



PRELIMINARY OVERALL COMMUNITY BROCHURE

MIAMI, FL

LENNAR®



Come Home to Siena Reserve

Introducing Miami's newest new-home community by Lennar, Siena Reserve. This amazing enclave will be located on So. Dixie Hwy. and SW 232nd St, offering new homebuyers a choice of beautifully designed single-family homes and townhomes with and without garage offering everything your family needs and more!

Siena Reserve's future Clubhouse will offer its residents an array of amenities for all to enjoy. At Siena Reserve you and your family will create new wonderful memories, to cherish for years to come.



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Models/lifestyle photos do not reflect racial or ethnic preference. Scenes may be of locations or activities not on a Lennar property. All photographs, renderings and other depictions are for the sole purpose of illustration. 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. Void where prohibited by law. Lennar and Lennar logo, and ei logo are registered service marks of Lennar Corporation and/or its subsidiaries. Copyright © 2021 Lennar Corporation. All rights reserved. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343. 07/21





ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

LENNAR®





ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

LENNAR®



ADORA COLLECTION - TOWNHOMES WITHOUT GARAGE

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).
- **Siena Reserve** will be a master-planned community offering new townhome and single-family home floorplans located in Miami-Dade on So. Dixie Hwy. and SW 232nd St.
- **Siena Reserve** will offer sidewalks and street lighting throughout, as well as plenty of green spaces
- A clubhouse will allow you and your family to meet your new neighbors poolside, play with your kids at the community tot lot, work out at the state-of-the-art fitness center, or celebrate an event at the Club's social room
- **Siena Reserve** is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for details

EXTERIOR DETAILS

- Two distinct elegant front elevations with designer exterior stone and decorative shutters, outlookers, or elegantly appointed stucco design architectural details (per elevation type)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas (per plan)
- Designer exterior paint
- Covered entry
- Code compliant entry door
- Code compliant Hurricane panels
- Privacy fence in rear yard

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and 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 and sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - Side-by-side refrigerator with ice and water in door
 - 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

- WiFi Guaranteed Home Design
- 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
- Category 5e structured wiring for voice in kitchen and en-suite, 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 (per plan)
- Custom coffer ceiling 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 (per plan)
- Shower with clear glass enclosure in en-suite bath (per plan)
- 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 room (per plan)

LAUNDRY

- Washer and dryer connections provided



**EVERYTHING'S
INCLUDED®**



BANDOL

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 3 Baths | Family Room
Covered Entry

1,334	SQ FT	A/C AREA
43	SQ FT	COVERED ENTRY
1,377	SQ FT	TOTAL



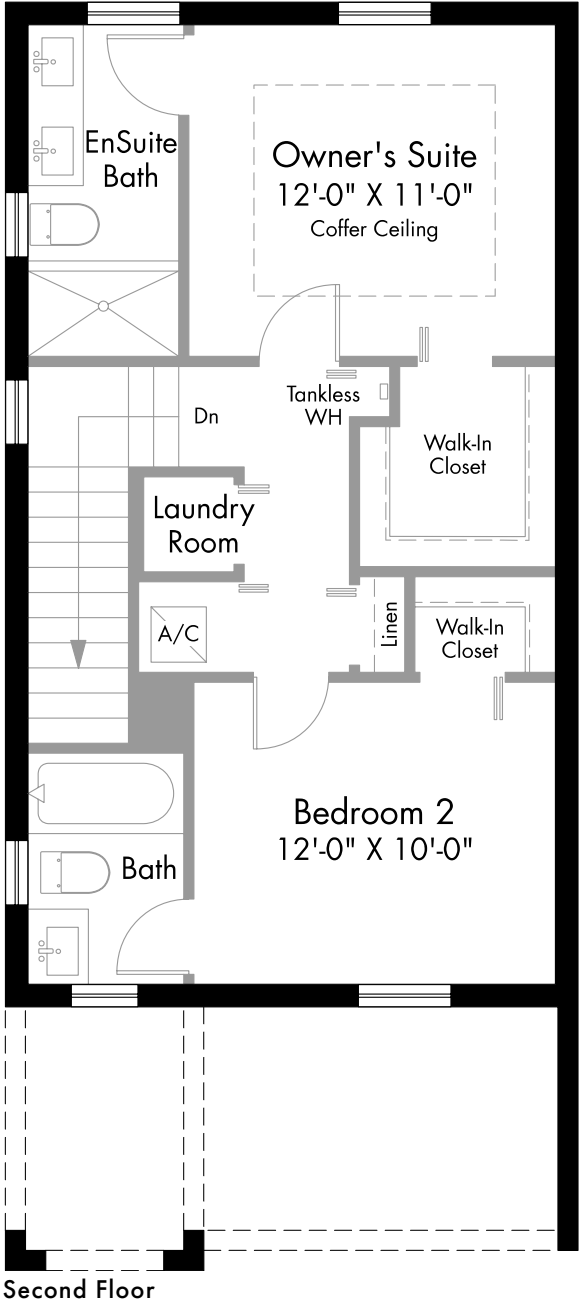
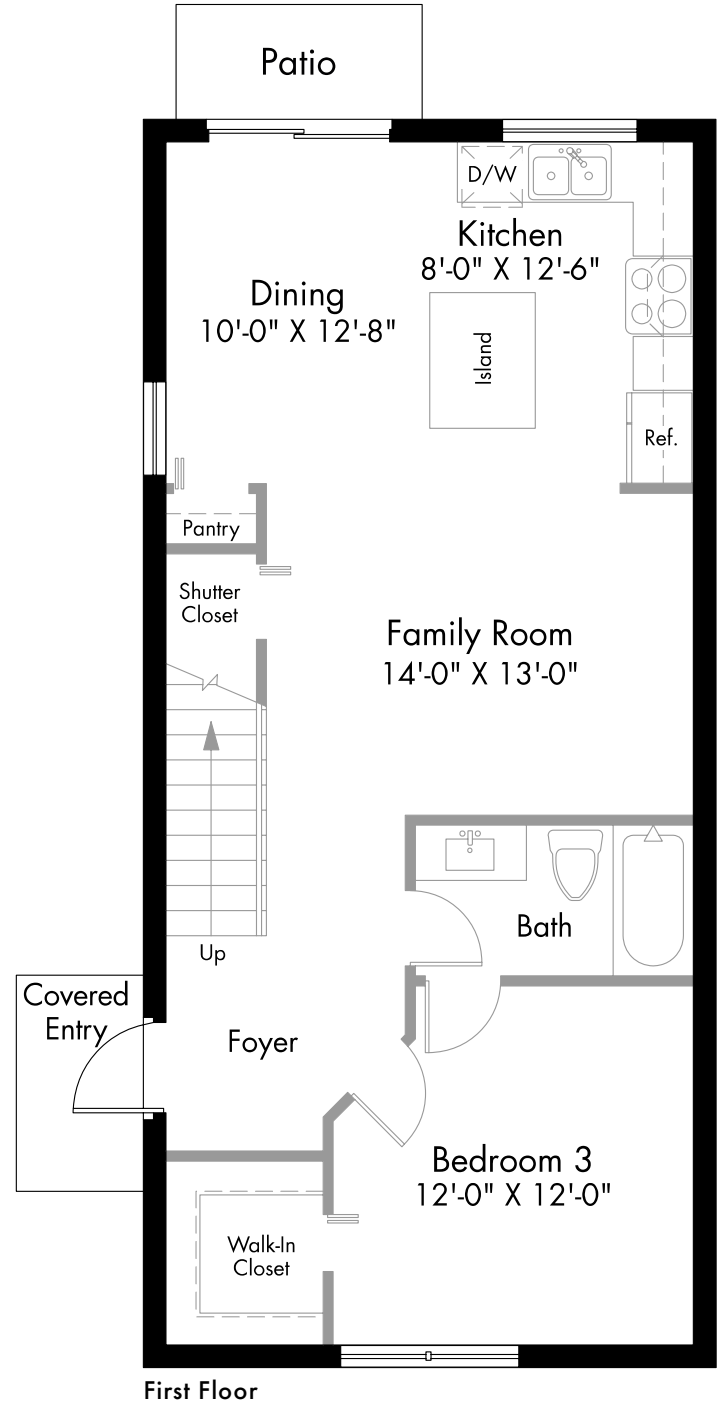
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2-Story | 3 Bedrooms | 3 Baths | Family Room
Covered Entry

