

Salerno

BY LENNAR



PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL





Salerno

BY LENNAR

Welcome Home

Introducing Salerno, Lennar's newest community of single-family homes located on SW 161st Street & SW 148th Avenue in Miami, FL.

Discover the home you've been dreaming of in this beautiful community, offering 6 spacious home designs including Lennar's exclusive Next Gen[®] — The Home Within a Home[®]. Each Next Gen[®] home offers a private suite that provides all the essentials multigenerational families need to work, learn, create or have a sense of independence. These homes feature an attached private suite with its own entrance, kitchenette, living room, bedroom and bathroom.

Salerno awaits you and your family to call it home, learn more about this boutique community today.



LENNAR[®]



Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Plans to build out this neighborhood as proposed are subject to change without notice. Scenes may be of locations or activities not on a Lennar property. Models/lifestyle photos do not reflect racial or ethnic preference. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or





YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Salerno will be a boutique community of captivating single-family homes with elegant elevations, and well thought-out one and two-story floorplan designs.

EXTERIOR DETAILS

- Elegant front elevations with outlookers, stucco design elements, designer exterior stone and decorative shutters (per plan)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint in choice of decorator schemes
- Covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs
- Code compliant hurricane panels

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops with 6" backsplash
- Stainless steel kitchen sink with decorative faucet and side spray
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 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

- 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 in designated areas
- Raised-panel interior doors
- Raised-panel bi-fold closet doors

INNOVATIVE INTERIORS (CONT.)

- 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 wiring for voice in kitchen and Owner's 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 or great room and all bedrooms (per plan)
- Custom coffer ceilings 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
- Shower with clear glass enclosure in En-Suite Bath
- Bathtub or enclosed shower in secondary bath (per plan)
- 12" x 12" ceramic tile on bathroom floor & matching 12" x 12" ceramic tile on shower wall areas, and 6" x 6" ceramic tile in shower floor areas
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder bath (per plan)

LAUNDRY

- Washer and dryer connections provided
- Convenient vinyl clad shelf



EVERYTHING'S
INCLUDED™



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

- 18" x 18" ceramic tile in foyer, kitchenette, and laundry (Same as Main Home)
- Plush stain resistant carpeting with padding in designated areas (Same as Main Home)
- 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
- 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 with 6" backsplash (Same as Main Home)
- Stainless steel kitchen sink and decorative faucet with sprayer
- Quality stainless steel appliance package featuring:
 - Over-the-range built-in microwave with recirculating vent

INSIDE YOUR BATH

- Vanity cabinet with cultured marble countertop, designer faucet, and brushed nickel hardware
- 12" ceramic tile on bathroom floor & matching 12" x 12" ceramic tile on shower wall areas
- Exhaust fan (per plan)
- Recessed LED downlighting

