



OVERALL COMMUNITY
BROCHURE

MIAMI, FL



A Scenic Destination, Steps From Your Door.

Residents of Crystal Cay will be delighted in all that's planned for your future lakeside clubhouse. A brief walk from home, your family will enjoy exclusive amenities that will set the scene for countless memories.

Designed to blend fun and leisure, there will be a place for everyone in the family to indulge.

- State-of-the-Art Fitness Center
- Sparkling Pool with Sundeck Areas
- Spa
- Poolside Covered Terrace
- Social Room with Caterer's Kitchen
- Lakeside Gazebo
- Floating Dock



LENNAR®





OCEANA COLLECTION
TOWNHOMES

LENNAR®

OCEANA COLLECTION - TOWNHOMES
PRICE SHEET - EFFECTIVE AS OF

MODEL	FEATURES	SQ FT
BALTIC	2-Story 3 Bedrooms 2.5 Baths Family Room Covered Entry Garage	1,334 A/C 1,633 TOTAL
CASPIAN	2-Story 3 Bedrooms 2.5 Baths Family Room Covered Entry Garage	1,443 A/C 1,732 TOTAL
FLORES	2-Story 3 Bedrooms 2.5 Baths Great Room Covered Entry Garage	1,697 A/C 1,979 TOTAL
NORWEGIAN	2-Story 3 Bedrooms 2.5 Baths Family Room Covered Entry Garage	1,828 A/C 2,097 TOTAL
VISAYAN	2-Story 4 Bedrooms 2.5 Baths Family Room Covered Entry Garage	1,828 A/C 2,103 TOTAL



Prices include a standard location, subject to availability, and are subject to change without notice. Please consult a new home consultant for information on premium locations. Stated accommodate all vehicles. Lennar and the Lennar logo are trademarks or registered service mark of Lennar Corporation and/or its subsidiaries. Lennar Homes, LLC. CGC 062343



OCEANA COLLECTION - TOWNHOMES
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).
- Crystal Cay will be a master planned waterfront community offering new Wi-Fi CERTIFIED™ townhomes and single-family homes.
- Located in Miami-Dade on SW 228th Terrace and SW 104th Avenue.
- A lakefront clubhouse will allow you and your family to enjoy daily workouts in the fitness center, meet new neighbors in the social room, relax pool side or take a stroll on the extended walkway to the breezy lakeside gazebo and dock.
- This community 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, decorative shutters, iron and stucco design deco details (per plan)
- Concrete flat-style roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas (per plan)
- Designer exterior paint
- Covered entry
- Insulated entry door
- Raised-panel hurricane approved garage door
- Pre-wire for garage door opener
- Code compliant Hurricane panels
- Privacy fence in rear yard

DESIGNER KITCHEN

- Kitchen cabinets with 36” uppers with brushed nickel hardware
- Pantry closet with ventilated shelves
- Easy-care mica countertops in choice of decorator colors
- Stainless steel kitchen sink with decorative faucet
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30” Free-standing electric range system with ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over-the-range built-in microwave with recirculating venting system
 - Built-in multi-cycle dishwasher

DESIGNER KITCHEN (CONT.)

- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- WiFi Certified Home Design
- 18” x 18” ceramic tile in foyer, kitchen and laundry 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
- 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 and all bedrooms
- Custom coffer ceiling in Master Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Water heater
- Central air conditioning and heating

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops, designer faucets, and brushed nickel hardware
- Double vanity sinks with faucets in Master Bath
- Shower with clear glass enclosure in Master Bath
- Convenient bathtub in secondary bath
- 12” x 12” ceramic floor tile
- Exhaust fans (per plan)
- Recessed LED downlighting
- Oversized mirrors (per plan)
- Elegant pedestal sink in first floor powder room

