

Sedona

ESTATES

BY LENNAR®



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL

LENNAR®

Sedona

ESTATES
BY LENNAR®



SINGLE-FAMILY HOMES

LENNAR®

SINGLE-FAMILY HOMES INCLUDED FEATURES

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Sedona Estates will be a beautiful community of single-family homes located at 29171 SW 167th Avenue.
- Sedona Estates is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior color scheme, stone, decorative shutters and railing (per plan)
- Beautiful and enduring concrete roof tile
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint in choice of decorator schemes
- Covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Impact windows

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 with decorative faucet and 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
- 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

INNOVATIVE INTERIORS (CONT.)

- Pre-wired for ceiling fan in family 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 shelvings
- Electric water heater
- Central air conditioning and heating system

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops, designer faucets, and brushed nickel hardware
- Double vanity sinks with faucets in En-Suite Bath
- Shower with clear glass enclosure in En-Suite Bath (per plan)
- Convenient bathtub 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



**EVERYTHING'S
INCLUDED**

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CARAWAY

SINGLE-FAMILY HOMES

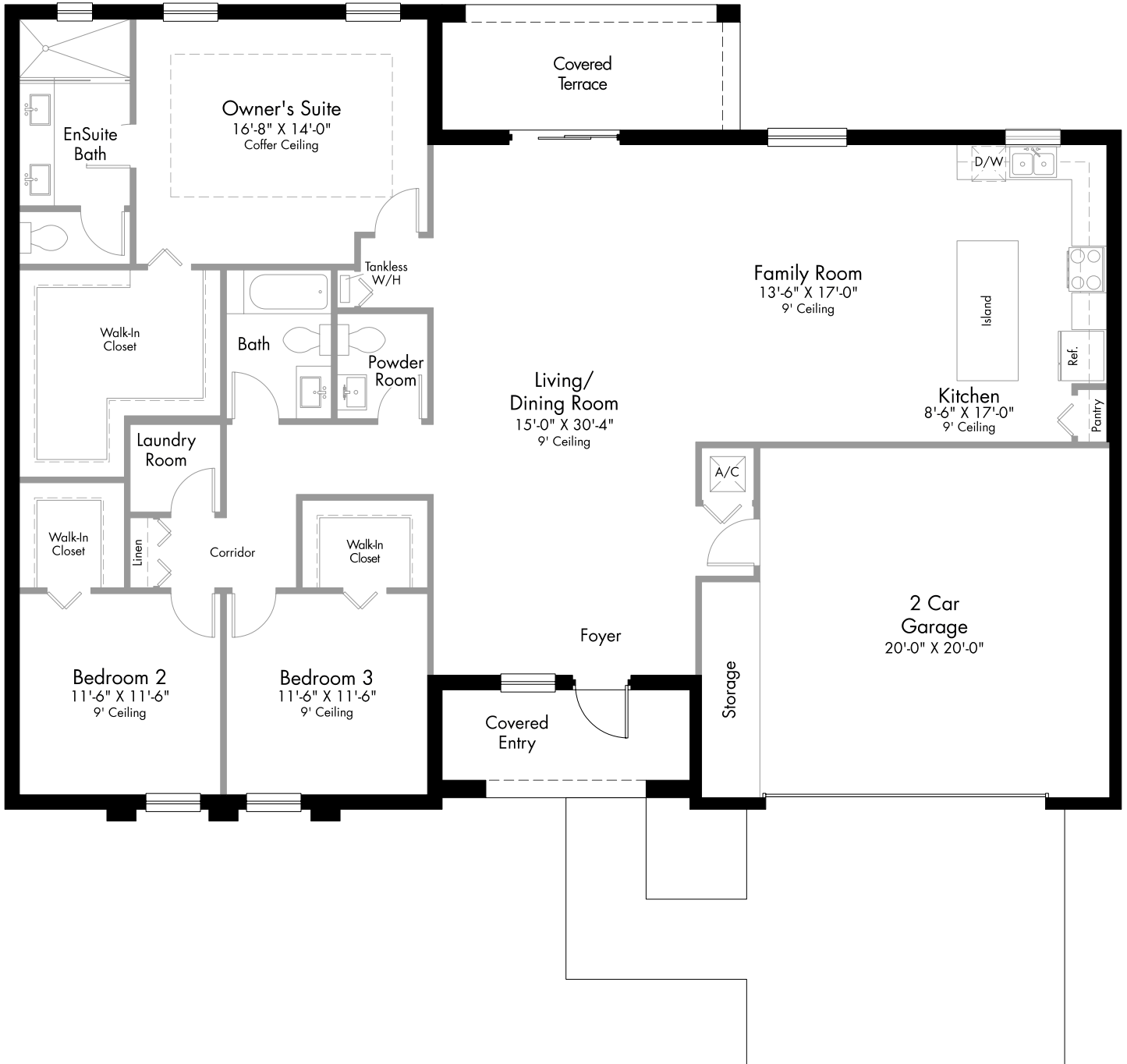
LENNAR®

CARAWAY

SINGLE-FAMILY HOMES

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

2,086	SQ FT	A/C AREA
491	SQ FT	2-CAR GARAGE
87	SQ FT	COVERED ENTRY
122	SQ FT	COVERED TERRACE
2,786	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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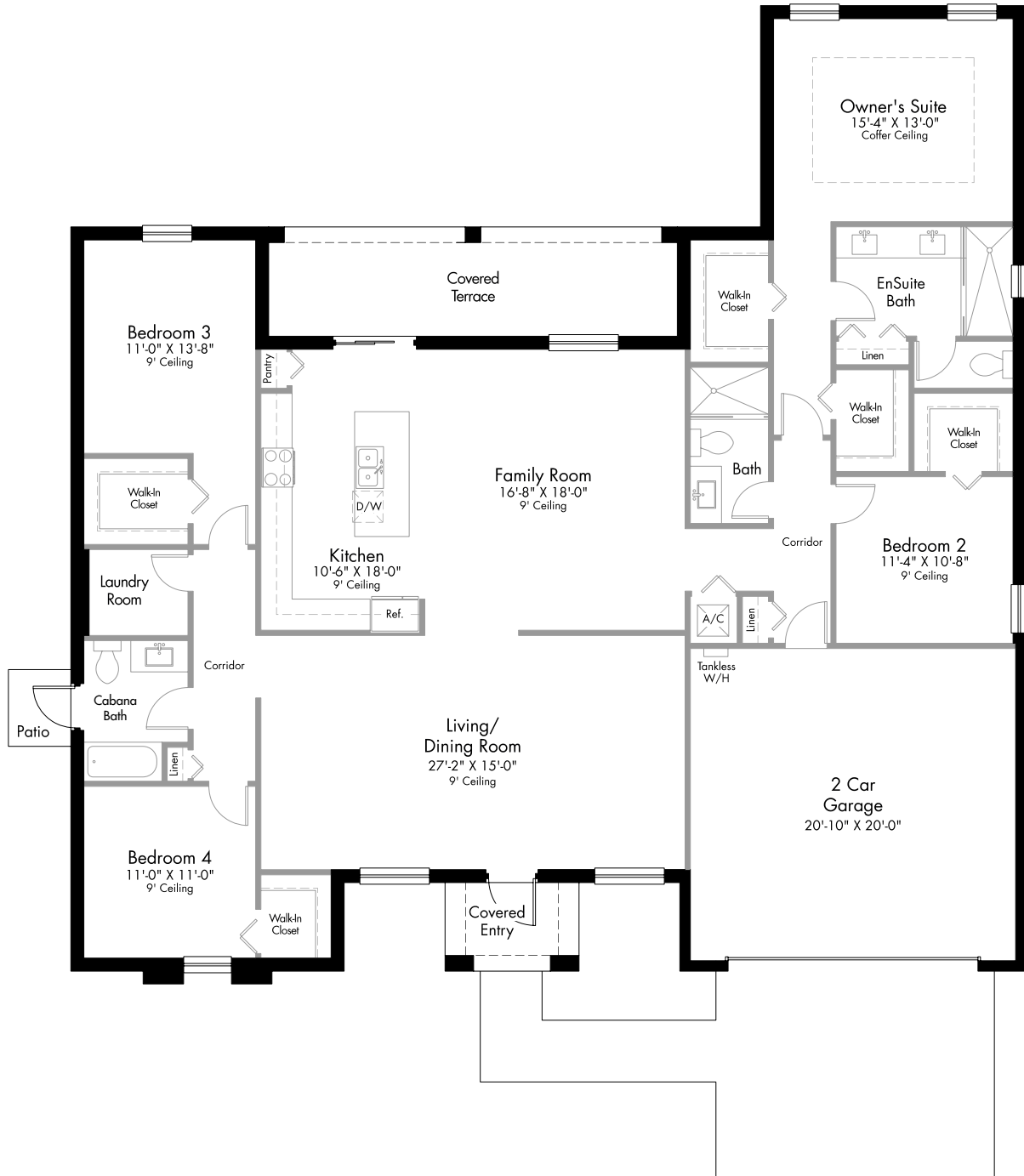


