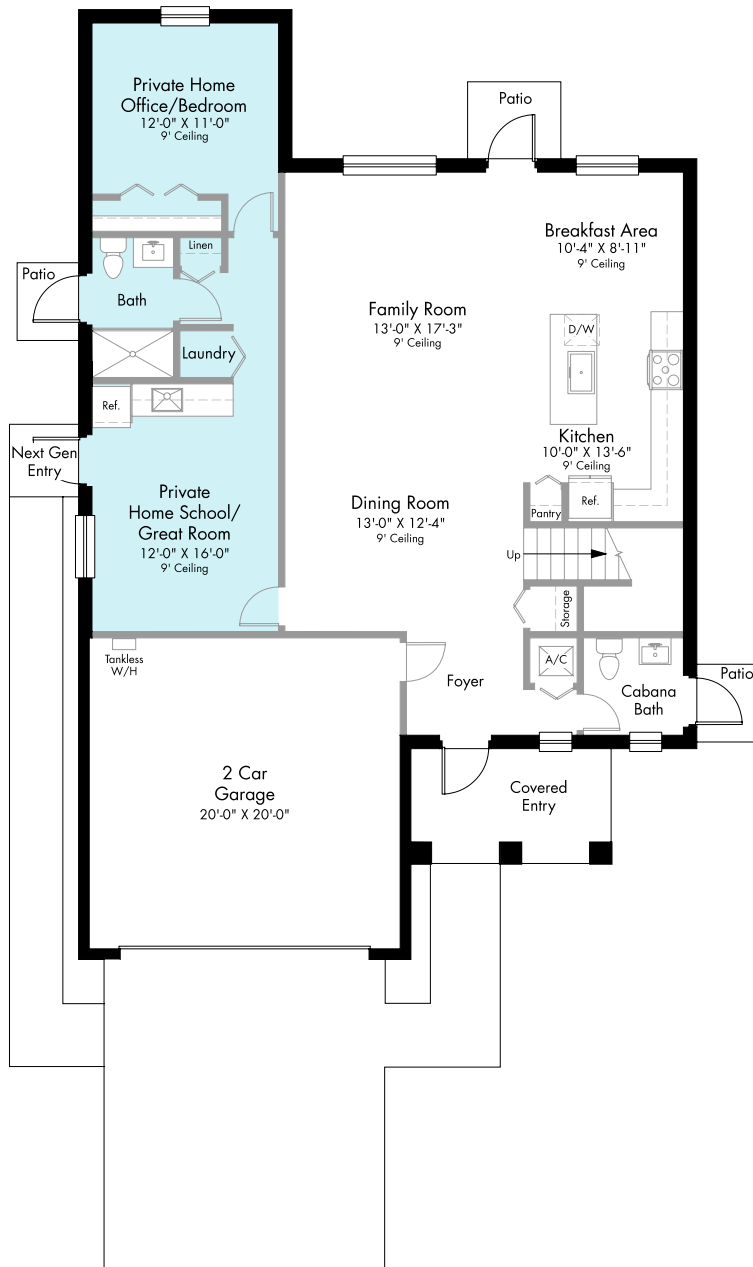
434 SQ FT 2-CAR GARAGE

96 SQ FT COVERED ENTRY

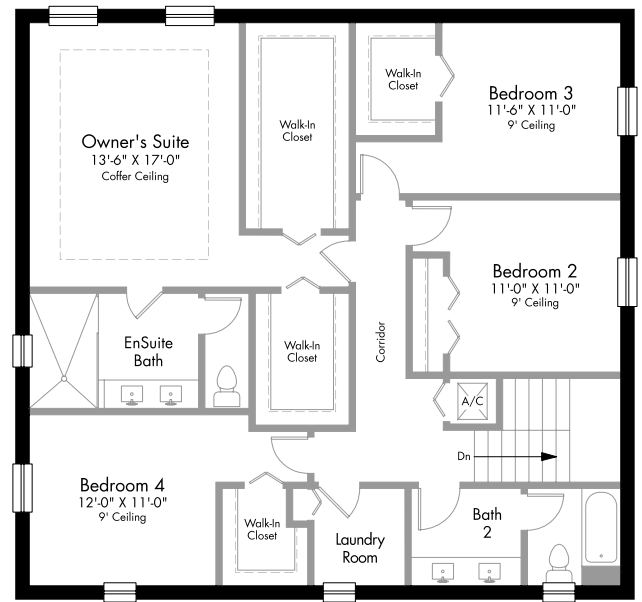
### Next Gen Suite:

Private Great Room/Homeschool Bedroom/Home Office  
Kitchenette | Private Entry

3,517 SQ FT TOTAL



First Floor



Second Floor

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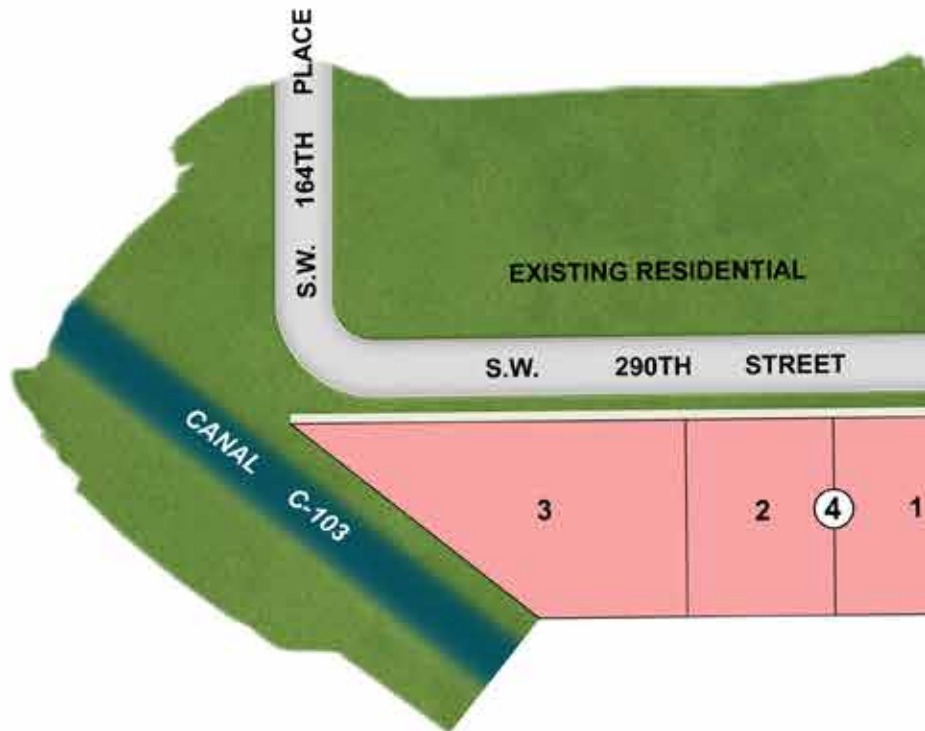
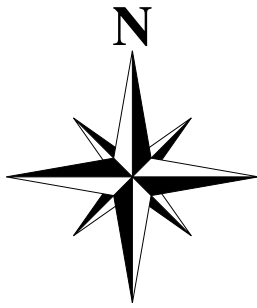






Sequoia Collection  
Single-Family Homes

PRELIMINARY  
COMMUNITY SITE PLAN



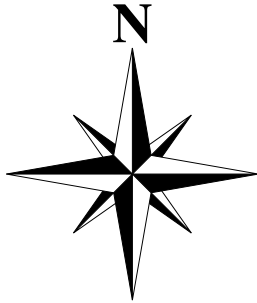
SEQUOIA COLLECTION  
SINGLE-FAMILY HOMES







PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE



# PRELIMINARY OVERALL COMMUNITY SITE PLAN



-  **SEQUOIA COLLECTION - 75' x 100' Homesites**
-  **JUNIPER COLLECTION - 50'x100' Homesites**
-  **CYPRESS COLLECTION - Townhomes without Garage**
-  **EVERGREEN COLLECTION - Townhomes with Garage**

**LENNAR**<sup>®</sup>





PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE

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# Smart home technology included in this community



## Connectivity Features:

Legrand On-Q 30" RF Transparent Structured Media Enclosure

Ring Alarm Security Kit - Base Station<sup>1</sup>

Ring Alarm Security Kit - Ring Alarm Keypad<sup>1</sup>

Ring Alarm Security Kit - Ring Alarm Motion Detector<sup>1</sup>

Ring Alarm Security Kit - Ring Alarm Smoke and CO Listener<sup>1</sup>

Ring Alarm Security Kit - Ring Alarm Window and Door Contact Sensor<sup>1</sup>

Ring Video Doorbell Pro

Honeywell Home T6 Pro Z-Wave - smart thermostat

Schlage Encode™ Smart WiFi Deadbolt

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<sup>1</sup>Once 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).<sup>1</sup>
- **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.

<sup>1</sup>Once 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.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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# NEW HOME. NEW ADVENTURES.

**Cedar Pointe**, will be a vibrant Lennar community of new townhomes and single-family homes conveniently located on SW 288th Street and SW 162nd Avenue in Miami-Dade. Residents can enjoy a fun lifestyle inside and outside of the community thanks to our strategic location right next to US1. Enjoy easy access to nearby schools, delicious restaurants, entertainment, recreational activities and more! Come home to everything you love at Cedar Pointe.



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO





## ENTERTAINMENT

- Coral Castle (0.6 mi)
- Flagship Cinemas (2.4 mi)
- Audubon Park (3.0 mi)
- Homestead Sports Complex (4.4 mi)
- Monkey Jungle (6.0 mi)
- Homestead Bayfront Park (9.9 mi)
- Zoo Miami (15.6 mi)



## MEDICAL CARE

- Walgreens (2.7 mi)
- Homestead Baptist Hospital (3.0 mi)



## PET CARE

- Homestead Pet Hospital (1.6 mi)
- Darling Doxie Dogs (2.0 mi)



## SCHOOLS

- South Dade Senior High School (0.6 mi)
- Avocado Elementary (1.3 mi)
- Leisure City K-8 Center (1.4 mi)
- BRICKS Early Learning Center (1.9 mi)
- Irving & Beatrice Peskoe K-8 Center (2.0 mi)
- Campbell Drive K-8 Cener (2.0 mi)
- Center for Interantional Education: A Cambridge Associate School (2.0 mi)
- Homestead Air Force Vocational School (2.1 mi)
- South Dade Middle School (3.7 mi)
- Gateway Environmental K-8 Learning Center (4.6 mi)
- KinderCare Learning Center at South Dade (9.7 mi)



## SHOPPING

- Kohls (1.9 mi)
- Ross Dress for Less (2.0 mi)
- Publix (2.5 mi)
- Florida Keys Outlet Marketplace (4.5 mi)
- Southland Mall (9.9 mi)



## RESTAURANTS

- Sake Thai & Sushi Bar (2.3 mi)
- Buffalo Wild Wings (2.6 mi)
- Knaus Berry Farm (2.7 mi)
- Pinecrest Bakery- Homestead (2.7 mi)
- Olive Garden (2.7 mi)
- Exit One Taproom (4.1 mi)
- Schnebly Redlands Winery (6.5 mi)
- Robert Is Here (6.6 mi)



## TRAVEL

- Miami Executive Airport (18.2 mi)

## OTHER

- 24 Hour Fitness (2.0 mi)
- Metro (2.0 mi)
- Planet Fitness (2.6 mi)
- T-Mobile (3.2 mi)





CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO

# LENNAR<sup>®</sup>

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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<sup>®</sup>



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