LAUNDRY

- Washer and Dryer connections provided



OCEANA COLLECTION
TOWNHOMES

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BALTIC

OCEANA COLLECTION
TOWNHOMES

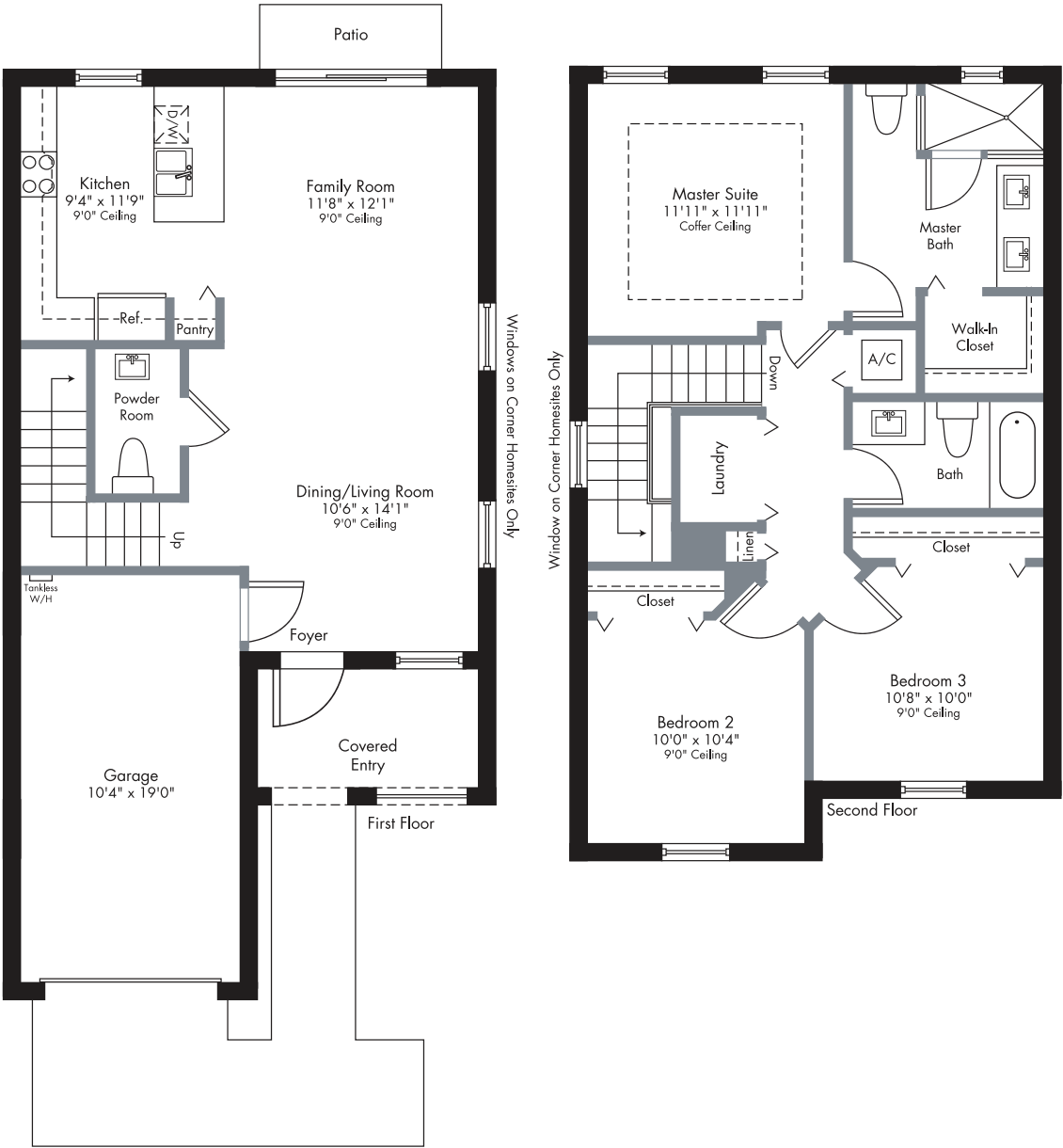
LENNAR®

BALTIC

OCEANA COLLECTION - TOWNHOMES

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



PRELIMINARY ARTIST'S CONCEPT

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CASPIAN
OCEANA COLLECTION
TOWNHOMES

LENNAR®

CASPIAN

OCEANA COLLECTION - TOWNHOMES

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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FLORES

OCEANA COLLECTION
TOWNHOMES

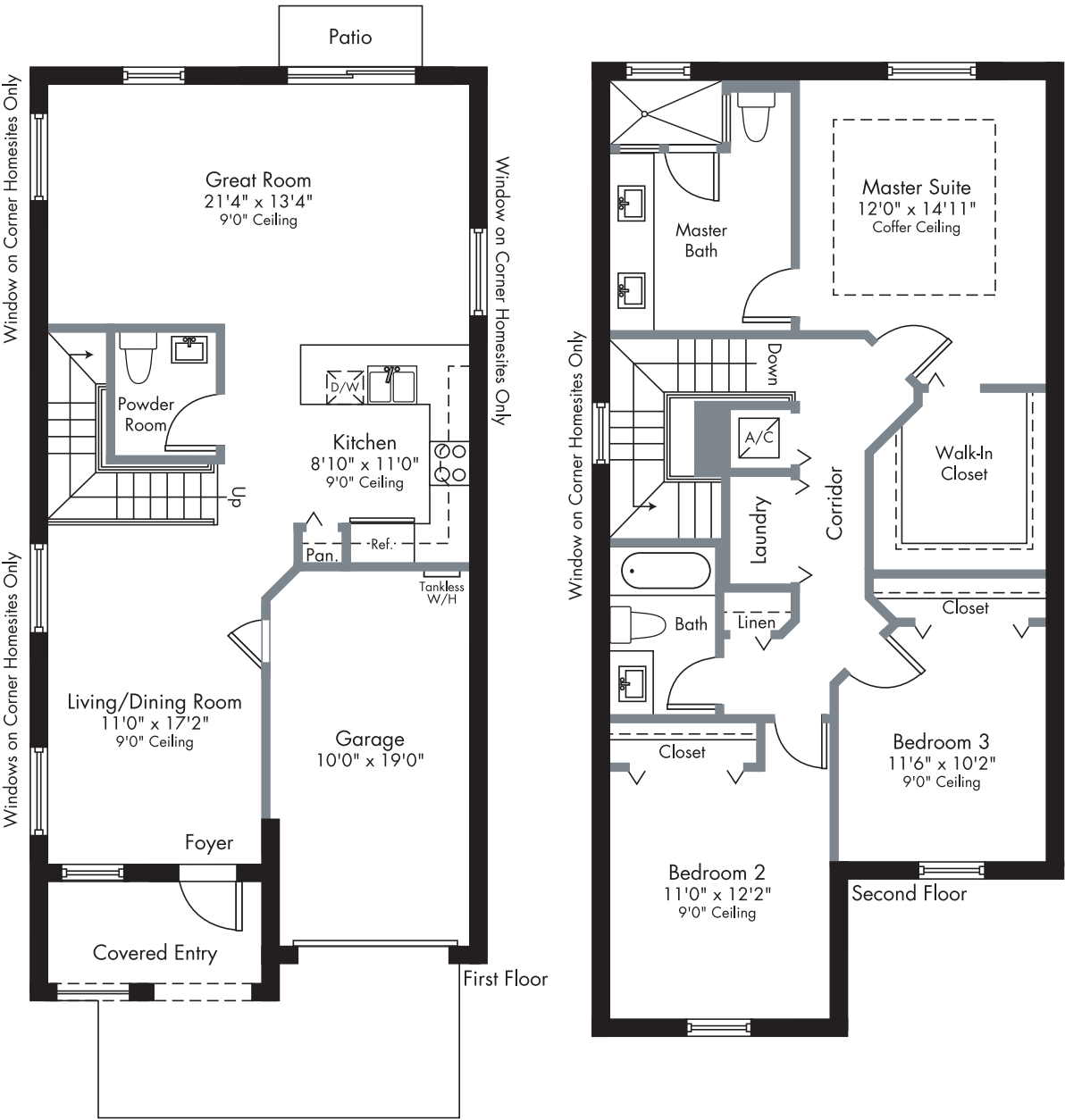
LENNAR®

FLORES

OCEANA COLLECTION - TOWNHOMES

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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NORWEGIAN
OCEANA COLLECTION
TOWNHOMES