EDLIN SINGLE-FAMILY HOMES

LENNAR®

1-Story | 4 Bedrooms | 3 Baths | Family Room
 Covered Entry | Covered Terrace | 2-Car Garage

2,403	SQ FT	A/C AREA
448	SQ FT	2-CAR GARAGE
49	SQ FT	COVERED ENTRY
183	SQ FT	COVERED TERRACE
3,083	SQ FT	TOTAL



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FONTANA
SINGLE-FAMILY HOMES

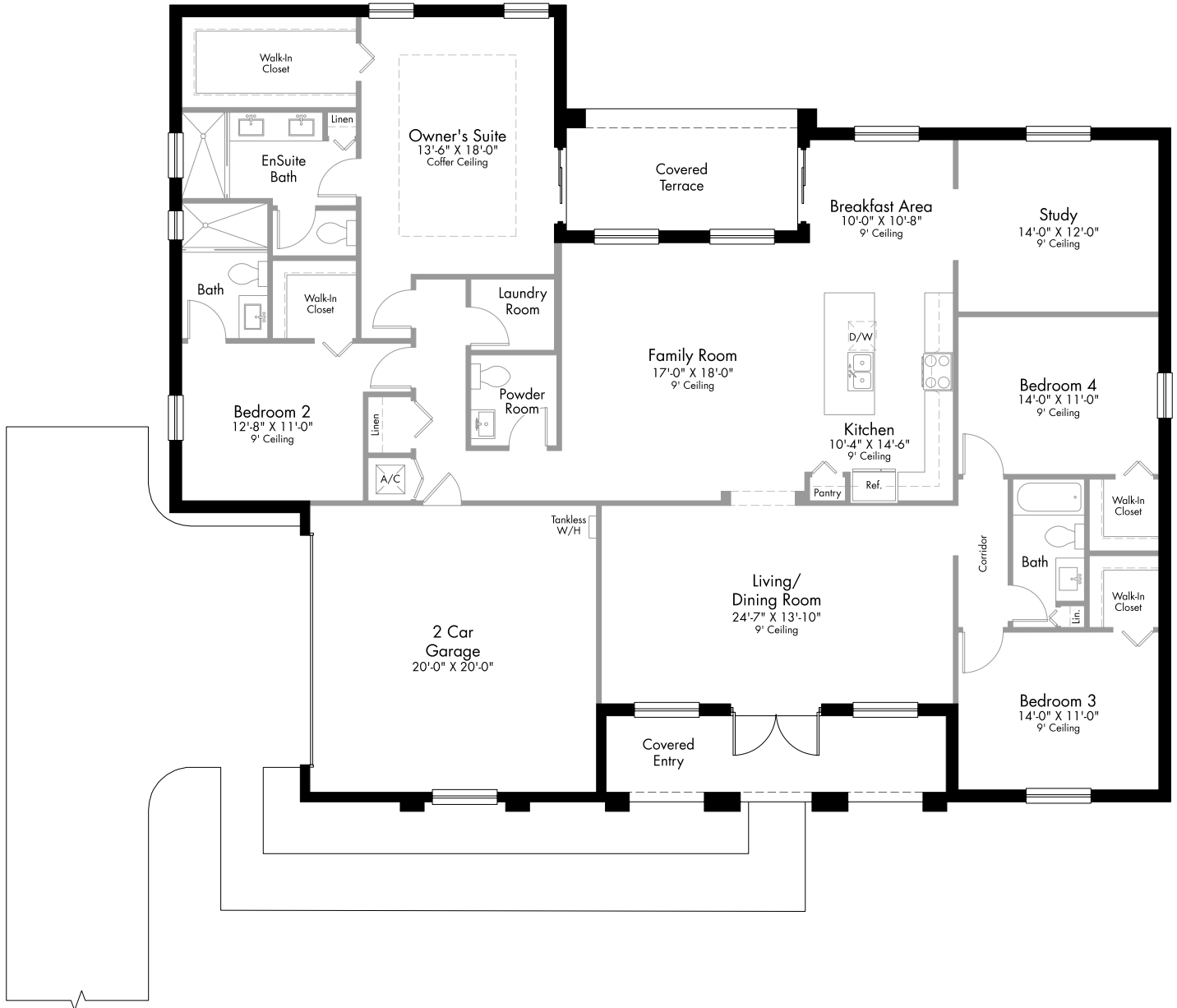
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FONTANA

SINGLE-FAMILY HOMES

1-Story | 4 Bedrooms | 3.5 Baths | Study
 Breakfast Area | Family Room | Covered Entry
 Covered Terrace | 2-Car Garage

2,648	SQ FT	A/C AREA
431	SQ FT	2-CAR GARAGE
142	SQ FT	COVERED ENTRY
139	SQ FT	COVERED TERRACE
3,360	SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT

MULBERRY SINGLE-FAMILY HOMES

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MULBERRY

SINGLE-FAMILY HOMES

1-Story | 5 Bedrooms | 4.5 Baths | Family Room
 Covered Entry | Covered Terrace | 2-Car Garage