LAUNDRY

- Washer & Dryer connections provided



EVERYTHING'S
INCLUDED®



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ARGENTO

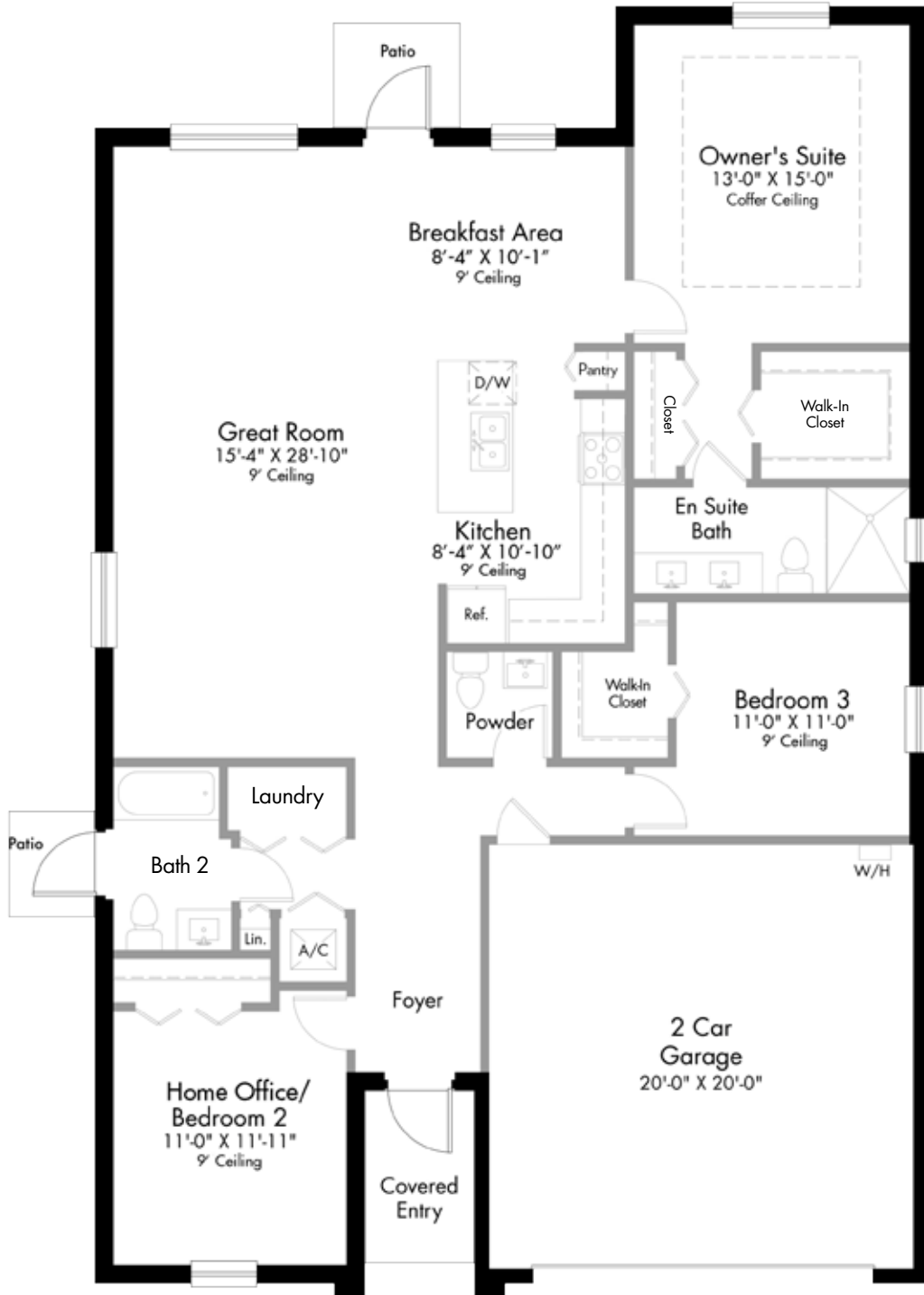


ARGENTO

SINGLE-FAMILY HOMES

1-Story | 3 Bedrooms | 2.5 Baths | Great Room | Breakfast Area
 Covered Entry | 2-Car Garage

1,732 SQ FT A/C AREA
 432 SQ FT 2-CAR GARAGE
 53 SQ FT COVERED ENTRY
 2,217 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. Void Where Prohibited By Law. Copyright: ©2023 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation



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ARGENTO



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



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CENTURI



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

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



Optional Dining/Living Room

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CENTURI





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FLORENT

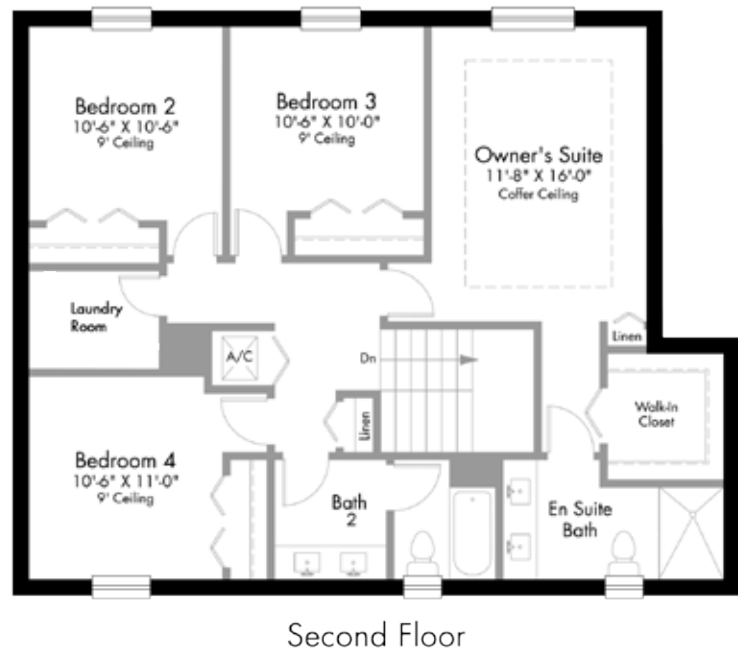
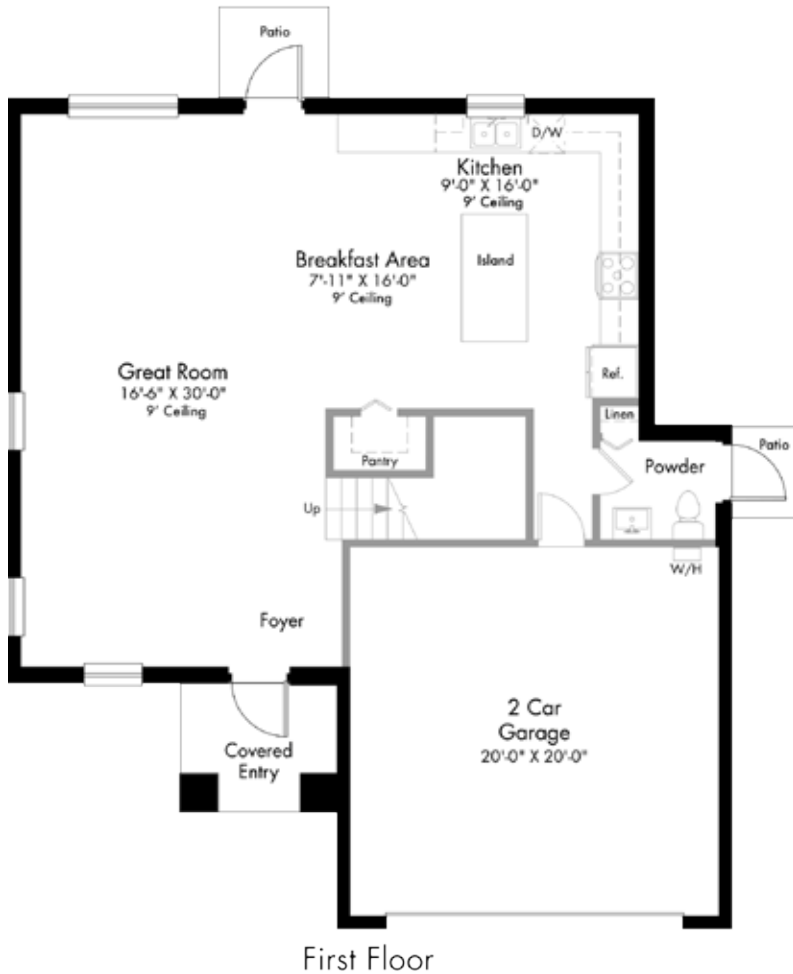


