

VIA

VENTURA

OVERALL COMMUNITY
BROCHURE

MIAMI, FL

CLUB

VIA VENTURA

Immerse Yourself in the Good Life.

As soon as you arrive at its grand entry, Via Ventura's exclusive community clubhouse will be an everyday escape from the city's bustling life. You'll be amazed by all the activities as you discover exciting community amenities with waterfront views, truly embodying South Florida living.

Enjoy your daily workout in the state-of-the-art fitness center and visit with your neighbors in the club's social lounges.

Spend your sunlit Saturdays lounging on the sundeck areas by the lakeside pool while the kids laugh and play nearby in the children's tot lot. Steal some shade for a quick nap beneath the palms as you take in the lushly landscaped grounds that surround you. Whatever your preference, every day at Club Via Ventura will evoke the feeling of a tropical vacation right at home.

So go ahead. Get comfortable. After all, this is home. Welcome to Via Ventura.



LENNAR



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 © 2020 Lennar Corporation. All rights reserved. CGC 062343 03/20

VIA VENTURA



VILLAS

LENNAR

VIA VENTURA

VILLAS

PRICE SHEET - EFFECTIVE AS OF

MODEL	FEATURES	SQ FT	PRICE
ANDALUSIA	2-Story 3 Bedrooms 3 Baths Family Room	1,330 A/C 2,370 TOTAL	
CORTEZ	2-Story 3 Bedrooms 2.5 Baths Great Room Balcony	1,414 A/C 1,496 TOTAL	
MARBELLA	2-Story 3 Bedrooms 2.5 Baths Family Room	1,489 A/C 1,551 TOTAL	
SOLANO	2-Story 3 Bedrooms 2.5 Baths Family Room Balcony	1,545 A/C 1,625 TOTAL	
ZARAGOZA	2-Story 3 Bedrooms 2.5 Baths Family Room Balcony	1,668 A/C 1,789 TOTAL	



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VILLAS INCLUDED FEATURES



VILLAS

LENNAR®

COMMUNITY FEATURES

- 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
- Via Ventura will be a family friendly Lennar community offering new home buyers a choice of villas, townhomes, or single-family home designs. It will be set in a tranquil tropical setting with lush landscaping, sidewalks and street lighting throughout
- Conveniently located with easy access to I-95 and other primary thoroughfares, convenient shopping and banking facilities, nearby schools and recreational areas
- Residents will enjoy the future clubhouse with an array of amenities plus the green park areas with tot lot, gazebo, and more

EXTERIOR FEATURES

- Quality CBS construction
- Concrete roof tiles
- Designer exterior stone (per plan / elevation)
- Brick Paver Walkway, Entry and Patio (per plan)
- Privacy fence in rear yard (per plan / product type)
- Quality exterior paint in decorator schemes
- Covered entry
- Insulated entry door
- Raised-panel garage door (per plan / product type)
- Exterior hose bibs (per plan)
- Code compliant hurricane panels

INTERIOR FEATURES

- WiFi Certified Home Design
- 18" x 18" ceramic tile in foyer, kitchen and laundry in a choice of decorator colors (per plan)
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Shutters Closet
- Vinyl-clad ventilated closet shelving
- 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 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
- Quality paint on all walls and ceilings
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Electric water heater
- Central air-conditioning and heating system

KITCHEN FEATURES

- 36" upper cabinets in a choice of colors with 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 LED Lighting


BATH FEATURES

- Vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath (per plan)
- Pedestal Sink in Powder Room
- Shower with clear glass enclosure in master bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed LED Lighting
- Oversized mirrors (per plan)

LAUNDRY FEATURES

- Washer and Dryer hook ups provided (unitized set-up for Villas and full size for Townhomes)