2,806	SQ FT	A/C AREA
427	SQ FT	2-CAR GARAGE
93	SQ FT	COVERED ENTRY
159	SQ FT	COVERED TERRACE
3,485	SQ FT	TOTAL



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WILLOW

SINGLE-FAMILY HOMES

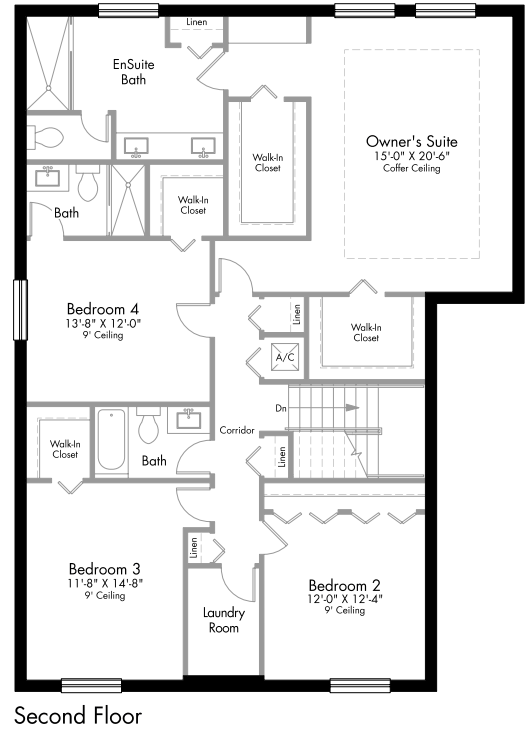
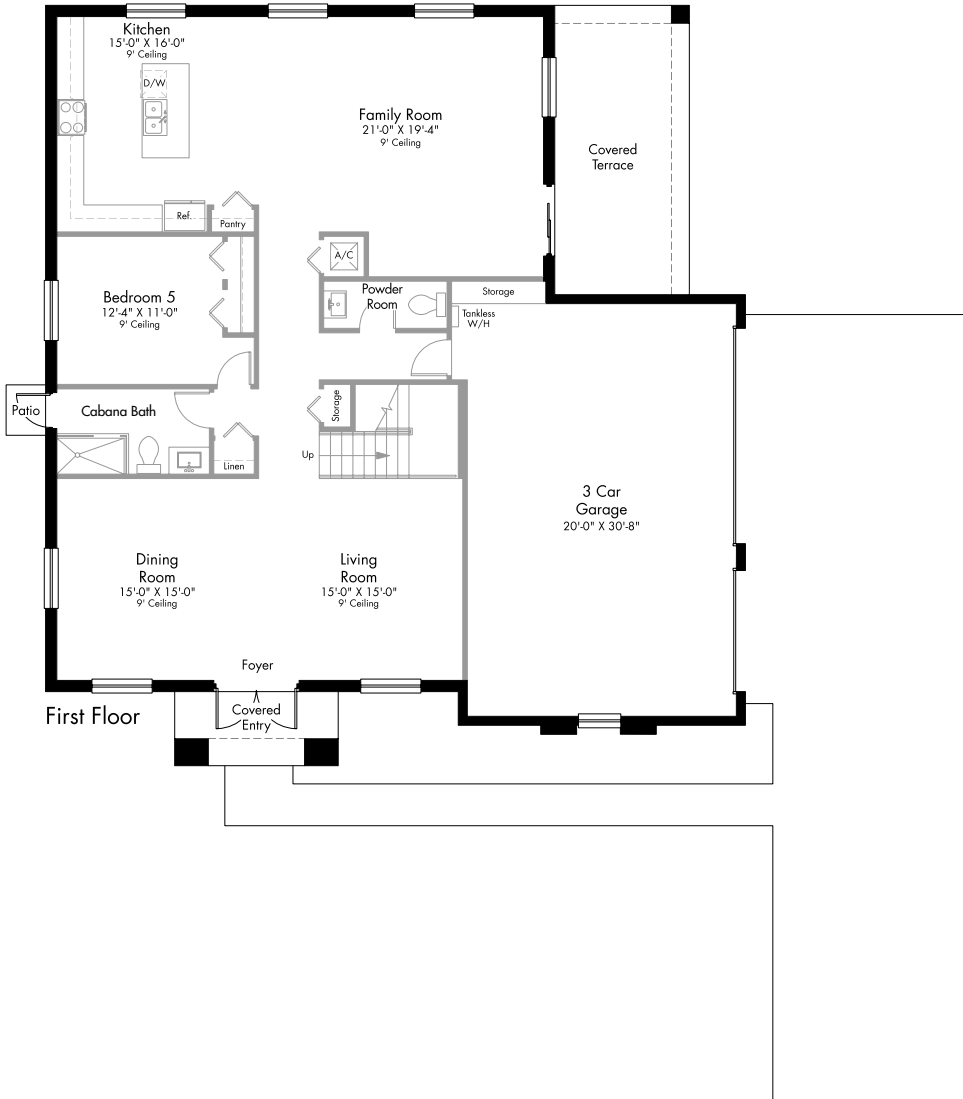
LENNAR®

