

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 (per elevation)
- 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 (per plan)
- 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

INNOVATIVE INTERIORS (CONTINUED)

- 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
- 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
- Recessed lighting

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
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed lighting over vanities
- Oversized mirrors (per plan)



**EVERYTHING'S
INCLUDED**

LennarAquaBella.com

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

Over \$6,000 of included value!

Everything's Included® in your new dream home. Lennar has reimagined the homebuying experience by including the most desired new home features at no extra cost to you.

Features	Lennar®	Other Builders	Used Home
Connectivity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure - World's First Wi-Fi CERTIFIED™ Home Design			
• 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"/>
• Legrand® Surge Protective Receptacle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Products - Voice Control by Alexa			
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Schlage Encode™ Smart Wi-Fi Deadbolt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell® T6 Pro Smart Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring® Video Doorbell Elite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service - Activation and Support by Amazon			
• 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			
• 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 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 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 and services are provided by third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details. Energy claims were developed by third parties and not based upon specific testing of an individual home. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

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