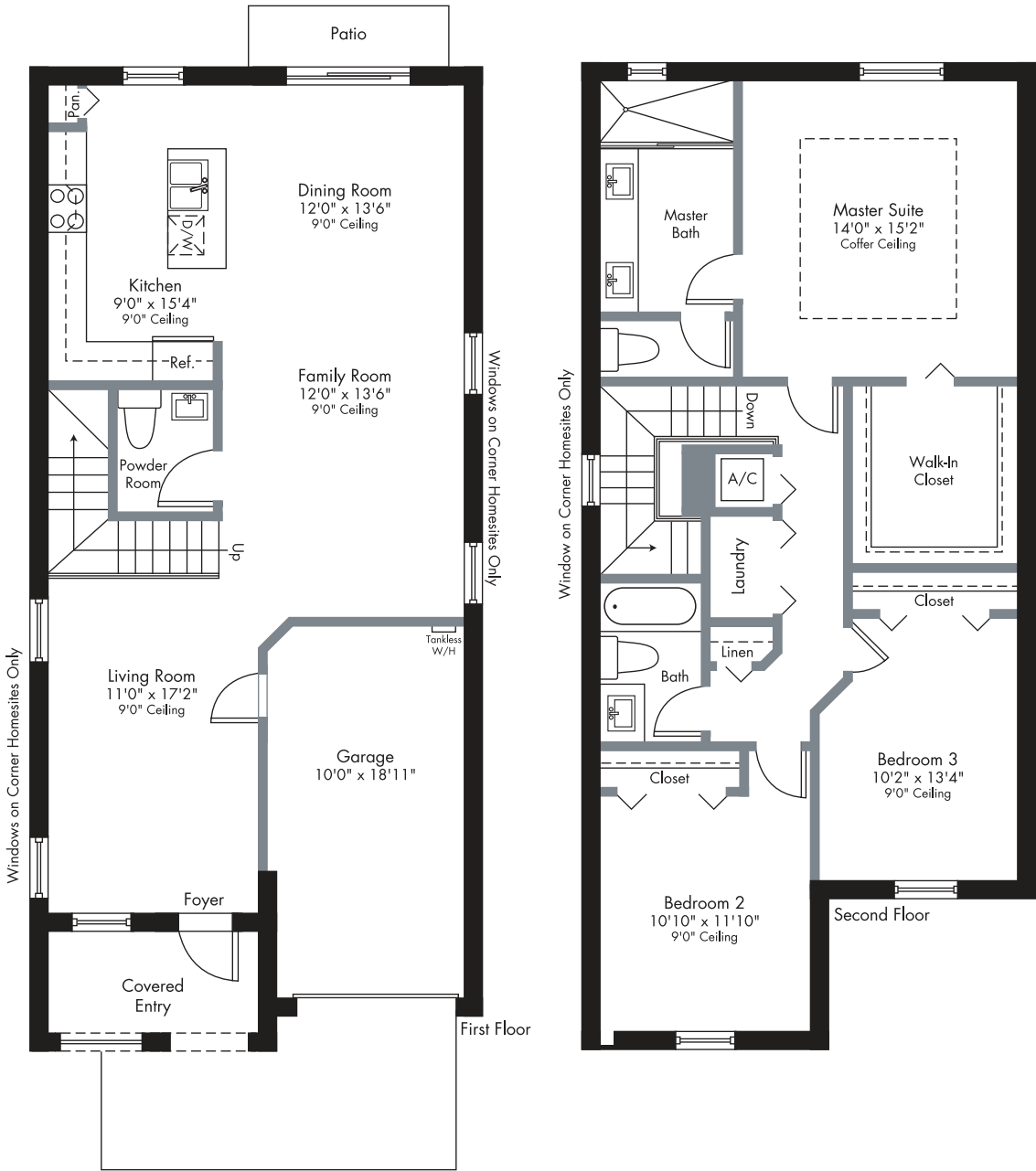
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NORWEGIAN