WILLOW

SINGLE-FAMILY HOMES

2-Story | 5 Bedrooms | 4.5 Baths | Family Room
 Covered Entry | Covered Terrace | 3-Car Garage

3,468	SQ FT	A/C AREA
670	SQ FT	3-CAR GARAGE
63	SQ FT	COVERED ENTRY
215	SQ FT	COVERED TERRACE
4,416	SQ FT	TOTAL



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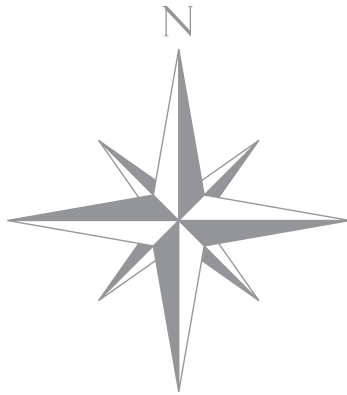


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PRELIMINARY OVERALL COMMUNITY SITE PLAN



PRELIMINARY ARTIST'S CONCEPT

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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 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.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.

Welcome home to **Sedona Estates**, a beautiful community of new, single-family homes in Miami, FL. Central to many shopping, dining, and entertainment venues, future residents won't have to go far to enjoy all that Miami-Dade has to offer. Easy access to highways such as Florida's Turnpike gives you the opportunity to explore South Florida and create new memories with your family and friends. Adventure awaits you at Sedona Estates.



 **ENTERTAINMENT**

- Larry & Penny Thompson Park (1.3 mi)
- Miami South BMX Park (1.8 mi)
- The Little Farm (2.4 mi)
- Regal Cinema (3.2 mi)
- Monkey Jungle (3.3 mi)
- West Perrine Park (4.3 mi)
- Zoo Miami (5.8 mi)
- Gold Coast Railroad Museum (6.0 mi)
- Palmetto Golf (6.4 mi)
- Coral Castle (7.7 mi)
- Black Point Marina (7.9 mi)
- Homestead Speedway (11.2 mi)

 **RESTAURANTS**

- Di Crespo Steakhouse (3.3 mi)
- Miller's Ale House (3.4 mi)
- Applebee's (3.2 mi)
- Moon Thai & Japanese (3.4 mi)
- Olive Garden (3.9 mi)
- Cubavana (5.3 mi)
- Steve's Pizza (5.4 mi)
- El Santo Coyote (5.5 mi)
- Black Point Ocean Grill (8.0 mi)
- Samurai (8.0 mi)
- Outback Steakhouse (8.5 mi)

 **MEDICAL**

- Walgreens (1.0 mi)
- CVS (2.2 mi)
- MD Now Urgent Care (4.2 mi)
- Jackson South Memorial Hospital (6.7 mi)
- U Health Care (6.8 mi)

 **TRAVEL**

- Miami International Airport (22.4 mi)
- Ft. Lauderdale-Hollywood International Airport (47.6 mi)

 **SHOPPING**

- Publix (1.1 mi)
- Aldi (3.3 mi)
- Southland Mall (3.3 mi)
- Home Depot (4.1 mi)
- The Falls (7.3 mi)

 **PET**

- Humane Society of Greater Miami (3.6 mi)
- Cutler Bay Animal Clinic (3.8 mi)
- Petco (4.0 mi)
- Perrine Wayside Park (6.1 mi)

 **SCHOOLS**

- Academir Charter School Preparatory (0.6 mi)
- South Miami Heights Elementary (1.5 mi)
- Miami Southridge High School (2.6 mi)
- Cutler Bay Middle School (4.8 mi)

 **MUNICIPAL**

- United States Post Office (3.3 mi)
- Miami-Dade Firehouse 34 (3.4 mi)
- South Dade Regional Library (3.5 mi)
- Miami-Dade Police Department (4.5 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.



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