FLORENT

SINGLE-FAMILY HOMES

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

2,183	SQ FT	A/C AREA
434	SQ FT	2-CAR GARAGE
60	SQ FT	COVERED ENTRY
2,677	SQ FT	TOTAL



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FLORENT



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Salerno

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LUMIO



2-Story | 4 Bedrooms | 3 Baths | Home Office/Den
 Great Room | Covered Entry | 2-Car Garage

2,439	SQ FT	A/C AREA
430	SQ FT	2-CAR GARAGE
56	SQ FT	COVERED ENTRY
2,925	SQ FT	TOTAL



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LUMIO



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



Salerno

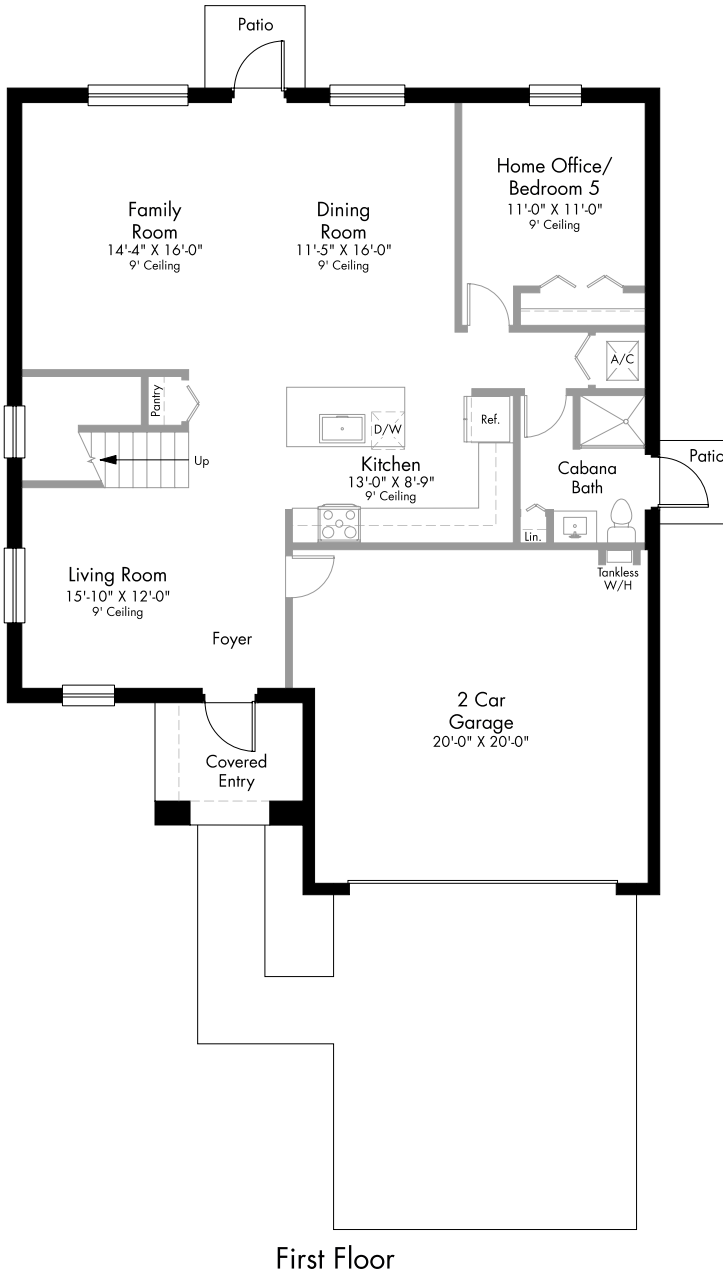
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OLMETO



2-Story | 5 Bedrooms | 3 Baths | Dining Room | Family Room | Living Room
 Covered Entry | 2-Car Garage

