

## YOUR COMMUNITY

- 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 is a premier master-planned community located in the highly sought after neighborhood of Hialeah, near I-75 and Miami Lakes Drive
- Grand gated entry with guard house and elegant common areas
- Future Clubhouse with fitness center, game room, party room, elegant lobby, resort-style pool and sundeck areas
- Oversize, pristine lake
- 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

## EXTERIOR DETAILS

- Quality CBS construction
- Flat-style concrete roof 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
- Raised-panel garage door
- Prewire for garage door opener
- Exterior hose bibs
- Code compliant hurricane panels

## INNOVATIVE INTERIORS

- Home Automation Wi-Fi Certified Home (See Attached "Smart Home 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 and ceilings in designated areas
- Rocker-style switches throughout
- Category 5e structured wiring for voice in kitchen and master bedroom, home run to central distribution panel
- RG6 shielded coaxial television cable in all bedrooms and family room; home run to central distribution panel

## INNOVATIVE INTERIORS (CONTINUED)

- 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
- Tankless water heater
- Central air-conditioning and heating system

## DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers in choice of colors and 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

## INSIDE YOUR BATH


- Vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath
- Pedestal sink in powder room
- Shower with clear enclosure in master bath
- Roman tub in master bath (per plan)
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Theatrical-style lighting over vanities
- Oversized mirrors (per plan)



**EVERYTHING'S  
INCLUDED®**

[LennarAquaBella.com](http://LennarAquaBella.com)

**WELCOME HOME CENTER LOCATED AT  
10220 WEST 32ND WAY, HIALEAH, FL 33018  
305-397-0135**

 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 © 2018 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 04/18

NEXT GEN® - THE HOME WITHIN A HOME®, IS 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

- Home Automation Wi-Fi Certified Home (See Attached "Smart Home Features")
- 18" x 18" ceramic tile in foyer, kitchenette, and laundry
- Plush stain resistant carpeting with padding
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- 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 voice in kitchenette, home run to central distribution panel
- RG6 shielded coaxial television cable in private suite living room and bedroom; home run to central distribution panel
- Pre-wired for ceiling fan in next gen suite
- Quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

## DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers in choice of colors and brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Quality stainless steel appliance package featuring:
  - 18 cu. ft. top freezer refrigerator
  - Over-the-range microwave with recirculating venting system

## INSIDE YOUR BATH

- Vanity cabinets with cultured marble countertops and brushed nickel hardware
- 12" x 12" ceramic floor tile
- Exhaust fan
- Theatrical-style lighting over vanity



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### Over \$10,000 of Everything's Included® value!

Features	Lennar®	Other Builders	Used Home
<b>Connectivity</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure - World's first Wi-Fi CERTIFIED™ Home Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ruckus Wireless ZoneFlex™ R510	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Heat Mapping (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ruckus ICX® 12-port Ethernet switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CAT-6A Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Legrand® On-Q 42" RF Transparent Structured Media enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® Surge Protective Receptacle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® occupancy sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Products - Controlled by Amazon Alexa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Echo Show	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Baldwin® Evolved smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Lyric Round™ Wi-Fi Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Leviton® Z-Wave Plug-in Module	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless in-wall dimmer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lutron Caseta® wireless Smart Bridge Pro, Wireless Lamp Module, and Pico Remote with Double Stand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring® Video Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Samsung SmartThings®	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sonos® PLAY: 1 wireless speaker (Alexa voice control coming soon)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amazon employees set up and activate all connected devices in the home and offer 90-day Smart Home Support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• HAVING IT ALL DONE FOR YOU!	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Lennar's automated homes are built according to the Wi-Fi Alliance® program guidelines for Wi-Fi CERTIFIED™ Home Designs. See the Wi-Fi Alliance website at [www.wi-fi.org](http://www.wi-fi.org) for additional information regarding the Wi-Fi CERTIFIED Home Design program. The Wi-Fi Alliance also certifies home designs after review of a home floorplan, which may occur after your closing. Wireless performance in homes will vary due to design changes, construction changes, placement of furnishings and appliances, usage, and local conditions. Network performance will be affected by network configuration, the number of users, and the type of use. Homeowners are responsible for providing their own Internet connection and determining their own bandwidth needs, which may vary. Lennar does not guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for 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. Certain products or services are provided by Amazon, and not Lennar. Amazon is responsible for all such services and products, and Lennar does not guarantee any equipment or services provided by Amazon. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details.

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