1,370	SQ FT	A/C AREA
10	SQ FT	COVERED ENTRY
1,380	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT

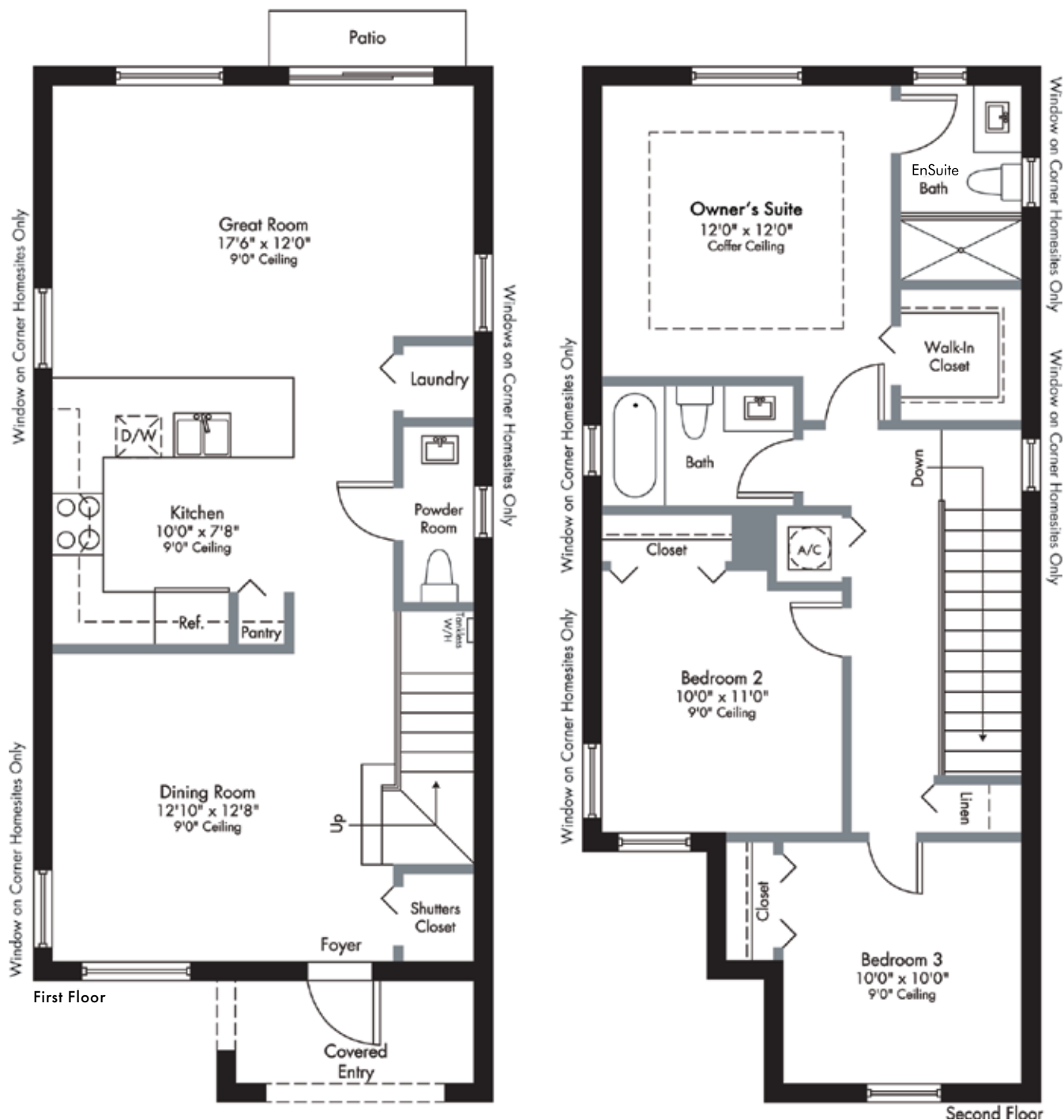
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CASIS

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story 3 Bedrooms 2.5 Baths	1,414	SQ FT	A/C AREA
Great Room Covered Entry	56	SQ FT	COVERED ENTRY
	1,470	SQ FT	TOTAL



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MONTE CARLO

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

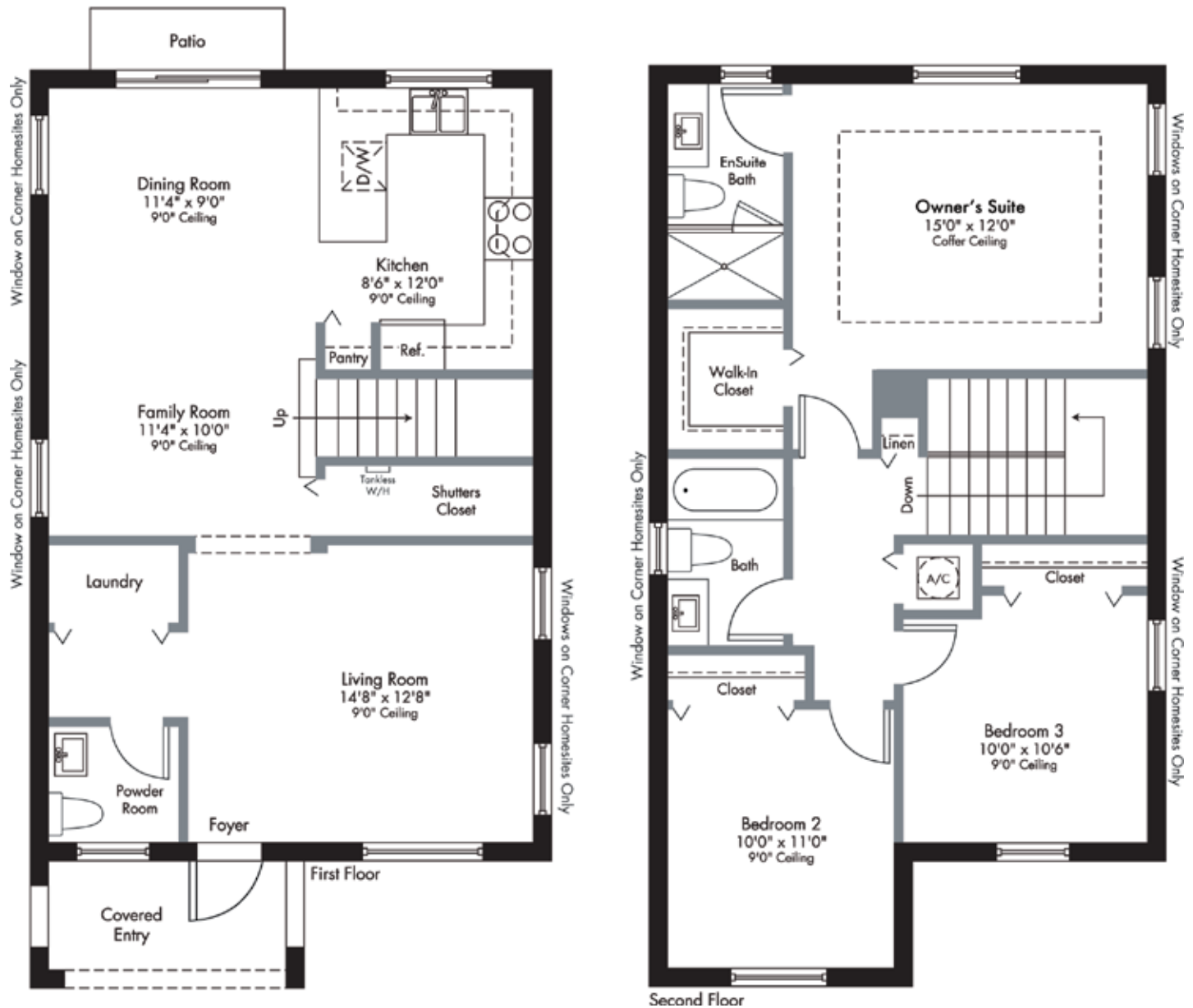


MONTE CARLO

ADORA COLLECTION TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Covered Entry

