

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

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