LENNAR®

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**EVERYTHING'S
INCLUDED®**

VIA VENTURA



PRELIMINARY ARTIST'S CONCEPT

ANDALUSIA VILLAS

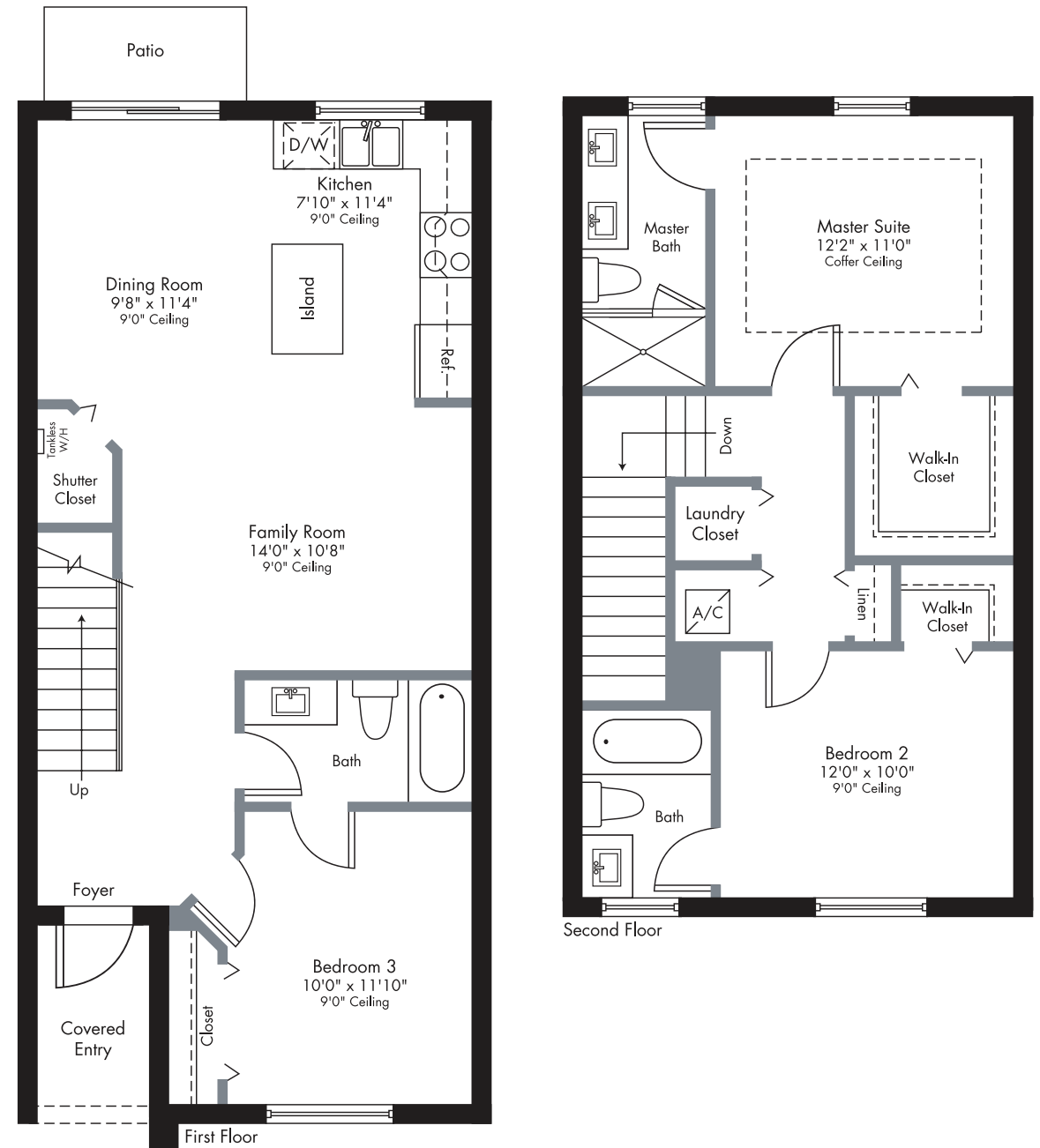
LENNAR

ANDALUSIA

VILLAS

2-Story | 3 Bedrooms | 3 Baths
Family Room

1,330 SQ FT	A/C AREA
40 SQ FT	COVERED ENTRY
1,370 SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT

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CORTEZ VILLAS

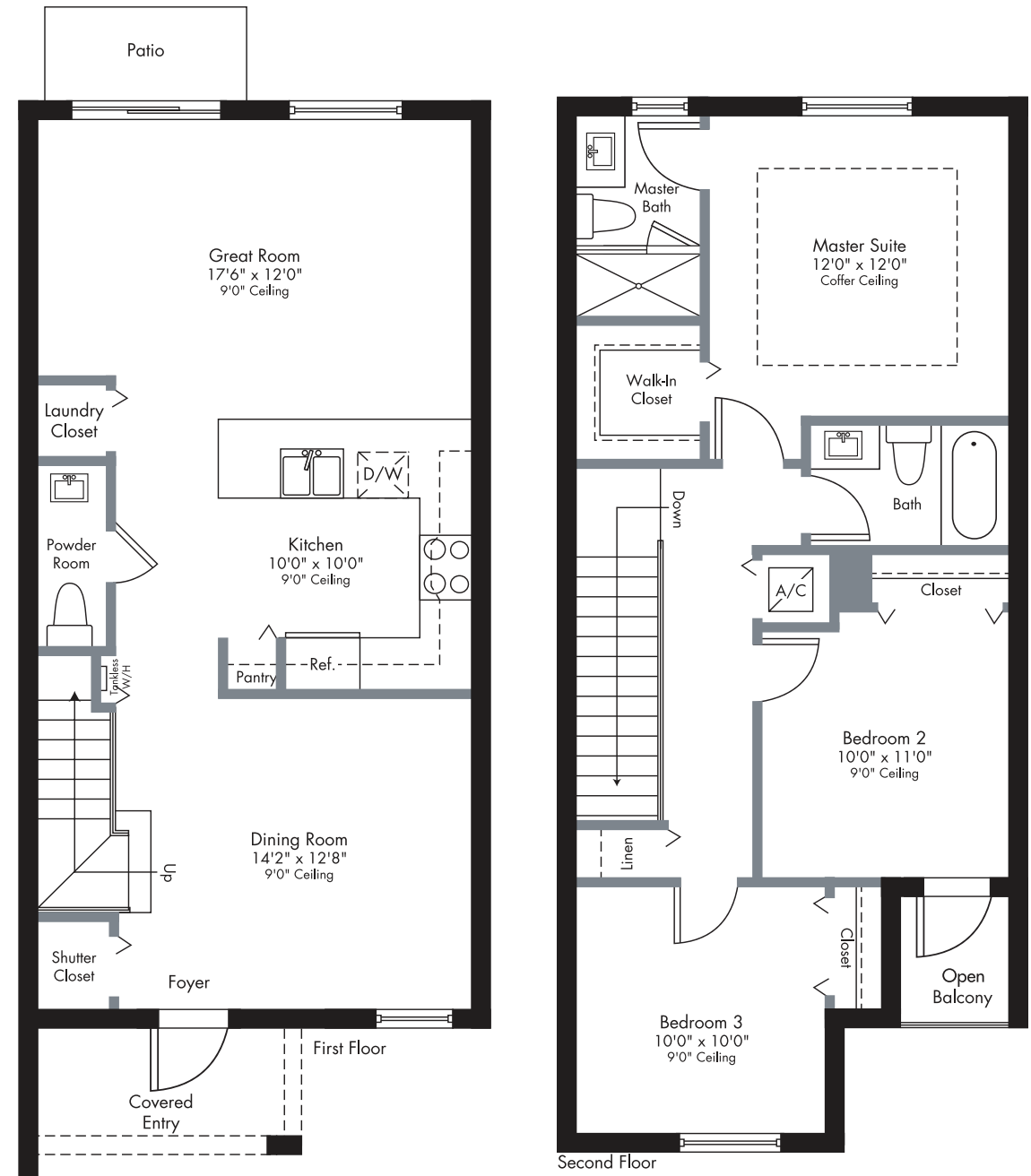
LENNAR

CORTEZ

VILLAS

2-Story | 3 Bedrooms | 2.5 Baths
Great Room | Balcony

1,414 SQ FT	A/C AREA
56 SQ FT	COVERED ENTRY
26 SQ FT	OPEN BALCONY
1,496 SQ FT	TOTAL



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MARBELLA VILLAS

LENNAR

MARBELLA

VILLAS

2-Story | 3 Bedrooms | 2.5 Baths
Family Room

1,489 SQ FT	A/C AREA
62 SQ FT	COVERED ENTRY
1,551 SQ FT	TOTAL



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SOLANO VILLAS

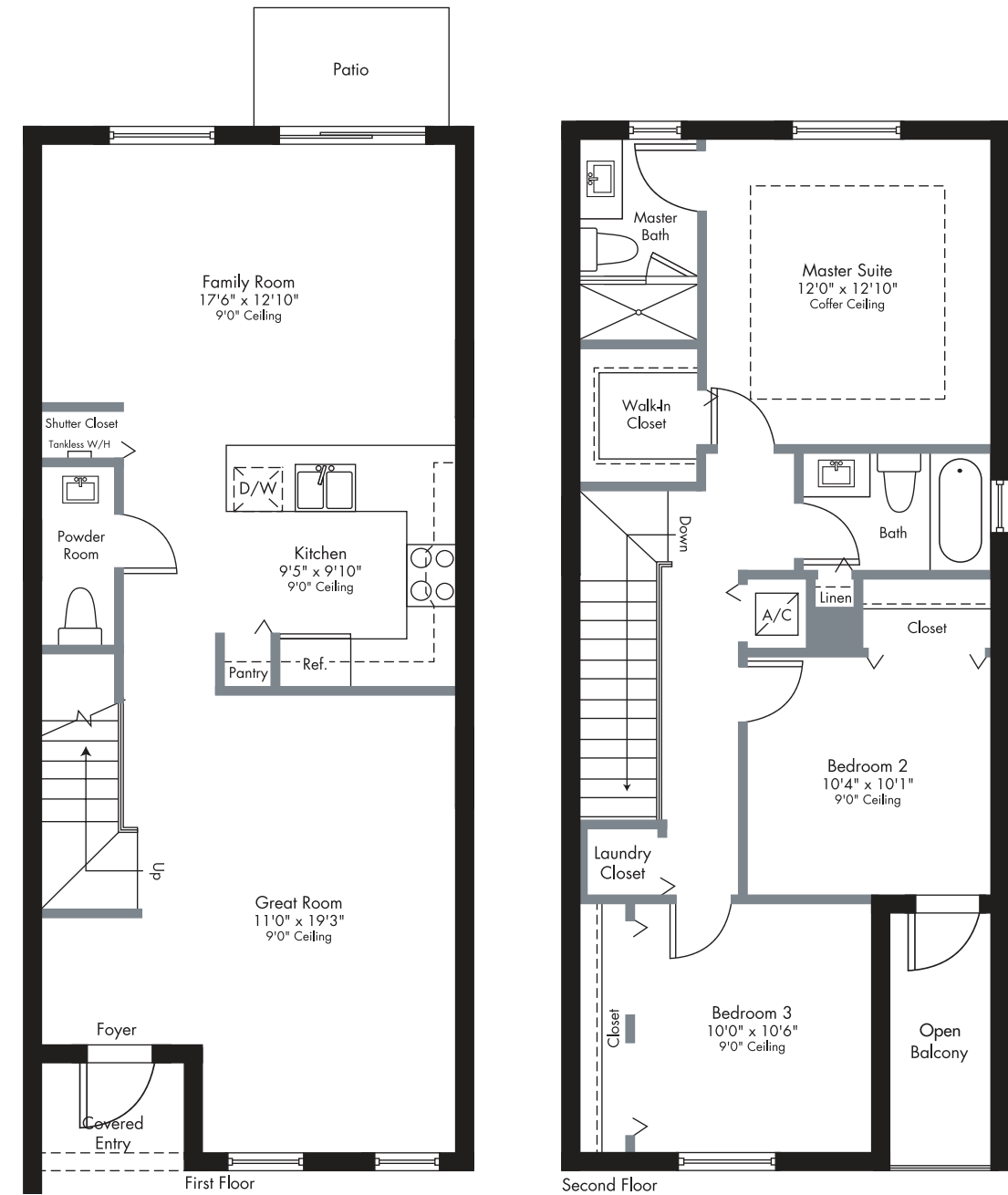
LENNAR

SOLANO