OCEANA COLLECTION - TOWNHOMES

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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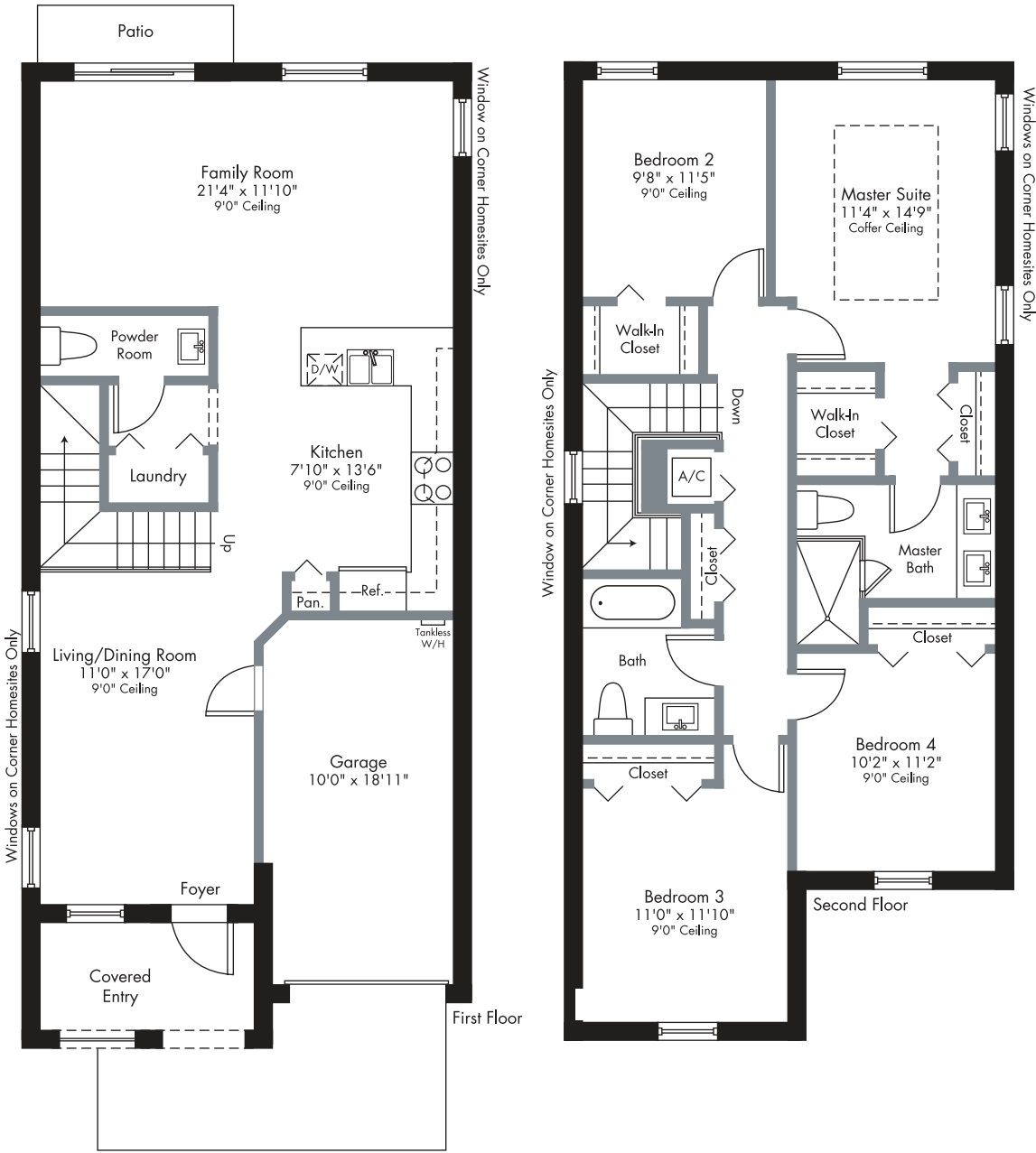
VISAYAN
OCEANA COLLECTION
TOWNHOMES
LENNAR®

VISAYAN

OCEANA COLLECTION - TOWNHOMES

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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ISLA COLLECTION
SINGLE-FAMILY

LENNAR®

ISLA COLLECTION - SINGLE-FAMILY
PRICE SHEET - EFFECTIVE AS OF

MODEL	FEATURES	SQ FT
ANDROS	1-Story 3 Bedrooms (Optional 4 Bedrooms) 3 Baths Family Room Covered Entry 2-Car Garage	1,827 A/C 2,245 TOTAL
EXUMA	2-Story 4 Bedrooms 2.5 Baths Great Room Covered Entry 2-Car Garage	2,541 A/C 3,100 TOTAL
MARTINIQUE	Main Home: 2-Story 3 Bedrooms 2.5 Baths Family Room Covered Entry 2-Car Garage Next Gen® Suite: Private Living Area Bedroom Bath Kitchenette Private Entry	2,465 A/C 580 Next Gen® 3,513 TOTAL
SANTA LUZZIA	2-Story 5 Bedrooms 3 Baths Sitting Area Breakfast Area Family Room Covered Entry 2-Car Garage	3,221 A/C 3,709 TOTAL



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ISLA COLLECTION - SINGLE-FAMILY
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).
- Crystal Cay will be a master planned waterfront community offering new Wi-Fi CERTIFIED™ townhomes and single-family homes.
- Located in Miami-Dade on SW 228th Terrace and SW 104th Avenue.
- A lakefront clubhouse will allow you and your family to enjoy daily workouts in the fitness center, meet new neighbors in the social room, relax pool side or take a stroll on the extended walkway to the breezy lakeside gazebo and dock.
- This community 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)
- Concrete flat-style roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas
- Designer exterior paint in choice of decorator schemes
- Covered entry
- Insulated entry door
- Raised-panel hurricane approved garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant Hurricane panels

DESIGNER KITCHEN

- Kitchen cabinets with 36” uppers (in choice of colors) with brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops in choice of decorator colors
- Stainless steel kitchen sink with decorative faucet
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30” Free-standing electric range system with ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over-the-range built-in microwave with recirculating venting system
 - Built-in multi-cycle dishwasher

DESIGNER KITCHEN (CONT.)

- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- WiFi Certified Home Design
- 18” x 18” ceramic tile in foyer, kitchen and laundry 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
- 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 and all bedrooms
- Custom coffer ceilings in Master Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Electric water heater
- Central air conditioning and heating


INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops, designer faucets, and brushed nickel hardware
- Double vanity sinks with faucets in Master Bath
- Shower with clear glass enclosure in Master Bath
- Convenient bathtub in secondary bath (per plan)
- 12” x 12” ceramic floor tile
- Exhaust fans (per plan)
- Recessed LED downlighting
- Oversized mirrors (per plan)
- Elegant pedestal sink in first floor powder bath

LAUNDRY

- Washer and Dryer connections provided



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ISLA COLLECTION - SINGLE-FAMILY
NEXT GEN® 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

- WiFi Certified Home Design
 - 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 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 (Same as Main Home)
- Easy-care mica countertops in a choice of colors (Same as Main Home)
- Stainless steel kitchen sink with designer faucet
- 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
- Recessed LED downlighting

LAUNDRY

- Washer & Dryer connections provided



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ANDROS

ISLA COLLECTION - SINGLE-FAMILY



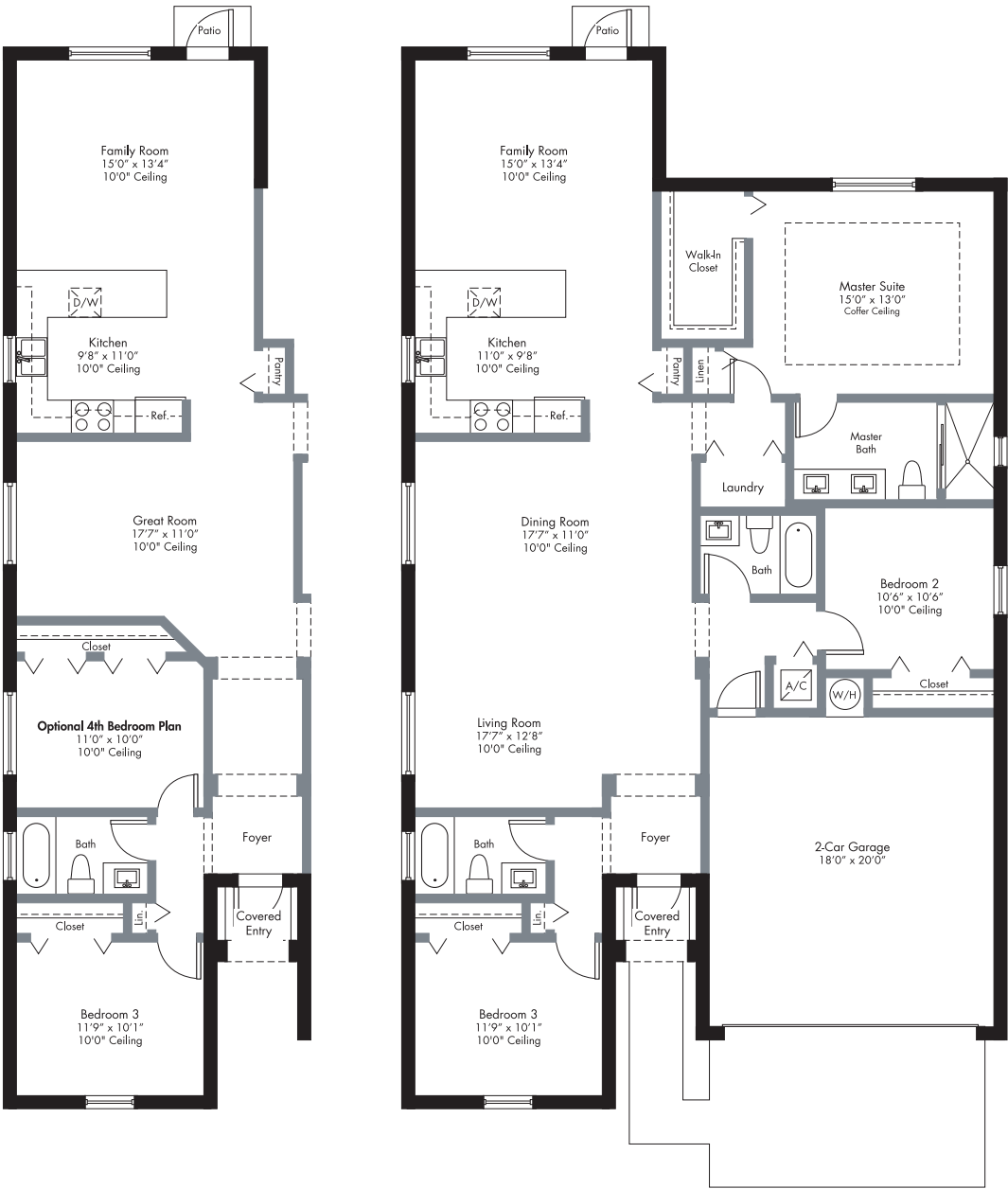
LENNAR®

ANDROS

ISLA COLLECTION - SINGLE-FAMILY

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

1,827 SQ FT	A/C AREA
393 SQ FT	2-CAR GARAGE
25 SQ FT	COVERED ENTRY
2,245 SQ FT	TOTAL



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EXUMA

ISLA COLLECTION - SINGLE-FAMILY



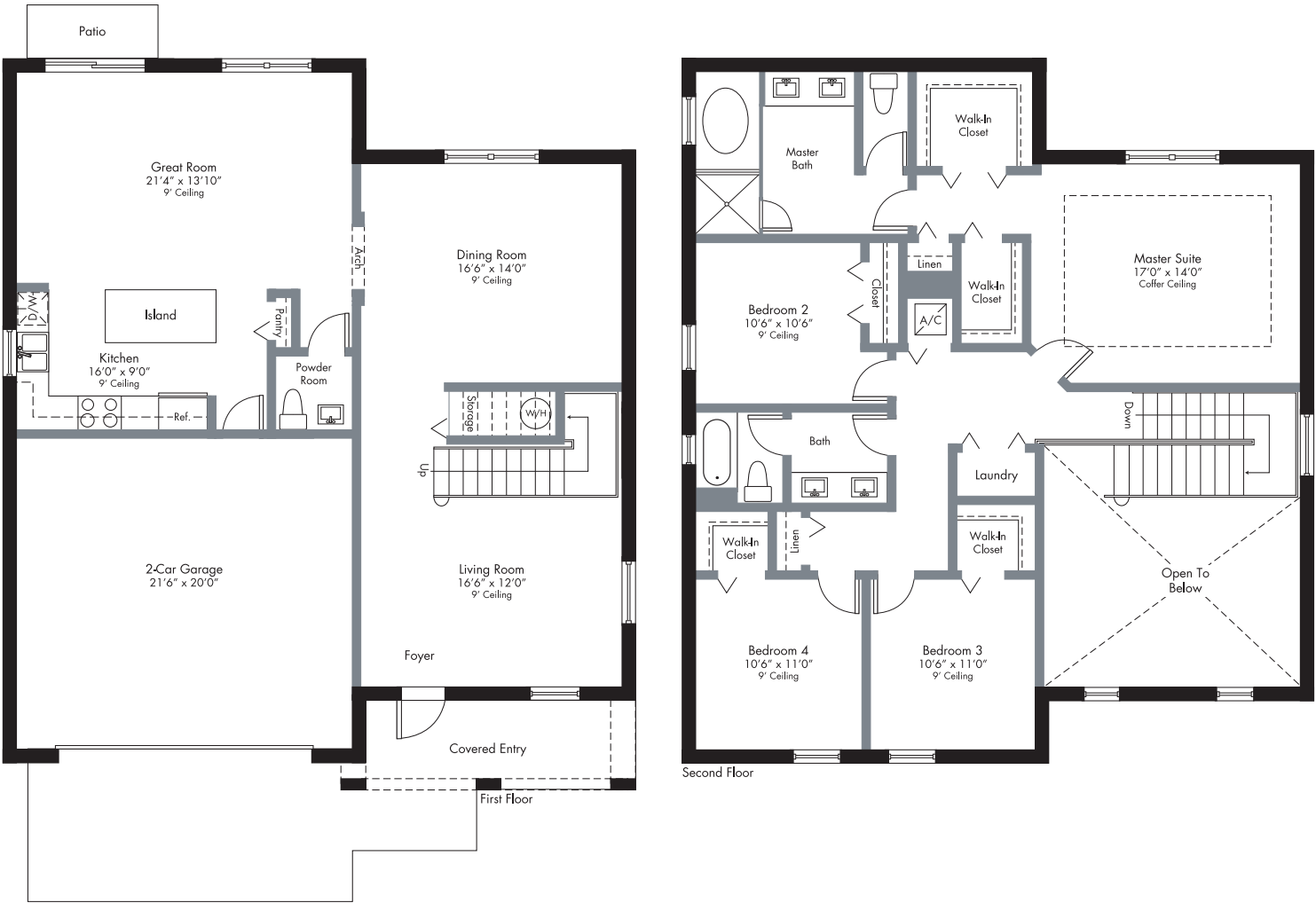
LENNAR®

EXUMA

ISLA COLLECTION - SINGLE-FAMILY

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

2,541 SQ FT	A/C AREA
461 SQ FT	2-CAR GARAGE
98 SQ FT	COVERED ENTRY
3,100 SQ FT	TOTAL



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MARTINIQUE

ISLA COLLECTION - SINGLE-FAMILY



LENNAR®

MARTINIQUE



ISLA COLLECTION - SINGLE-FAMILY

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Covered Entry | 2-Car Garage
Next Gen® Suite: Private Living Area | Bedroom | Bath
Kitchenette | Private Entry

Main Home: 2,465 SQ FT	A/C AREA
427 SQ FT	2-CAR GARAGE
41 SQ FT	COVERED ENTRY
Next Gen® Suite: 580 SQ FT	A/C AREA
3,513 SQ FT	TOTAL



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SANTA LUZZIA

ISLA COLLECTION - SINGLE-FAMILY



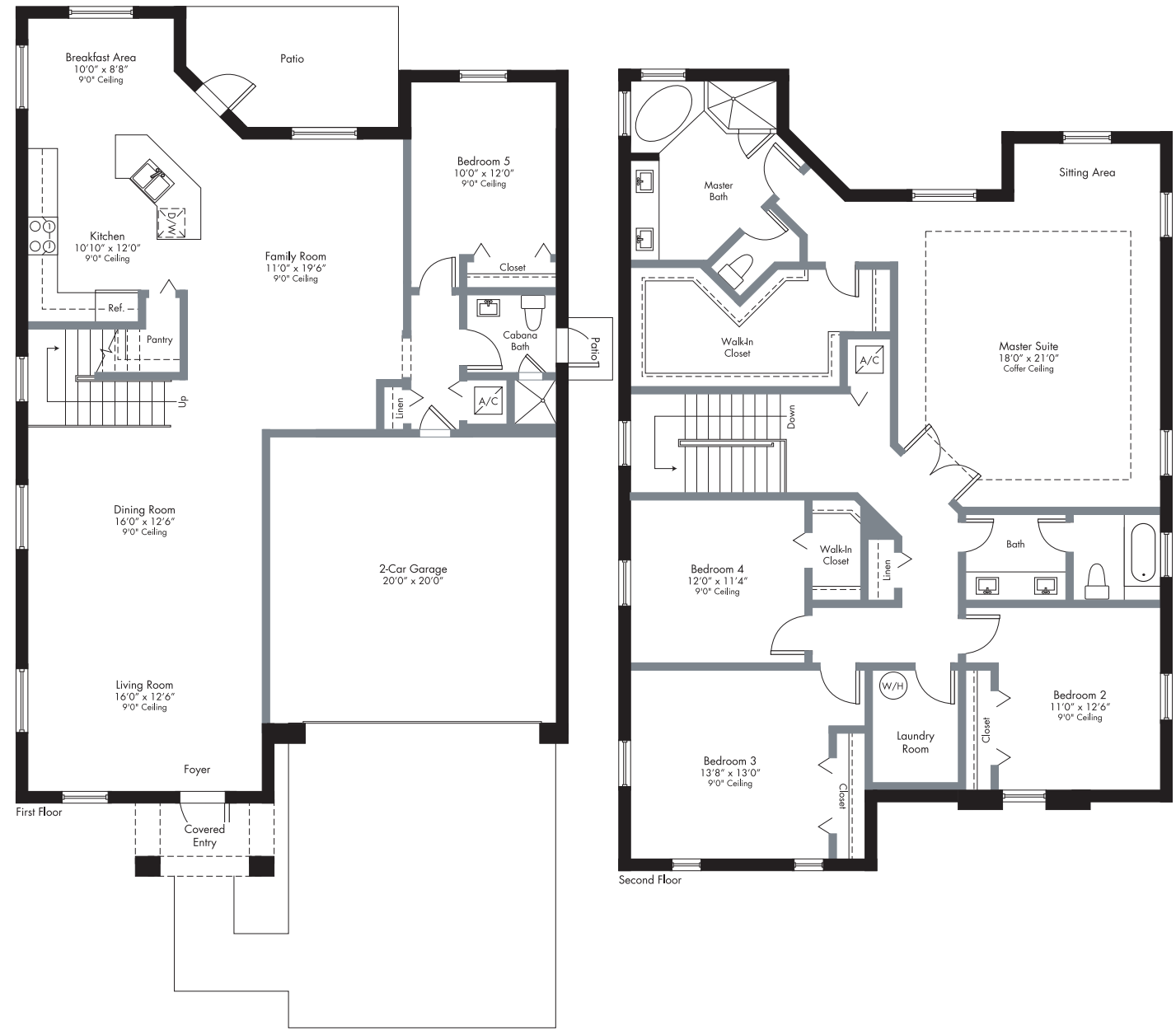
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SANTA LUZZIA