1,489	SQ FT	A/C AREA
59	SQ FT	COVERED ENTRY
1,548	SQ FT	TOTAL



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RESERVE

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

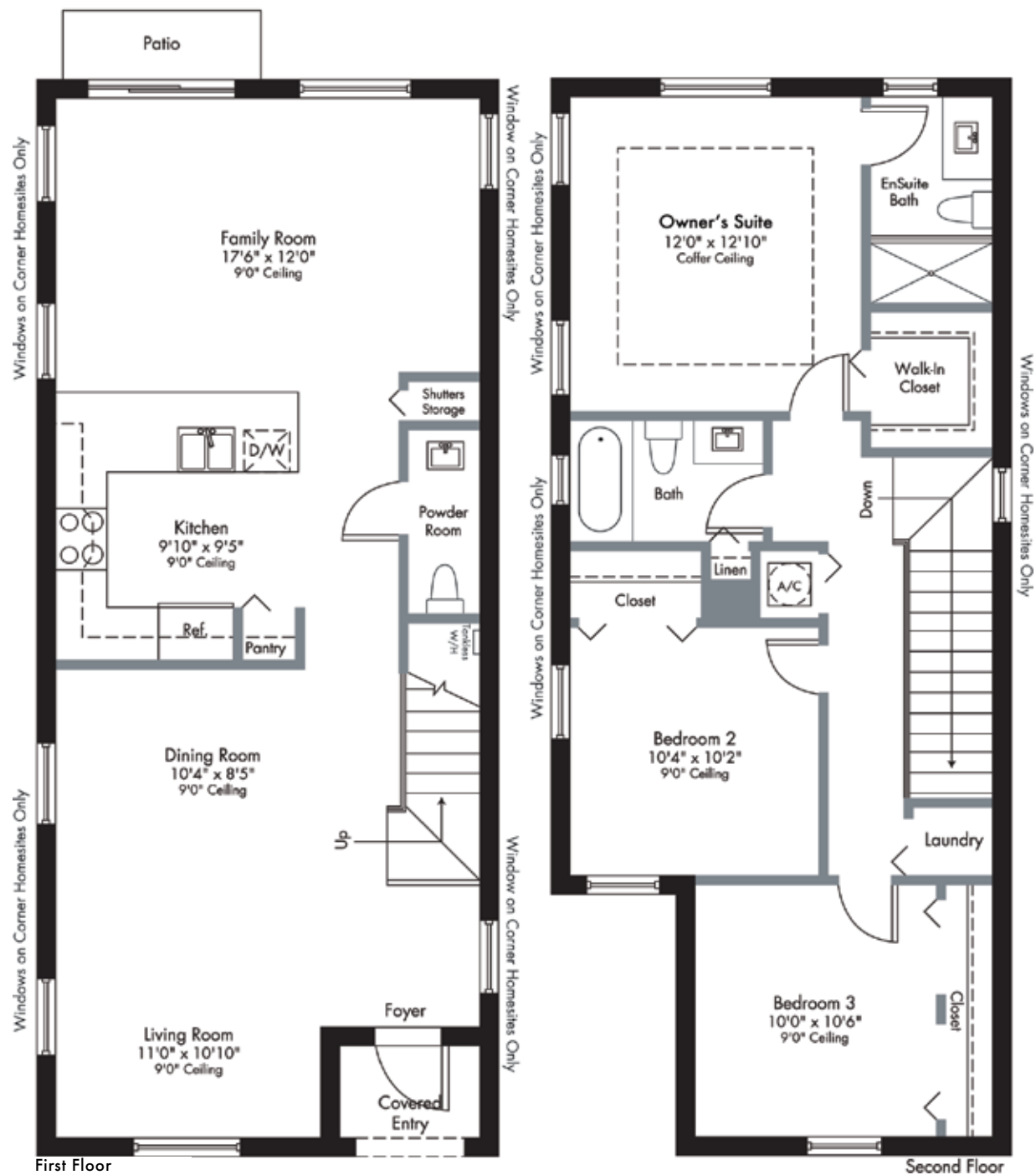


RESERVE

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Covered Entry

1,545	SQ FT	A/C AREA
28	SQ FT	COVERED ENTRY
1,573	SQ FT	TOTAL



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VENCE

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Covered Entry

1,668	SQ FT	A/C AREA
81	SQ FT	COVERED ENTRY
1,749	SQ FT	TOTAL



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DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

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DESIGNER KITCHEN

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INSIDE YOUR BATHS

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- Elegant pedestal sink in first floor powder room

LAUNDRY

- Washer and dryer connections provided



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INCLUDED®**



AVIGNON

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

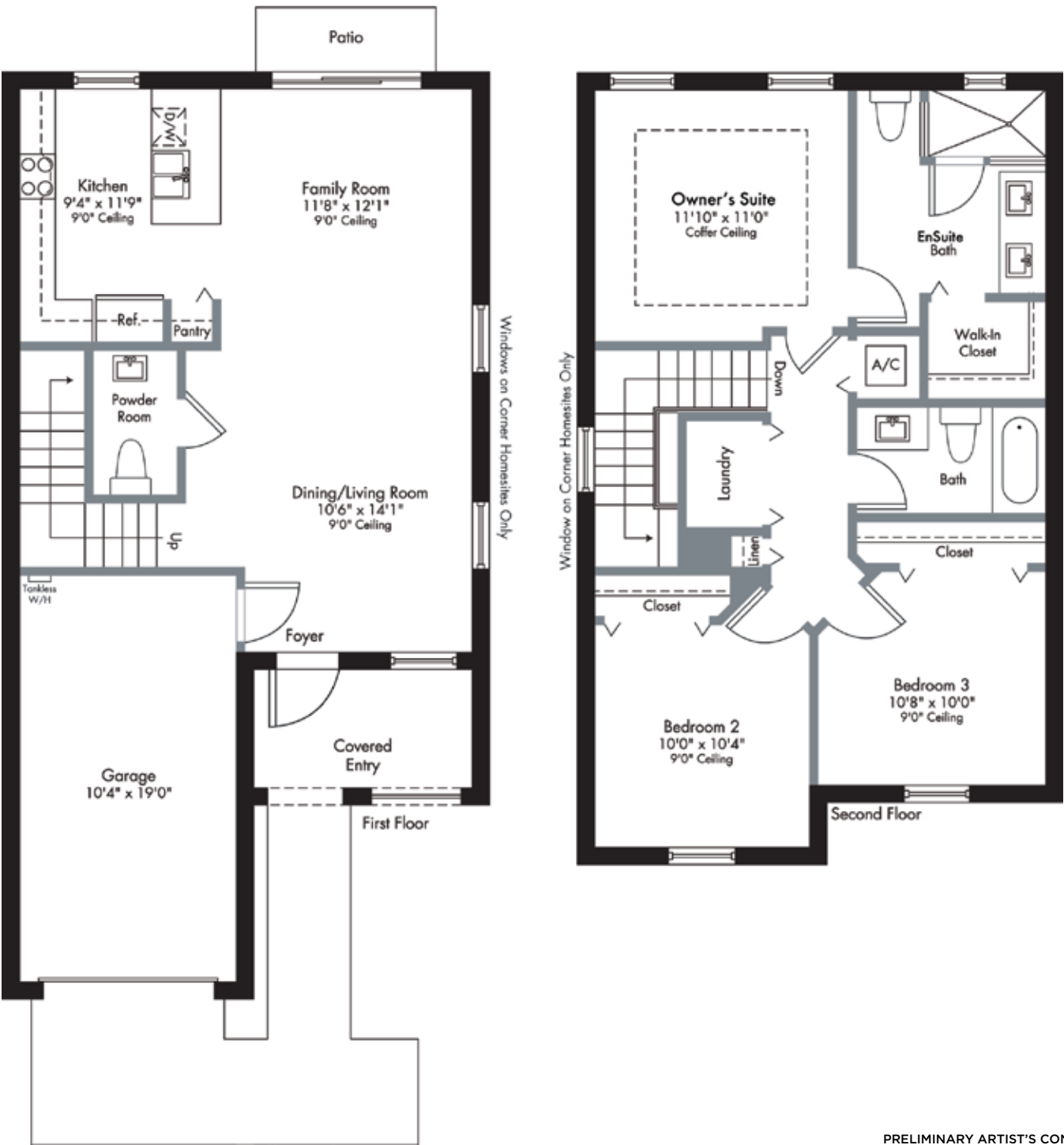


AVIGNON

DEL MESA COLLECTION TOWNHOMES WITH GARAGE

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
<hr/>		
1,633	SQ FT	TOTAL



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BORDEAUX

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE




BORDEAUX

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

2-Story 3 Bedrooms 2.5 Baths Family Room	1,443	SQ FT	A/C AREA
Covered Entry Garage	238	SQ FT	GARAGE
	51	SQ FT	COVERED ENTRY
	1,732	SQ FT	TOTAL