VILLAS

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Balcony

1,545 SQ FT	A/C AREA
28 SQ FT	COVERED ENTRY
52 SQ FT	OPEN BALCONY
1,625 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT

ZARAGOZA VILLAS

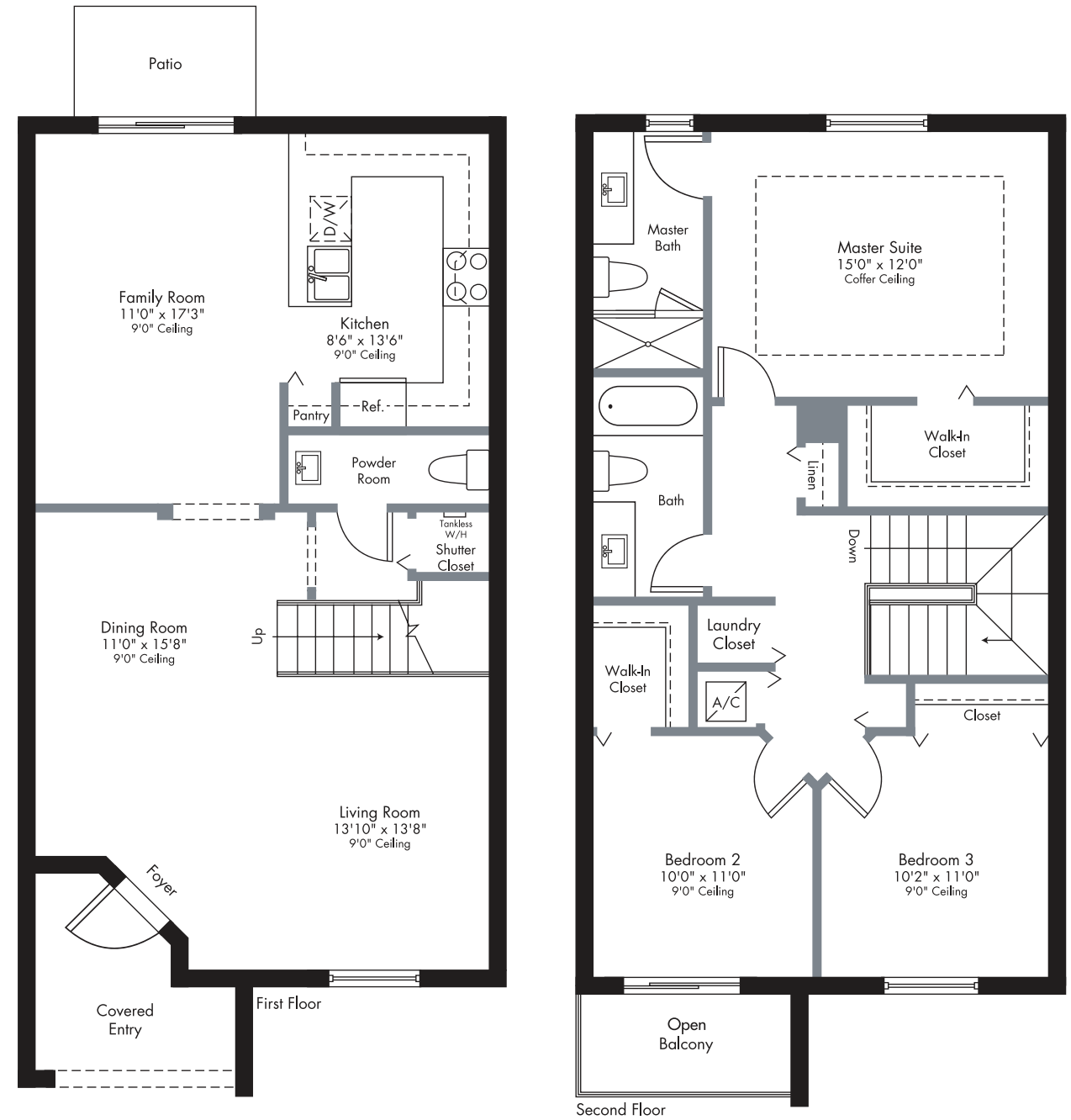
LENNAR

ZARAGOZA

VILLAS

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Balcony

1,668 SQ FT	A/C AREA
74 SQ FT	COVERED ENTRY
47 SQ FT	OPEN BALCONY
1,789 SQ FT	TOTAL



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VIA VENTURA



TOWNHOMES

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TOWNHOMES
PRICE SHEET - EFFECTIVE AS OF