2,665	SQ FT	A/C AREA
445	SQ FT	2-CAR GARAGE
65	SQ FT	COVERED ENTRY
<hr/>		
3,175	SQ FT	TOTAL



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OLMETO



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



Preliminary Artist's Concept



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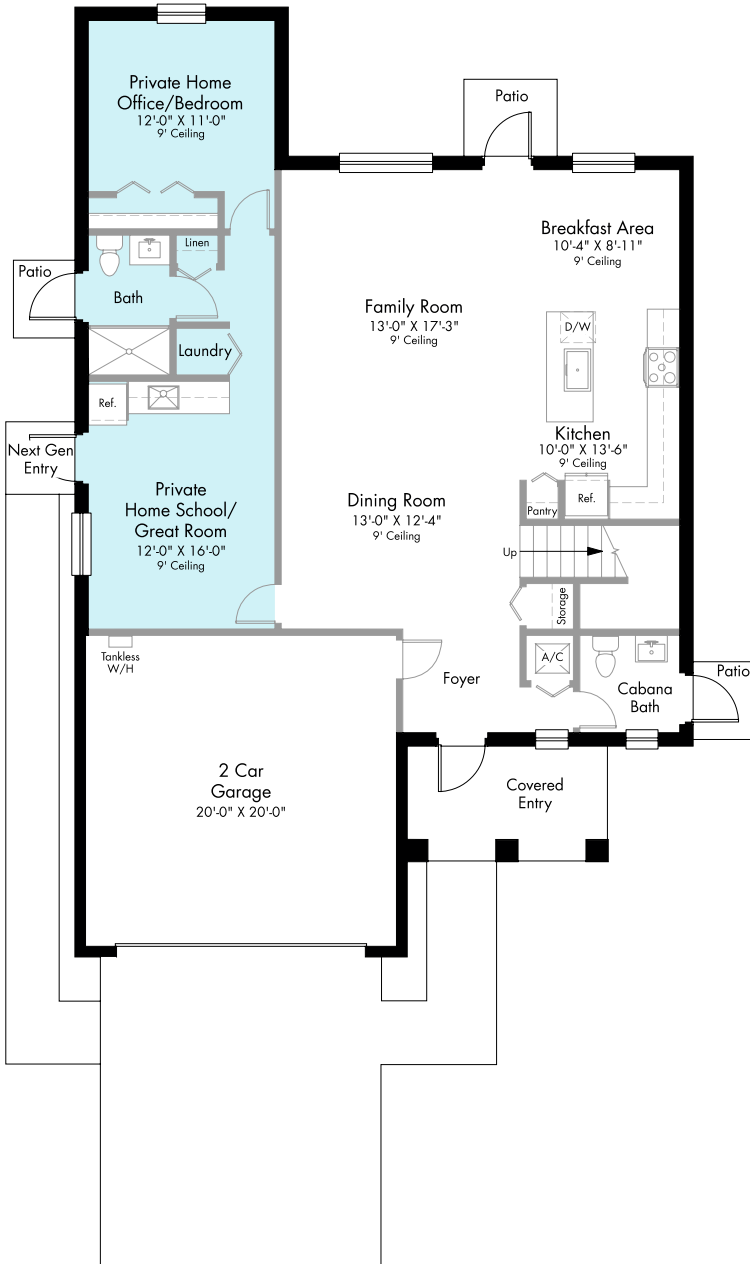
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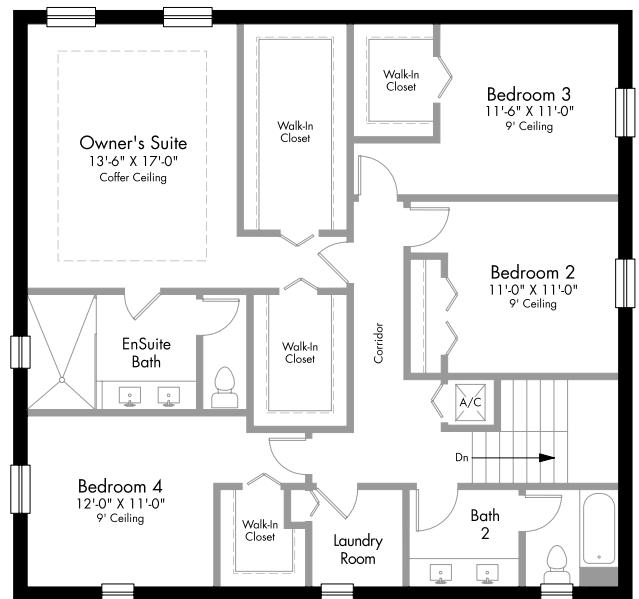
Main Home: 2-Story | 4 Bedrooms | 2.5 Baths | Family Room | Dining Room
Breakfast Area | Covered Entry | 2-Car Garage