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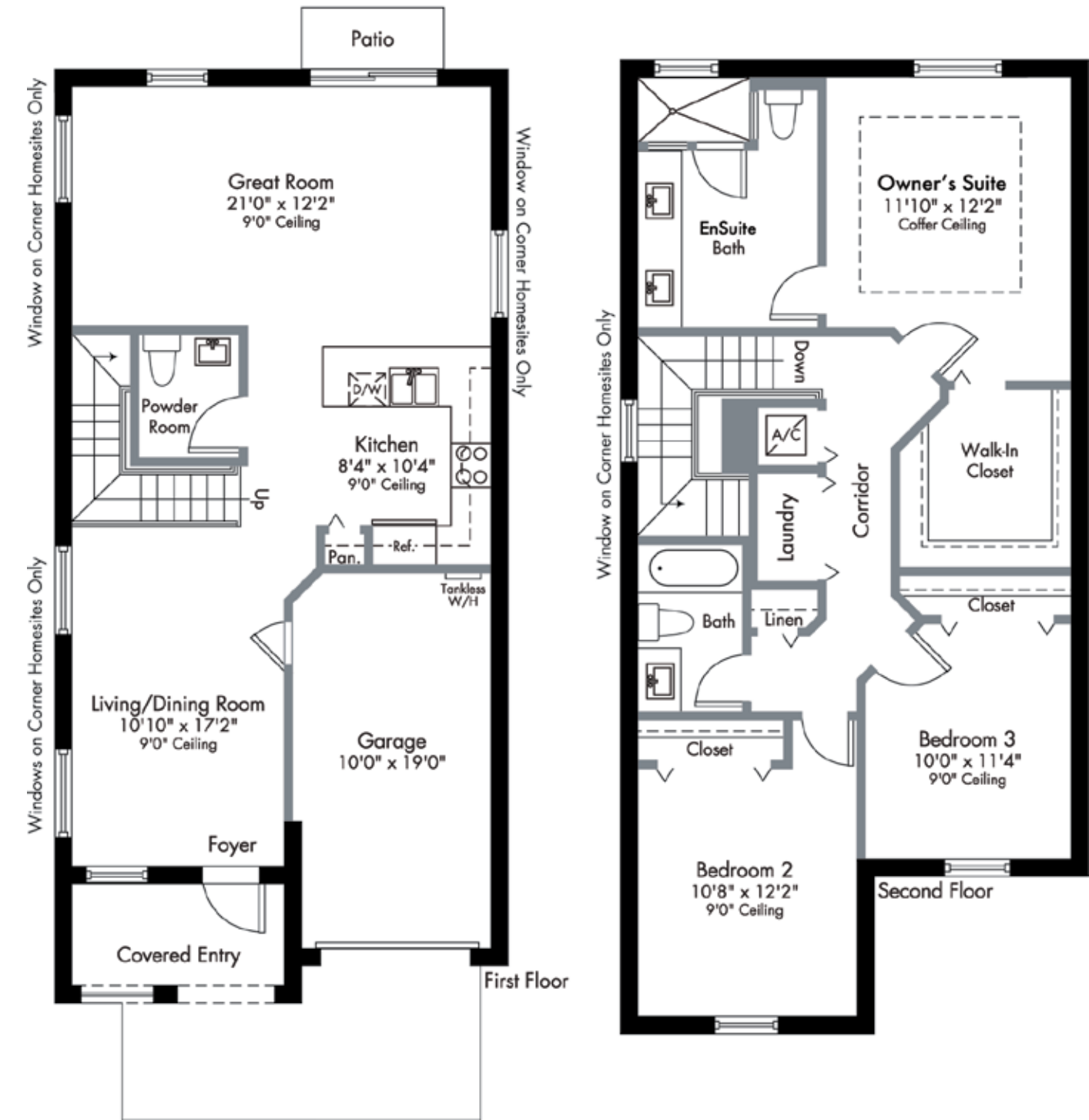


DIJON

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

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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GENOA

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

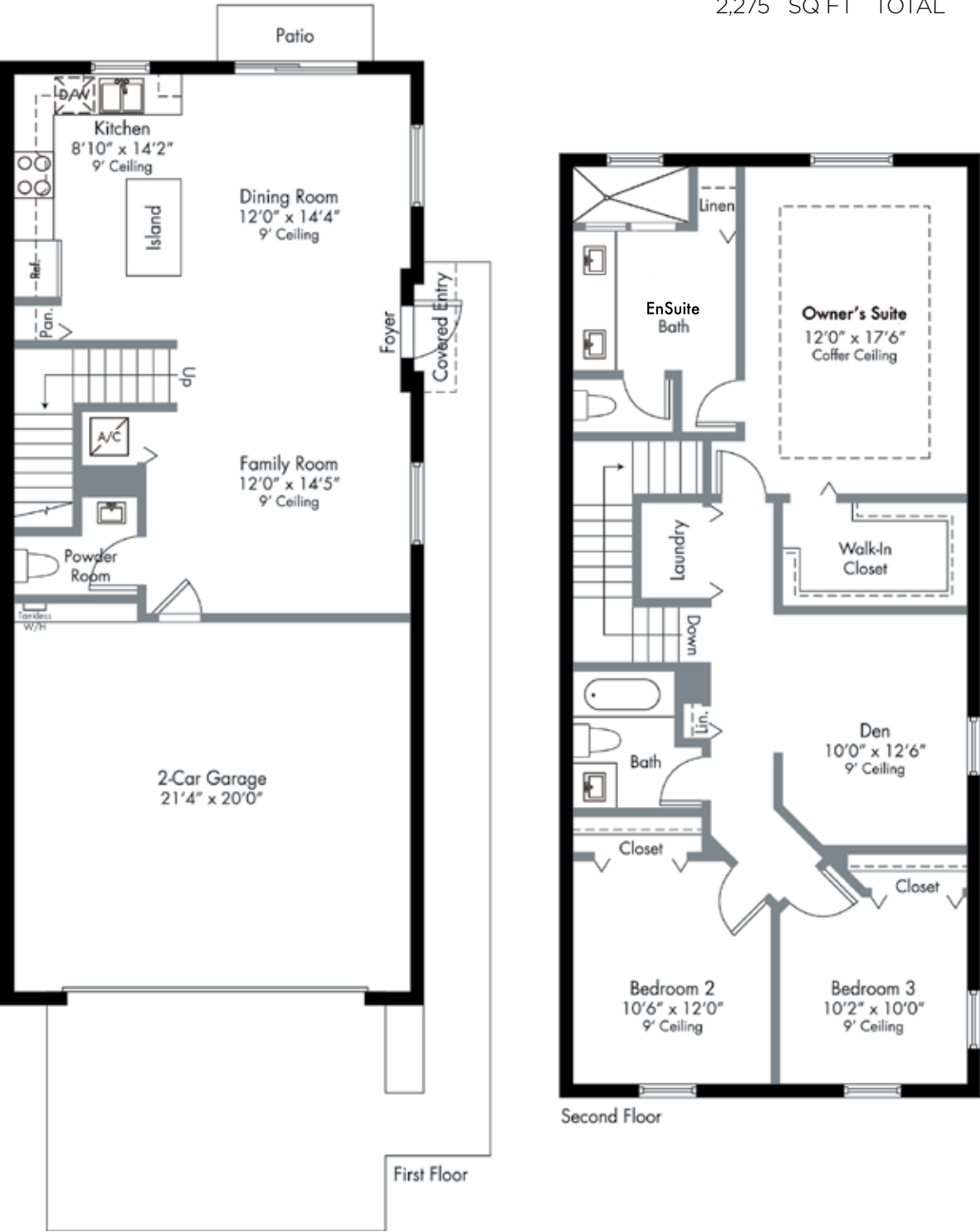


GENOA

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Den | Family Room
Covered Entry | Garage