MODEL	FEATURES	SQ FT	PRICE
ALHAMBRA	2-Story Garage 3 Bedrooms 2.5 Baths Great Room	1,373 A/C 1,657 TOTAL	
CADIZ	2-Story Garage 3 Bedrooms 2.5 Baths Great Room	1,482 A/C 1,762 TOTAL	
GALICIA	2-Story Garage 3 Bedrooms 2.5 Baths Family Room	1,707 A/C 1,970 TOTAL	
MERIDA	2-Story Balcony Garage 4 Bedrooms 2.5 Baths Family Room	1,921 A/C 2,256 TOTAL	
SEVILLA	2-Story Garage 4 Bedrooms 2.5 Baths Family Room	2,094 A/C 2,333 TOTAL	



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TOWNHOMES

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- Residents will enjoy the future clubhouse with an array of amenities plus the green park areas with tot lot, gazebo, and more

EXTERIOR FEATURES

- Quality CBS construction
- Concrete roof tiles
- Designer exterior stone (per plan / elevation)
- Brick Paver Walkway, Entry and Patio (per plan)
- Privacy fence in rear yard (per plan / product type)
- Quality exterior paint in decorator schemes
- Covered entry
- Insulated entry door
- Raised-panel garage door (per plan / product type)
- Exterior hose bibs (per plan)
- Code compliant hurricane panels

INTERIOR FEATURES

- WiFi Certified Home Design
- 18" x 18" ceramic tile in foyer, kitchen and laundry in a choice of decorator colors (per plan)
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Shutters Closet
- Vinyl-clad ventilated closet shelving
- 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 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
- Quality paint on all walls and ceilings
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Electric water heater
- Central air-conditioning and heating system

KITCHEN FEATURES

- 36" upper cabinets in a choice of colors with 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 LED Lighting


BATH FEATURES

- Vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath (per plan)
- Pedestal Sink in Powder Room
- Shower with clear glass enclosure in master bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed LED Lighting
- Oversized mirrors (per plan)

LAUNDRY FEATURES

- Washer and Dryer hook ups provided (unitized set-up for Villas and full size for Townhomes)