2,987	SQ FT	A/C AREA
434	SQ FT	2-CAR GARAGE
96	SQ FT	COVERED ENTRY
<hr/>		
3,517	SQ FT	TOTAL

Next Gen Suite: Private Great Room/Homeschool
Bedroom/Home Office | Kitchenette | Bathroom | Private Entry



First Floor



Second Floor

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PIANI



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Preliminary Artist's Concept



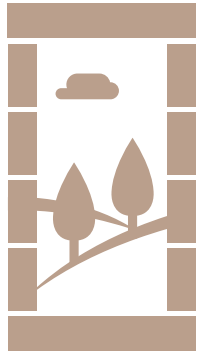
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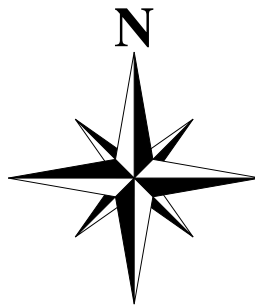
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PRELIMINARY OVERALL COMMUNITY SITE PLAN



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PRELIMINARY ARTIST'S CONCEPT. MAP IS NOT TO SCALE

Smart home technology included in this community



Connectivity Features:

Legrand On-Q 30" RF Transparent Structured Media Enclosure

Ring Alarm Security Kit - Base Station¹

Ring Alarm Security Kit - Ring Alarm Keypad¹

Ring Alarm Security Kit - Ring Alarm Motion Detector¹

Ring Alarm Security Kit - Ring Alarm Smoke and CO Listener¹

Ring Alarm Security Kit - Ring Alarm Window and Door Contact Sensor¹

Ring Video Doorbell Pro

Honeywell Home T6 Pro Z-Wave - smart thermostat

Schlage Encode™ Smart WiFi Deadbolt

¹Once your free 30-day trial is over from your activation 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>. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in 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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Everything's included in your new Lennar® dream home



Peace of mind when you're home or away.

- **Ring Alarm Pro Security System** - Receive notifications when a contact sensor, motion detector, or any part of your alarm system is triggered. Plus, monitor on your own or let Ring do it for you with 24/7 professional monitoring (subscription required).¹
- **Ring Alarm Smoke & CO Listener** - Get real-time mobile notifications whenever a siren sounds from a nearby smoke or CO alarm in your home, to stay ahead of smoke and carbon monoxide.
- **Honeywell Home T6 Pro Smart Thermostat** - Save on energy costs whether you are home or away, and control the heat or A/C from your phone. Create a custom schedule to optimize your energy savings on the device itself.

Answer your front door from anywhere.

- **Ring Video Doorbell Pro** - See, hear, and speak to anyone who's at your front door from anywhere, and receive real-time notifications when visitors trigger the built-in sensors or press your doorbell. Plus, with color night vision, HDR, and sharp contrast, you'll see it all, even in the dark.
- **Schlage Encode™ Smart Wifi Deadbolt Lock** - Lock and unlock your door and give access to friends, family, and people you trust, from anywhere.

Safer neighborhoods, together.

- **Ring Neighbors app** - Know and report what's happening in your community.
- **Real-time neighborhood smart alerts** - Stay connected to your community with real-time crime and safety alerts from your neighbors and local law enforcement.