1,792	SQ FT	A/C AREA
468	SQ FT	GARAGE
15	SQ FT	COVERED ENTRY
2,275	SQ FT	TOTAL



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LORIENT

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

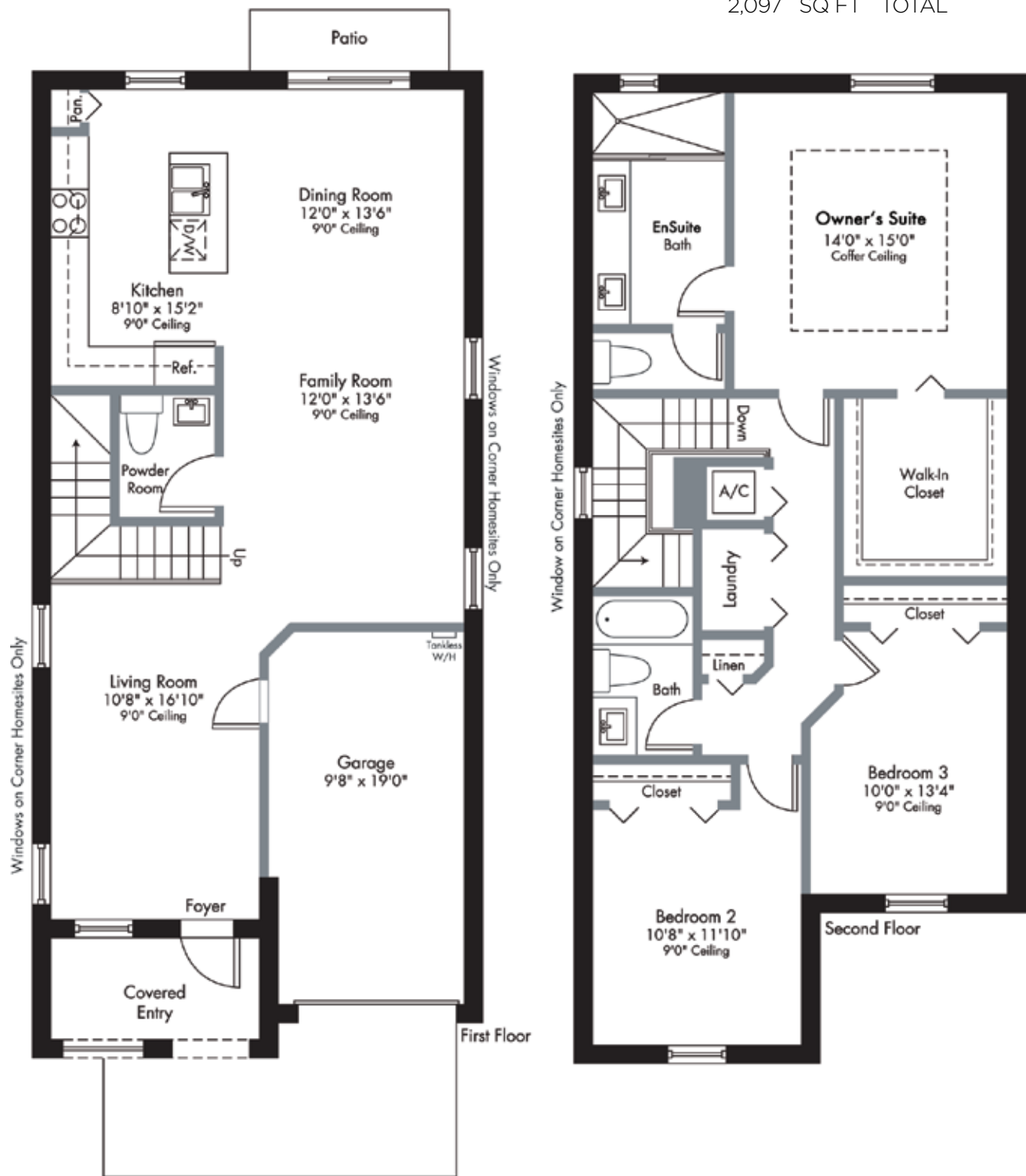


LORIENT

DEL MESA COLLECTION TOWNHOMES WITH GARAGE

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
<hr/>		
2,097	SQ FT	TOTAL



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MARSIELLE

DEL MESA COLLECTION
TOWNHOMES WITH GARAGE



MARSIELLE


DEL MESA COLLECTION

TOWNHOMES WITH GARAGE

2-Story 4 Bedrooms 2.5 Baths Family Room	1,828	SQ FT	A/C AREA
Covered Entry Garage	204	SQ FT	GARAGE
	71	SQ FT	COVERED ENTRY
	2,103	SQ FT	TOTAL



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FONTAINE COLLECTION

SINGLE-FAMILY HOMES

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LAUNDRY

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**EVERYTHING'S
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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

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(Same as Main Home)
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- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door casing
- 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
- Designer quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
(Same as Main Home)
- Easy-care mica countertops (Same as Main Home)
- Stainless steel kitchen sink with decorative faucet and sprayer
- Quality stainless steel appliance package featuring:
 - Side-by-side refrigerator with ice and water in door
 - Over-the-range built-in microwave with recirculating vent

INSIDE YOUR BATH

- Vanity cabinets with cultured marble countertops, designer faucet, and brushed nickel hardware
- 12" x 12" ceramic floor tile
- Exhaust fan
- Recessed LED downlighting