ISLA COLLECTION - SINGLE-FAMILY

2-Story | 5 Bedrooms | 3 Baths | Sitting Area | Breakfast Area
Family Room | Covered Entry | 2-Car Garage

3,221 SQ FT	A/C AREA
440 SQ FT	2-CAR GARAGE
48 SQ FT	COVERED ENTRY
3,709 SQ FT	TOTAL



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Introducing The Connected Home By Lennar

Lennar is the only homebuilder to offer Wi-Fi CERTIFIED™ Home Designs approved by the Wi-Fi Alliance®. By engineering state-of-the-art Wi-Fi into the design and construction of every new home, Lennar is proud to offer a better home networking experience that keeps families connected to the things that matter most. Control your home with just your voice. Just ask Alexa to play music, read the news, place orders, and voice control many of the devices that come included in your Connected Home.



Over \$6,000 of Included Value!

Everything's Included®, and every room's connected. 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	✓	☐	☐
Installed During Construction			
• No Dead Spots - Superior Wi-Fi experience at home with the world's first Wi-Fi CERTIFIED™ Home Designs.	✓	☐	☐
• Heat Mapping (Engineering)	✓	☐	☐
• Future-Ready - A commercial-grade network means your home is ready for tomorrow's innovations	✓	☐	☐
• Ruckus® Wireless Zone Flex™ R320	✓	☐	☐
• Ruckus® ICX® 12-port Ethernet Switch	✓	☐	☐
• CAT6A Wiring (in select locations)	✓	☐	☐
• Legrand® On-Q® 42" RF Transparent Structured Media® Enclosure	✓	☐	☐
• Legrand® Surge Protective Duplex Power Kit	✓	☐	☐
• Schlage Encode™ Smart Wi-Fi Deadbolt	✓	☐	☐
• Honeywell® T6 Pro Smart Thermostat	✓	☐	☐
• Ring® Video Doorbell Pro	✓	☐	☐
Delivered at Close or Celebration			
• Echo Dot	✓	☐	☐
Activation and Support - Your Lennar home is preconfigured for easy setup.			
• Schedule your Smart Home Activation Appointment with Amazon, or you can choose to do it yourself (DIY) with our Activation Guide. Both options are backed by a 90-day, post-activation Smart Home Support* plan from Amazon.	✓	☐	☐



*The list of devices covered by Amazon Activation with 90-day Amazon Support may change from time to time. For the most up to date information and to make sure your devices are covered, contact a New Home Consultant. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. 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 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 third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2020 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 05/20.

New Home. New Adventures.

Lennar's newest master planned community of waterfront townhomes and single-family homes, **Crystal Cay**, is a destination in and of itself. With enticing amenities rivaling those of a luxurious resort, you'll be surprised to learn even more excitement awaits once you venture out and explore what's nearby.

Minutes from shopping and dining destinations both practical and splurge-worthy, your new home couldn't be in a better location.

Discover a community where life will overflow with new adventures, and make yourself at home at Crystal Cay by Lennar today!



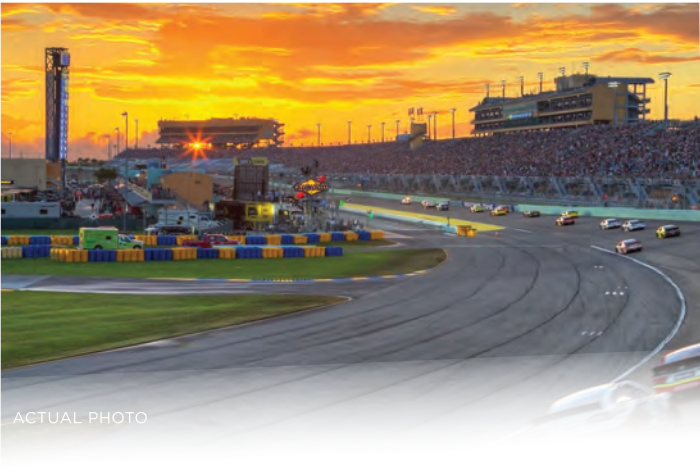
ACTUAL PHOTO



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE



ACTUAL PHOTO

POINTS OF INTEREST

Schools

- Palm Glades Preparatory Academy (1.6 mi)
- Goulds Elementary School (2.0 mi)
- Gulfstream Elementary School (2.1 mi)
- Dr. Edward L. Whigham Elementary School (2.8 mi)
- Cutler Bay Senior High School (3.0 mi)
- Centennial Junior High School (3.0 mi)
- Mater Academy Bay (3.7 mi)
- Miami Douglas Macarthur South Senior High School (5.8 mi)
- Naranja Elementary School (5.8 mi)
- Keys Gate Charter High School (13.2 mi)
- Miami-Dade College Homestead Campus (14.5 mi)