¹Once 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>. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in Canada (excluding Quebec). Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Lennar reserves the right to substitute with a device of equal or better quality. Select features and/or services may require additional fees and/or subscriptions that may change and may be provided by a third party. Lennar does not guarantee any equipment or services provided by Ring, Schlage, Honeywell Home by Resideo, or other third parties. The description of products is subject to and limited by the terms and conditions, privacy policies, limited warranties, and additional product information, available on <https://ring.com/>; <https://www.schlage.com/en/home/smart-locks/encode.html>; <https://www.honeywellhome.com/us/en/>. Buyer is solely responsible for providing wifi internet connectivity, cellular services, and electric power needed to operate the products and utilize any associated apps; monitoring any alerts; and, configuring all security features. Lennar does not warrant or represent that any network or device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. All product and/or company names are trademarks TM or registered trademarks ® of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and Lennar. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 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. Arizona - Lennar Sales Corp., HSP Arizona, Inc. ROC 242267B-2; ROC 138431B; ROC 144869A; Lennar Arizona Construction, Inc. ROC 228129B; Lennar Arizona, Inc. d/b/a Lennar Homes ROC 232731B; Lennar Communities Development, Inc. ROC 137295KA / California - CalAtlantic Group, Inc. (Responsible Broker: Joanna Duke) #02058246; BMR Construction, Inc. 830955; Lennar Sales Corp. (Responsible Broker: Joanna Duke) #01252753; CalAtlantic Group, Inc. 1037780; Lennar Communities, Inc. 66241; Lennar Homes of California, Inc. 728102 / Florida - Lennar Realty, Inc.; Lennar Homes, LLC CBC038894; CGC062343; CGC1518166; CBC1257529; CGC1523282; CBC1260831; CGC1526578; CBC051237; Standard Pacific of Florida GP Inc. CGC1506052; CGC1517342; U.S. Home Corporation CGC1518911; WCI Communities, LLC CGC031523 / Maryland - CalAtlantic Group, Inc. MHBR No. 128; U.S. Home Corporation MHBR No. 316 / Minnesota - Lennar Sales Corp.; CalAtlantic Group, Inc. BC736565; BC700385; U.S. Home Corporation BC001413 / Nevada - Lennar Sales Corp.; Greystone Nevada, LLC 48844; Ryland Homes Nevada, LLC; Lennar Reno, LLC 64226; Ryland Homes Nevada, LLC 56652 / New Jersey - Lennar Sales Corp. / North Carolina - Lennar Sales Corp. / Oregon - Lennar Sales Corp. #201206464; Lennar Northwest, Inc. CCB #195307 / Pennsylvania - Lennar Sales Corp. / South Carolina - Lennar Carolinas, LLC / Tennessee - Lennar Sales Corp. ph. 615-465-4328 / Utah - Lennar Homes of Utah, Inc. / Washington - Lennar Sales Corp.; CalAtlantic Homes of Washington, Inc. CALATHW836LR; Lennar Northwest, Inc. LENNAN1893QG / West Virginia - US Home Corporation d/b/a Lennar; #VV060106. Date 11/22

NEW HOME. NEW ADVENTURES.

Welcome home to **Salerno**, Lennar's newest community of single-family homes located in Miami. Homeowners will enjoy being located near a myriad of dining, entertainment and shopping venues as well as nearby beaches, parks and local schools.



Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models. Seller does not represent and cannot guarantee that the community will be serviced by any particular public school/school district or, once serviced by a particular school district, that the community will be serviced by any particular public school/school district.