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VIA VENTURA



ALHAMBRA TOWNHOMES

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ALHAMBRA

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths
Great Room | Garage

1,373 SQ FT	A/C AREA
246 SQ FT	GARAGE
38 SQ FT	COVERED ENTRY
1,657 SQ FT	TOTAL



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CADIZ TOWNHOMES

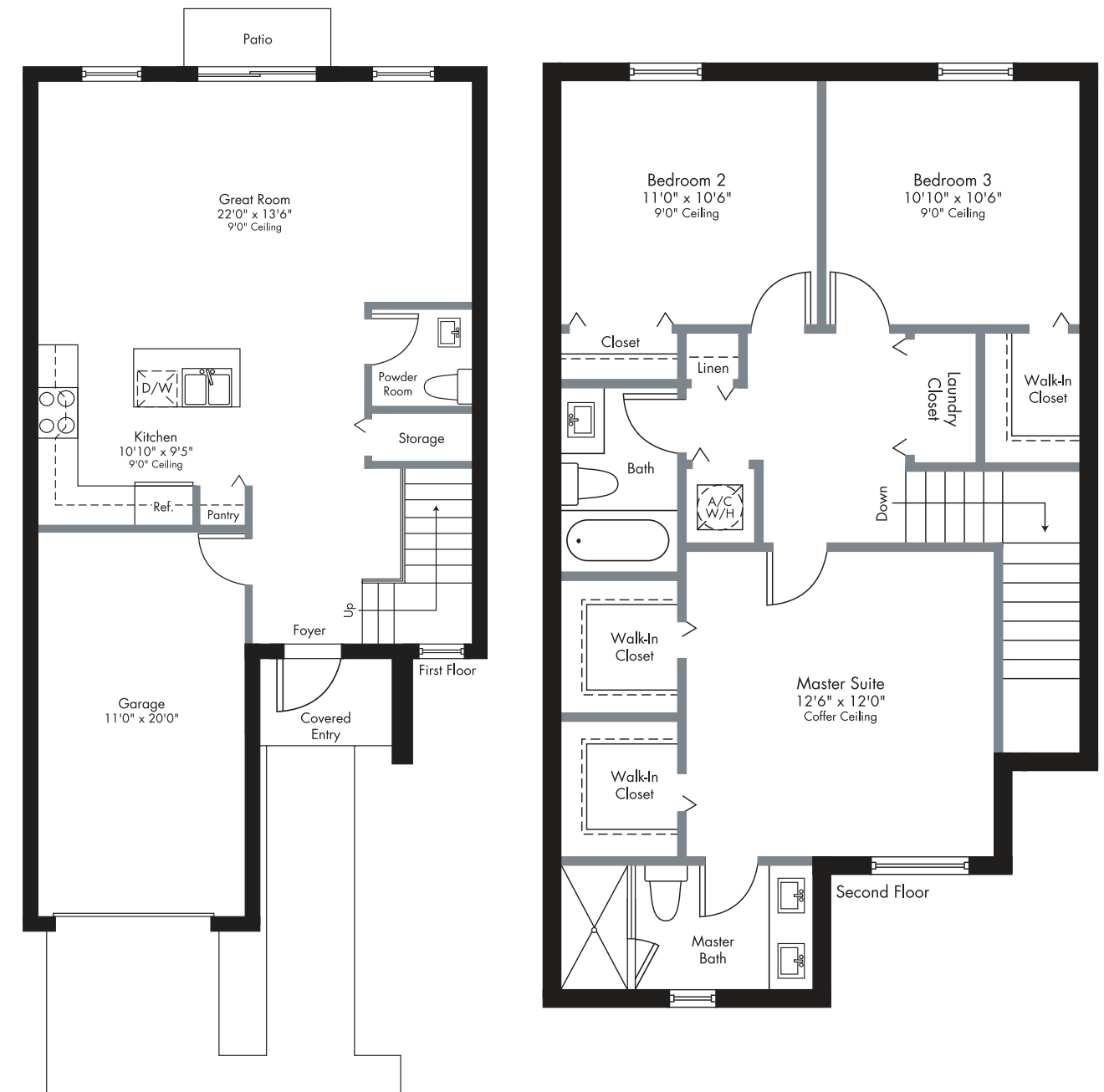
LENNAR

CADIZ

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths
Great Room | Garage

1,482 SQ FT	A/C AREA
250 SQ FT	GARAGE
30 SQ FT	COVERED ENTRY
1,762 SQ FT	TOTAL



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GALICIA TOWNHOMES

LENNAR

GALICIA

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | Garage

1,707 SQ FT	A/C AREA
225 SQ FT	GARAGE
38 SQ FT	COVERED ENTRY
1,970 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT

MERIDA TOWNHOMES

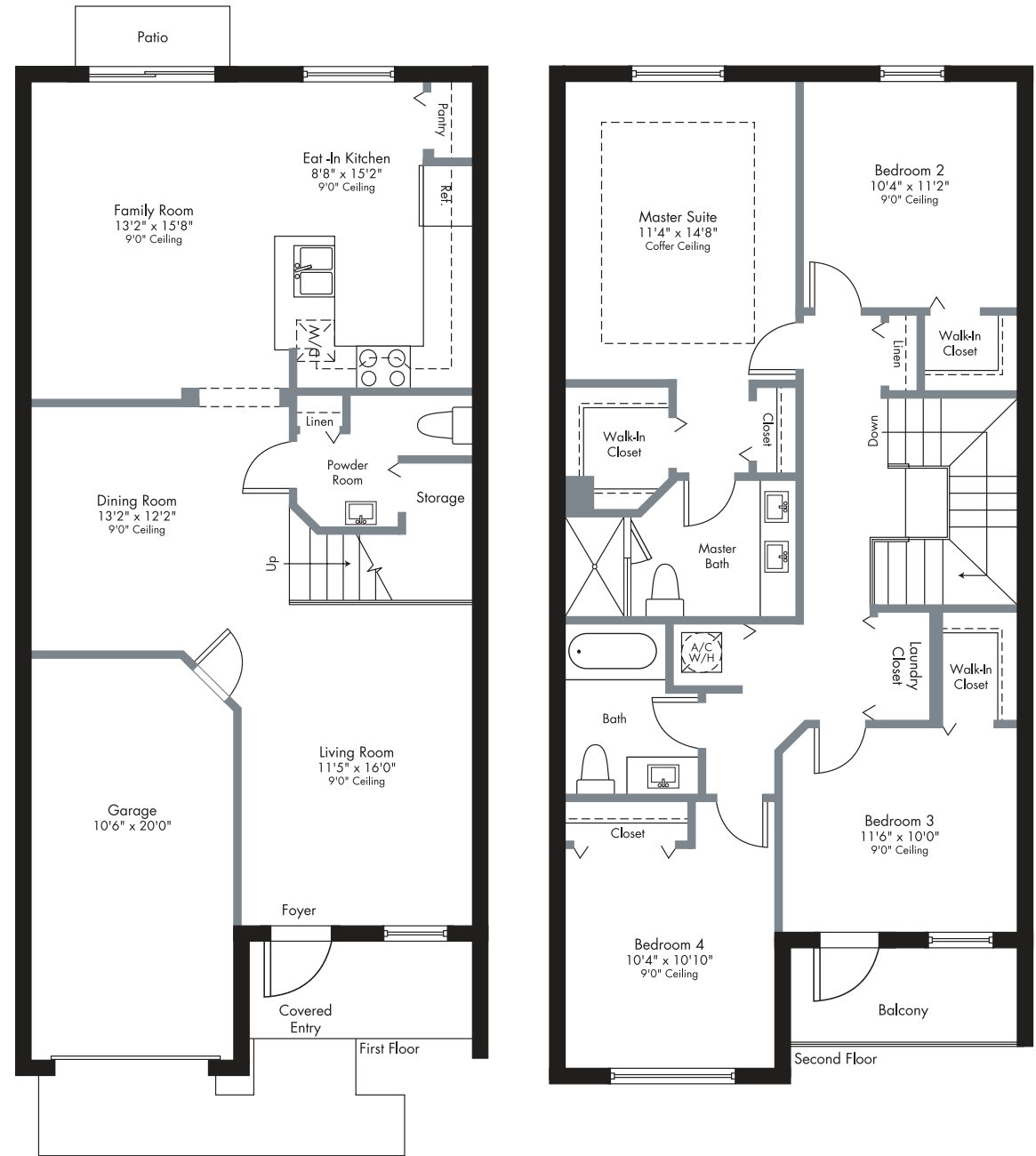
LENNAR

MERIDA

TOWNHOMES

2-Story | 4 Bedrooms | 2.5 Baths
Family Room | Balcony | Garage

1,921 SQ FT	A/C AREA
225 SQ FT	GARAGE
55 SQ FT	COVERED ENTRY
55 SQ FT	OPEN BALCONY
2,256 SQ FT	TOTAL



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SEVILLA TOWNHOMES

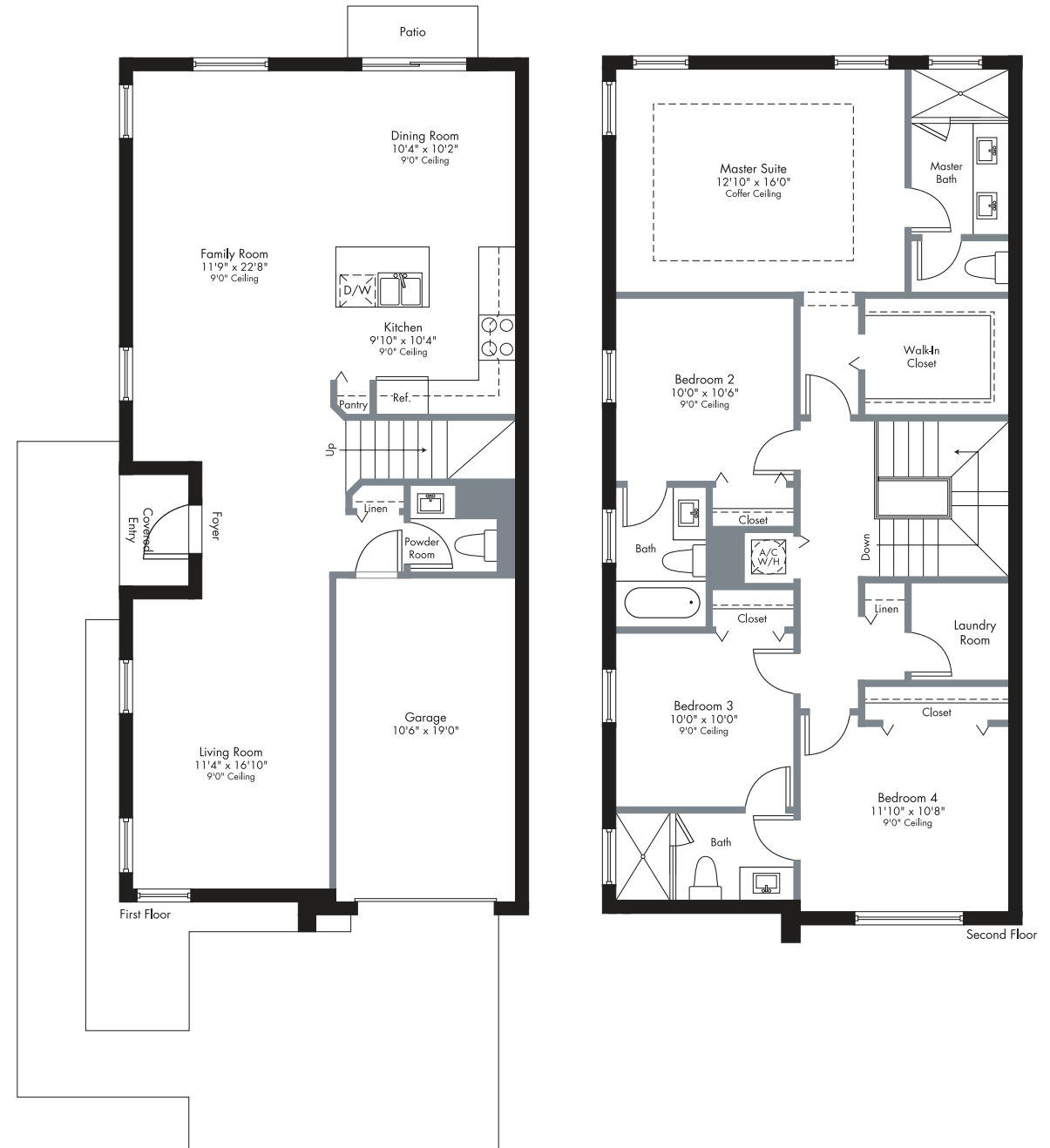
LENNAR

SEVILLA

TOWNHOMES

2-Story | 4 Bedrooms | 3.5 Baths
Family Room | Garage

2,094 SQ FT	A/C AREA
213 SQ FT	GARAGE
26 SQ FT	COVERED ENTRY
2,333 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.