LAUNDRY

- Washer and dryer connections provided



**EVERYTHING'S
INCLUDED®**



1,827	SQ FT	A/C AREA
392	SQ FT	GARAGE
25	SQ FT	COVERED ENTRY
2,244	SQ FT	TOTAL

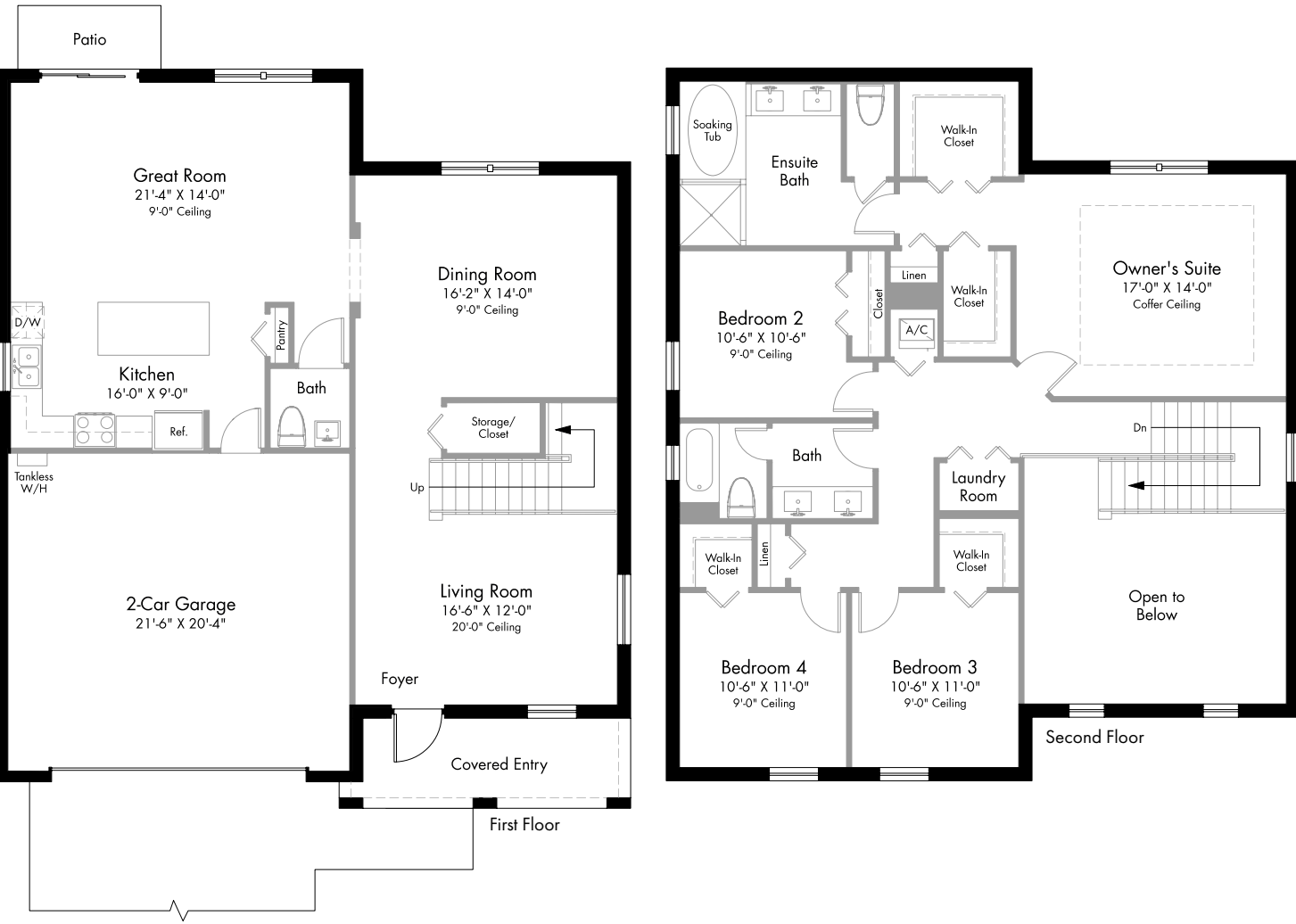





CARMEL

FONTAINE COLLECTION
SINGLE-FAMILY HOMES

2-Story 4 Bedrooms 2.5 Baths Great Room	2,541	SQ FT	A/C AREA
Covered Entry 2-Car Garage	461	SQ FT	2-CAR GARAGE
	98	SQ FT	COVERED ENTRY
	3,100	SQ FT	TOTAL

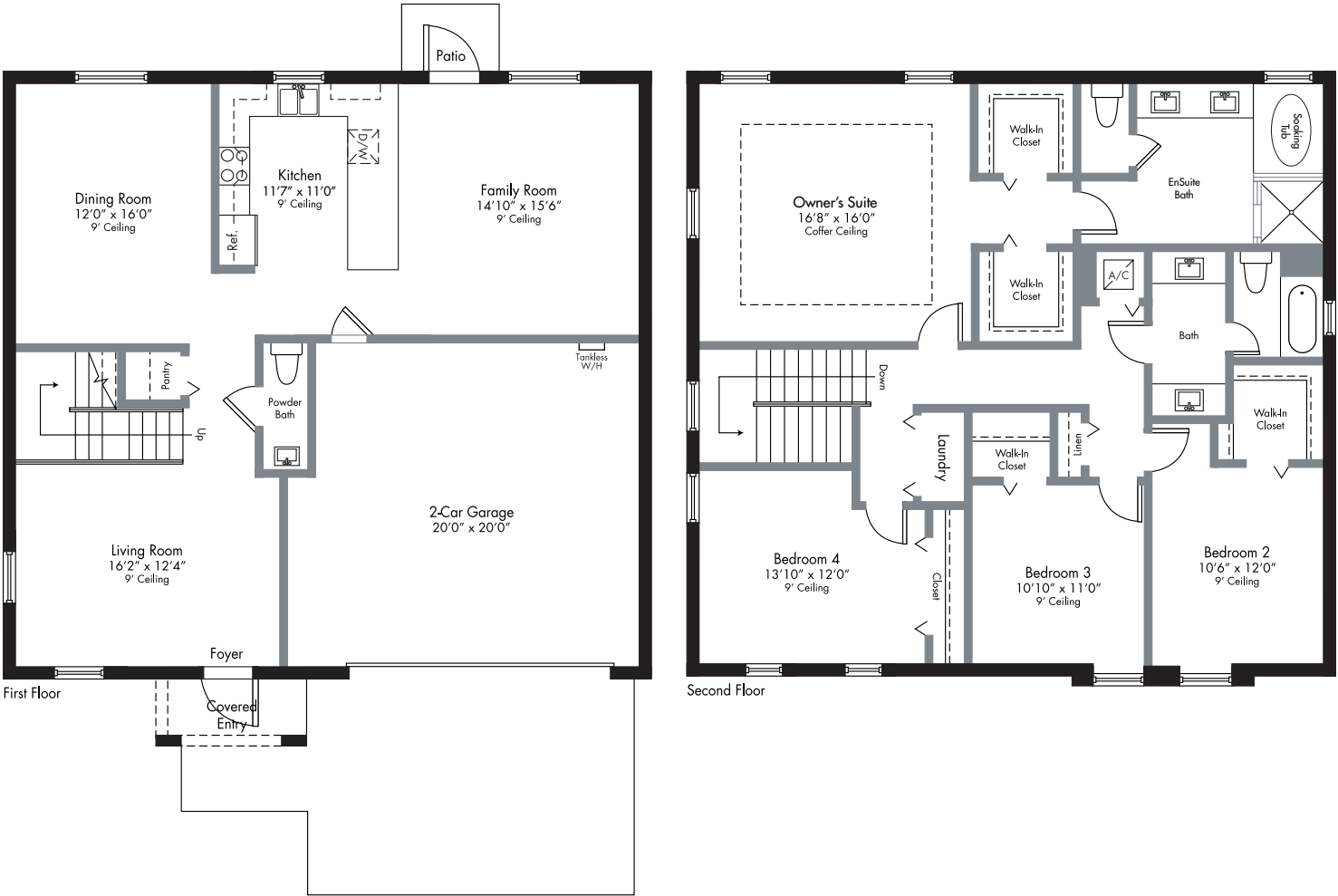


PRELIMINARY ARTIST'S CONCEPT

 Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343 . 07/21



2-Story 4 Bedrooms 2.5 Baths Family Room	2,532	SQ FT	A/C AREA
2-Car Garage	450	SQ FT	2-CAR GARAGE
	38	SQ FT	COVERED ENTRY
	3,020	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