Shopping

- Publix Super Market at Promenade at Silver Palm (2.0 mi)
- Walmart Supercenter (2.4 mi)
- Southland Mall (2.8 mi)
- Goodwill (4.6 mi)
- BrandsMart USA (6.4 mi)
- Homestead Pavilion (11.1 mi)
- Florida Keys Outlet Marketplace (14.1 mi)

Medical

- Walgreens (1.8 mi)
- Silver Palms Dentistry (1.9 mi)
- CVS (2.8 mi)
- Doctor's Medical Center (5.7 mi)
- Jackson South Medical Center (8.5 mi)

Fun

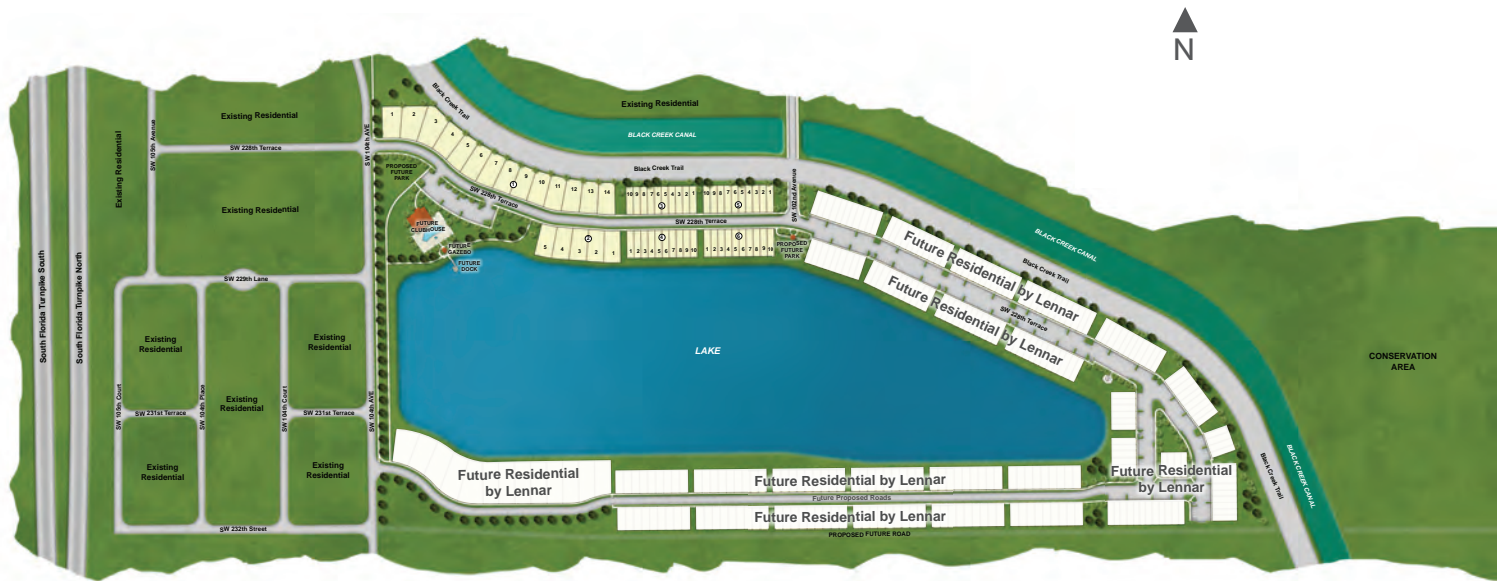
- South Miami-Dade Cultural Arts Center (2.1 mi)
- Regal Cinemas at Southland Mall (2.6 mi)
- Miami South BMX (3.5 mi)
- Sky Zone Cutler Bay (4.6 mi)
- Monkey Jungle (5.2 mi)
- Palmetto Golf Course (8.1 mi)
- Gold Coast Railroad Museum (8.1 mi)
- Zoo Miami (8.2 mi)
- Coral Castle (9.9 mi)
- Homestead-Miami Speedway (12.4 mi)
- Homestead Sports Complex (13.1 mi)

Dining

- Pollo Tropical (2.0 mi)
- Cold Stone Creamery (2.5 mi)
- Tea Room at Cauley Square (2.5 mi)
- Little Caesars Pizza (2.7 mi)
- Black Point Ocean Grill (4.2 mi)
- Dunkin' (4.4 mi)
- Puerto Vallarta Mexican Seafood (4.6 mi)
- Krispy Kreme (5.4 mi)
- Taco Rico Tex Mex Café (7.1 mi)
- Shiver's BBQ (10.2 mi)
- Keg South of Homestead (10.2 mi)



PRELIMINARY OVERALL
COMMUNITY SITE PLAN



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE



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 WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OF THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice. Select homesites have premiums. 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 © 2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 08/19



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 18 states and over 40 markets across the nation.

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 800,000 homes built, this commitment continues to guide us forward.



EVERYTHING’S
INCLUDED®

LENNAR®