CONCEPTUAL IMAGE

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Installed During Construction			
• No Dead Spots - Superior Wi-Fi experience at home with the world's first Wi-Fi CERTIFIED™ Home Designs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Heat Mapping (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Future-Ready - A commercial-grade network means your home is ready for tomorrow's innovations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ruckus® Wireless Zone Flex™ R320	<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"/>
• CAT6A Wiring (in select locations)	<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 Duplex Power Kit	<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 Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Delivered at Close or Celebration			
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



*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.

POINTS OF INTEREST

Discover **Via Ventura**, Lennar's new community of Wi-Fi CERTIFIED™ villas and townhomes, where young families and professionals can live minutes away from Aventura's finest dining, entertainment, and shopping destinations.

Once you're unpacked, get ready to explore! Dozens of nearby restaurants offer the full gamut of cuisine, from Miami staples to international delights, and several shopping centers in the area provide the everyday essentials with plenty of opportunities to splurge. There's a venue for every hobby nearby as well – from guitar lessons to golfing, to casinos and more, your new home may be the launchpad to pursue your passion.

Discover a community where life will thrive with new adventures, and make yourself at home at **Via Ventura by Lennar** today!



Schools

- Aventura Waterways Preparatory Academy (0.9 mi)
- Watkins Elementary School (1.2mi)
- Andover Middle School (1.5mi)
- Lake Forest Elementary School (1.5mi)
- Madie Ives K-8 Center (1.5mi)
- Dr. Michael M. Krop Senior High School (2.0mi)
- Highland Oaks Middle School (2.6mi)
- West Park High School (2.6mi)
- KLA Schools of Aventura (3.3mi)
- Gulfstream Academy of Hallandale Beach K-8 (3.9 mi)
- Greynolds Park Elementary School (4.2mi)
- Hallandale High School (4.7mi)

Shopping

- Goodwill (3.2mi)
- Promenade Shops (3.2mi)
- Aventura ParkSquare (3.5mi)
- Aventura Mall (3.7mi)
- Target (3.7mi)
- The Village at Gulfstream Park (3.8mi)
- Crate and Barrel (4.2mi)
- Ross Dress for Less (4.2mi)
- The Container Store (4.2mi)
- Walmart Supercenter (5.1mi)

Dining

- Bravo Supermarkets (1.6mi)
- Miami Kosher Supermarket (1.6mi)
- Pollo Tropical (1.9mi)
- Crabs & Seafood Bros (2.1mi)
- Popeyes Louisiana Kitchen (2.1mi)
- Asaka Japanese Restaurant (3.2mi)
- Chuck E. Cheese (3.3mi)
- Whole Foods Market (3.8mi)
- Morton's The Steakhouse (4.7mi)
- Publix Super Market at Ives Dairy Crossing (4.8mi)

Medical

- Animal Clinic-Ives Dairy Road (1.5mi)
- Pet Parade Animal Clinic (2.1mi)
- A1 Medical Imaging MRI (3.3mi)
- Aventura Hospital & Medical Center (3.4 mi)
- MD Now Urgent Care (3.6mi)
- PetSmart (3.7mi)
- Holistic Health Care Miami (4.0mi)
- Memorial Regional Hospital South (4.1 mi)
- Jackson North Medical Center (4.7mi)
- Joe DiMaggio Children's Hospital (5.4mi)
- Memorial Regional Hospital (5.5mi)

Parks & Recreation

- Planet Fitness (0.7mi)
- Carver Ranches Boys and Girls Club (2.5mi)
- Greynolds Park (3.4mi)
- Aqua Golf Driving Range & Pro Shop (3.5mi)
- AMC Aventura 24 (3.7mi)
- Guitar Center Lessons (3.7mi)
- Topgolf (3.8mi)
- Hard Rock Stadium (4.0mi)
- Color Me Mine (4.1mi)
- Strike 10 Bowling (4.1mi)
- Gulfstream Park Racing and Casino (4.4mi)
- Waterways Marina (4.4mi)
- Aventura Arts & Cultural Center (4.7mi)
- Orangebrook Golf & Country Club (5.0mi)
- Mardi Gras Casino (5.4mi)
- Oleta River State Park (6.6mi)
- IPIC Theaters (6.9mi)

Government & Travel

- MDR Firehouse 38 - Miami Dade Fire Rescue (2.3mi)
- Broward Sheriff Fire Rescue Station 27 (2.5mi)
- Miami-Opa Locka Executive Airport (9.3mi)
- Fort Lauderdale-Hollywood International Airport (11.3mi)



VIA VENTURA

PRELIMINARY OVERALL COMMUNITY SITE PLAN

LAS RAMBLAS

- VILLAS
- TOWNHOMES
- SINGLE FAMILY



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VIA VENTURA

PRELIMINARY OVERALL COMMUNITY SITE PLAN

PASEOS

- VILLAS
- TOWNHOMES



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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.



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