ENTERTAINMENT

- Larry & Penny Thompson Park (3.1 mi)
- Chuck Pezoldt Park (2.1 mi)
- Miami South BMX, Inc. (5.7 mi)
- Regal Southland Mall (8.1 mi)
- Regal UA Falls (8.3 mi)
- Monkey Jungle (4.2 mi)
- Zoo Miami (4.3 mi)
- ZWF Miami (6.8 mi)
- West Perrine Park (6.6 mi)
- Gold Coast Railroad Museum (4.3 mi)
- Museum of Contemporary Art of the Americas (4.5 mi)
- Palmetto Golf Course (6.4 mi)
- Coral Castle (9.6 mi)
- Black Point Marina (14.1 mi)
- Homestead-Miami Speedway (12.9 mi)
- Fun Games (7.0 mi)
- ATV Zone Rental (7.7 mi)
- Kendall Ice Arena (5.5 mi)
- Super Wheels Skating (6.0 mi)

MEDICAL CARE

- Walgreens Pharmacy (1.9 mi)
- CVS Pharmacy (1.9 mi)
- Uhealth Jackson Urgent Care | Country Walk (2.1 mi)
- Baptist Health Urgent Care | Country Walk (2.1 mi)
- Jackson South Medical Center (6.4 mi)
- Baptist Health Baptist Hospital (9.6 mi)

PET CARE

- Miami's Pet Grooming (Country Walk Store) (1.5 mi)
- Pet Supermarket (3.7 mi)
- Happy Tails Pet Resort (1.5 mi)
- Petco (6.8 mi)
- Petsmart (6.5 mi)
- Calusa Crossing Animal Hospital (3.7 mi)
- West Kendall Animal Hospital (7.0 mi)

SCHOOLS

- Norma Butler Elementary (2.4 mi)
- Jorge Mas Canosa Middle (2.2 mi)
- Coral Reef High (5.7 mi)
- Felix Varela Senior High (6.0 mi)

SHOPPING

- The Palms at Town & Country (8.8 mi)
- London Square (4.0 mi)
- Southland Mall (7.3 mi)
- The Falls (7.6 mi)

- Publix Super Market at Eureka Promenade (2.0 mi)
- Publix Super Market at Country Walk Shopping Center (1.9 mi)
- Target (7.5 mi)
- ALDI (6.1 mi)
- Home Depot (3.7 mi)
- Costco Wholesale (4.0 mi)

RESTAURANTS

- DiCrespo Steakhouse (1.9 mi)
- Los Verdes Country Walk (1.8 mi)
- La Perla Peruvian Restaurant (2.0 mi)
- Banana Hut (2.0 mi)
- Casavana Cuban Cuisine (2.0 mi)
- Denny's (2.0 mi)
- Diced (1.8 mi)
- Mamma Mia Pizzeria (1.9 mi)
- Sushi Lico (1.4 mi)
- Peter's Kitchen (2.1 mi)
- Pollo Tropical (3.0 mi)
- Sushi Sake Country Walk (1.8 mi)
- Panaderia 20 De Julio (1.9 mi)
- KUFFO (2.0 mi)
- PDQ Miami (3.1 mi)
- Ernesto's Mexican Taco Shop (2.0 mi)

TRAVEL

- Miami International Airport (20.8 mi)
- Miami Executive Airport (4.1 mi)

MUNICIPAL

- United States Postal Service (2.0 mi)
- South Dade Justice Center (8.2 mi)
- Miami-Dade County Richmond Fire-Rescue Station (2.2 mi)
- Miami-Dade Police Department Hammocks District Station (6.8 mi)

OTHER

- F45 Training Country Walk (1.9 mi)
- Best Buy (7.4 mi)
- YouFit Gyms (5.2 mi)
- Apple The Falls (8.2 mi)
- Wells Fargo Bank (1.9 mi)
- Chase Bank (1.9 mi)
- Bank of America (2.0 mi)
- Citibank (4.3 mi)



LENNAR®

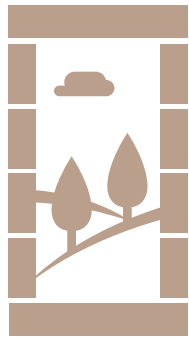
As one of the nation's leading homebuilders since 1954, Lennar is listed on the New York Stock Exchange (LEN) and is now present in 26 states across the country.

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.



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