NAPOLI

FONTAINE COLLECTION
SINGLE-FAMILY HOMES



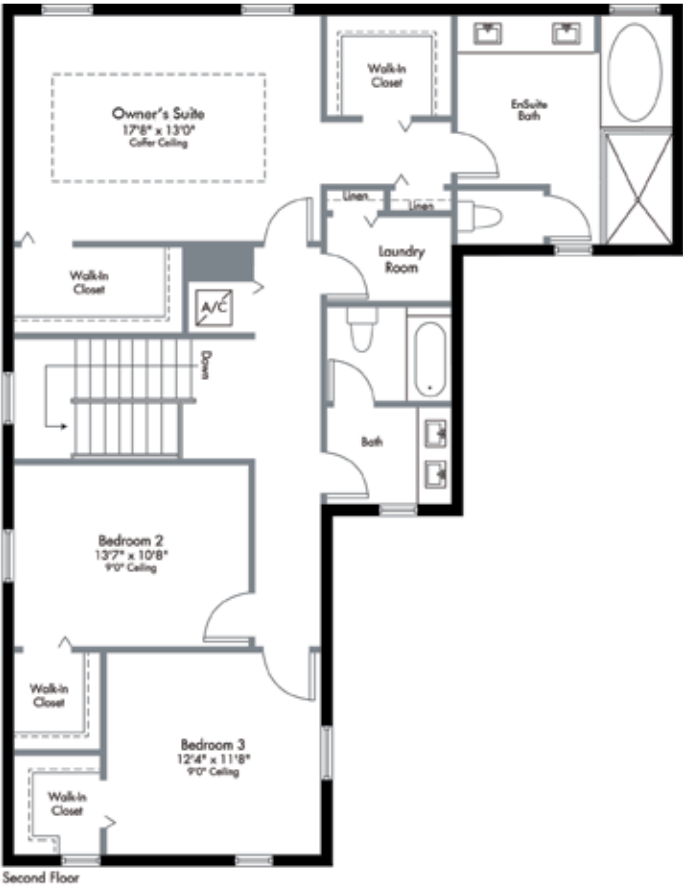
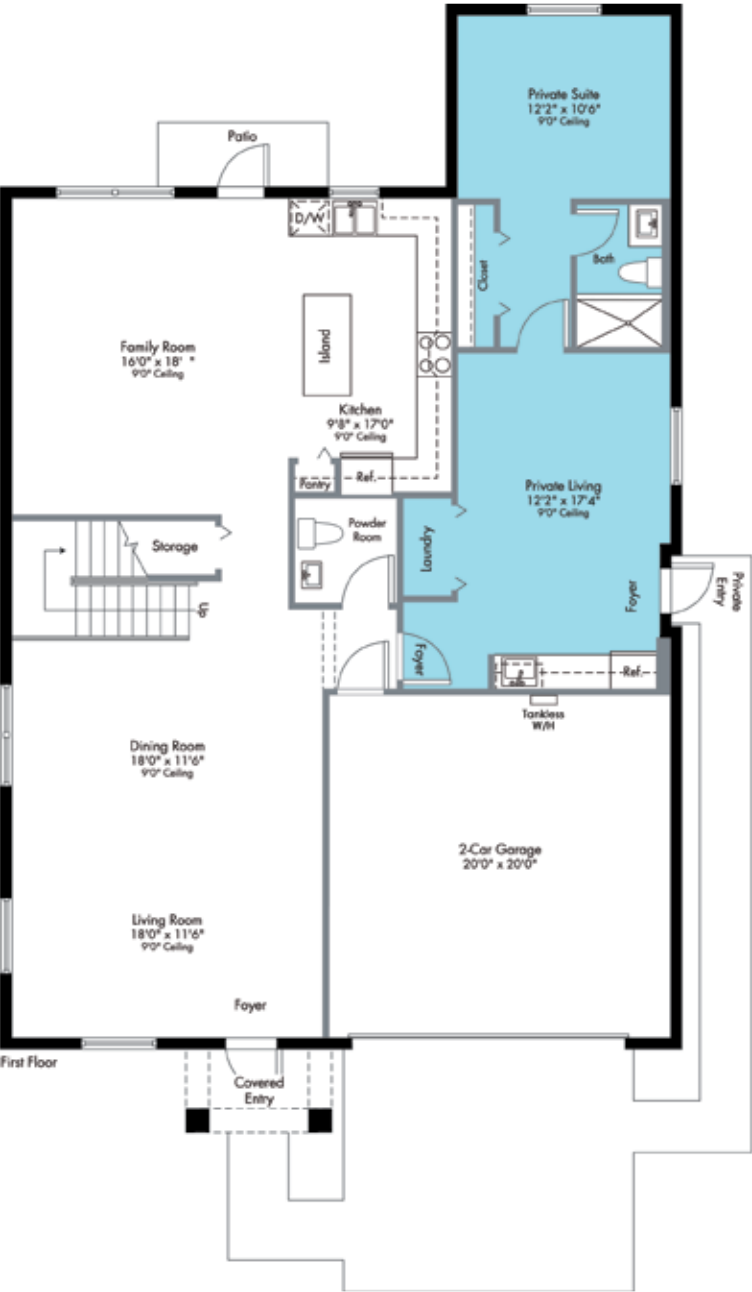
NAPOLI

FONTAINE COLLECTION SINGLE-FAMILY HOMES

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Covered Entry | 2-Car Garage

Next Gen® Suite: Private Living Area
Bedroom/Home Office | 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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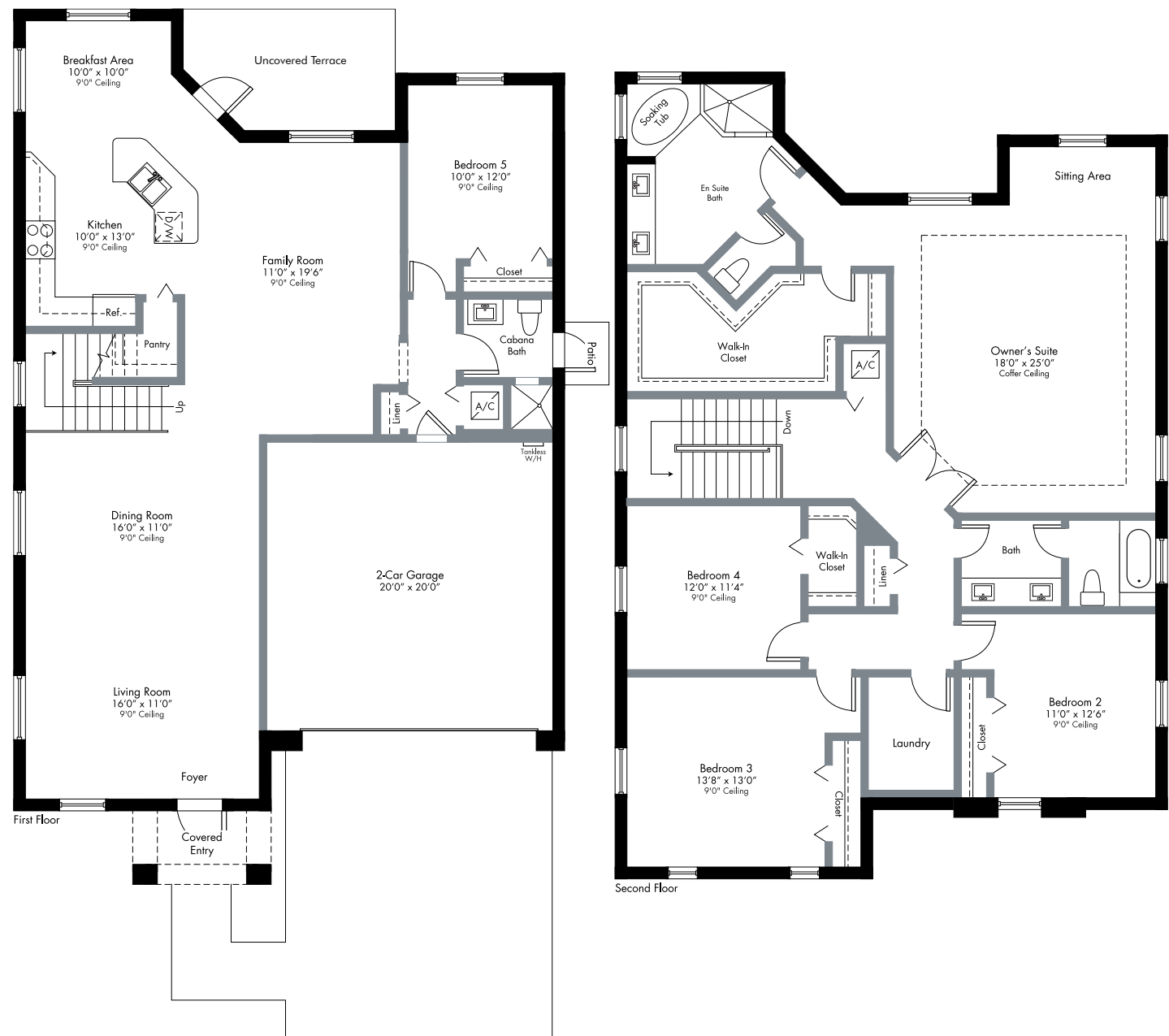


PALMDALE

FONTAINE COLLECTION
SINGLE-FAMILY HOMES

2-Story | 5 Bedrooms | 3 Baths | 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



PRELIMINARY ARTIST'S CONCEPT



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LENNAR®

TOWNHOMES PRELIMINARY 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 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 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 decisions relative to purchasing any property. We reserve the right to make changes at any time without notice. Map not to scale. Copyright © 2021 Lennar Corporation. All rights reserved. Lennar is a registered service mark or service mark of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343 07/21



TOWNHOMES AND SINGLE-FAMILY HOMES PRELIMINARY COMMUNITY SITE PLAN



- DEL MESA COLLECTION, TOWNHOMES WITH GARAGE
- FONTAINE COLLECTION, SINGLE-FAMILY HOMES
- 10' UTILITY EASEMENT



PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE



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The Connected Home by Lennar®: **evolving to include the best new technology.**

Lennar's Everything's Included® story continues to evolve and strengthen, as we introduce the new Connected Home features and a new level of simplicity and security.



CONCEPTUAL IMAGE

Everything's Included® in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

Use this checklist to compare to other new home builders and existing homes.



Over \$4,000 of included Connectivity value!

Features	Lennar®	Other Builders	Used Home
Connectivity Features			
Infrastructure			
• wifi heat mapping (engineering)	<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"/>
Features			
• eero Pro 6 - mesh wifi system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Alarm Security Kit**, including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Base Station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Keypad	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Motion Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Smoke & CO Listener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Window & Door Contact Sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Video Doorbell Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• LiftMaster® myQ® Smart Garage Control (available only in homes with garages)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flo by Moen™ Smart Water Shutoff - water leak detector and smart water valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Home T6 Pro Z-Wave - smart thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Level Lock - the invisible smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience			
• Future Ready - A smart network means your home is ready for tomorrow's products and innovations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• wifi guaranteed with no dead spots - Superior wifi experience with an eero whole-home wifi guarantee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Activation With Ease - Your Lennar home is preconfigured for easy do it yourself (DIY) setup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Included Connectivity Value

\$4,000

Once 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>.

* The professional monitoring service is available only within the U.S. (All 50 states, excluding American Samoa, Guam, Northern Mariana Islands, Puerto Rico, and the U.S. Virgin Islands) and 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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LENNAR®

NEW HOME. NEW ADVENTURES.

Residents will enjoy a peaceful lifestyle while having the entire Miami region at your fingertips thanks to our accessible location between US1 and the Turnpike. Enjoy easy access to excellent schools, world-class dining and shopping, entertainment venues, and more! Lovers of adventure will love being in close proximity of Black Point Marina, Zoo Miami, Monkey Jungle, and more.



FUN

- Regal Cinema
- Zoo Miami
- Gold Coast Railroad Museum
- Coral Castle
- Homestead Speedway
- Monkey Jungle
- Miami Tropical Gardens

MEDICAL

- Walgreens
- CVS
- Jackson South Memorial Hospital
- Baptist Homestead Hospital
- U Health Care
- MD Now Urgent Care

PET

- Humane Society of Greater Miami
- Cutler Bay Animal Clinic
- Petco
- Perrine Wayside Park

SHOPPING

- Southland Mall
- Home Depot
- Publix
- Aldi
- The Falls

RECREATION

- Black Point Marina
- Palmetto Golf
- Larry & Penny Thompson Park
- Miami South BMX Park
- West Perrine Park
- The Little Farm

RESTAURANTS

- Cubavana
- Miller's Ale House
- Steve's Pizza
- El Santo Coyote
- Olive Garden
- Moon Thai & Japanese
- Applebee's
- Black Point Ocean Grill
- Samurai
- Outback Steakhouse

TRAVEL

- Miami International Airport

SCHOOLS

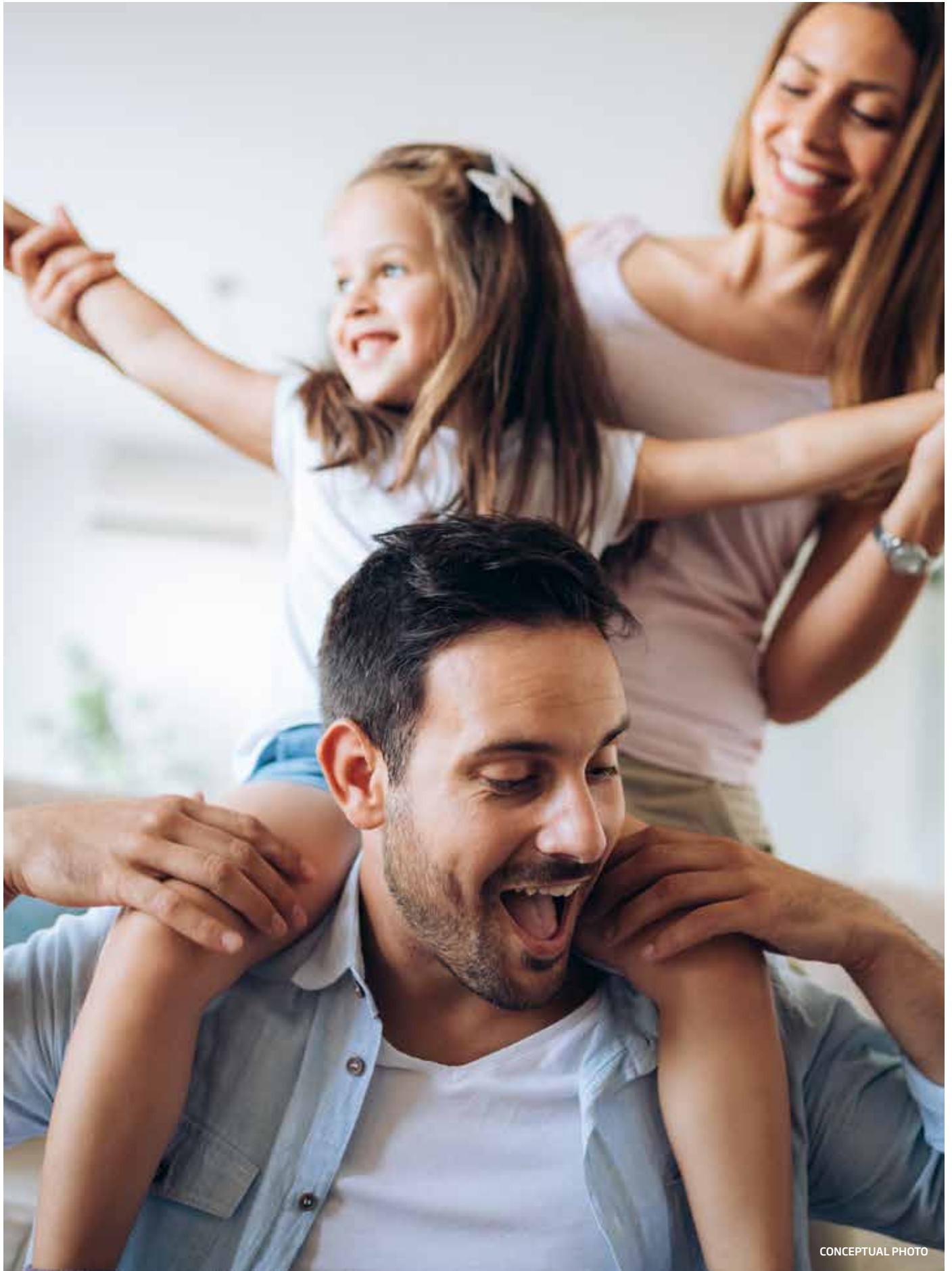
- Caribbean Elementary School
- Cutler Bay Middle School
- Miami Southridge High School
- Rainbow Christian Academy

MUNICIPAL

- South Dade Regional Library
- United States Post Office
- Miami-Dade Firehouse 34
- Miami-Dade Police Department

OTHER

- Bank of America
- Dade County Federal Credit Union
- Chase Bank



CONCEPTUAL PHOTO



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 22 states and over 78 popular 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 1 million homes built, this commitment continues to guide us forward.



EVERYTHING'S
INCLUDED®



LENNAR®

