



PRELIMINARY OVERALL
COMMUNITY BROCHURE

MIAMI, FL





Come Home to Siena Reserve

Introducing Siena Reserve by Lennar, a vibrant family friendly community of new single family homes and townhomes with and without garage located on So. Dixie Hwy. and SW 232nd St.

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.



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 © 2023 Lennar Corporation. All rights reserved. Sellers Broker



PRELIMINARY ARTIST'S CONCEPT



CONCEPTUAL PHOTO





ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE

LENNAR®





ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE



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 with 6" backsplash
- Stainless steel kitchen sink with decorative faucet and sprayer
- 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
- 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"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder room (per plan)

LAUNDRY

- Washer and dryer connections provided



EVERYTHING'S
INCLUDED®



BANDOL

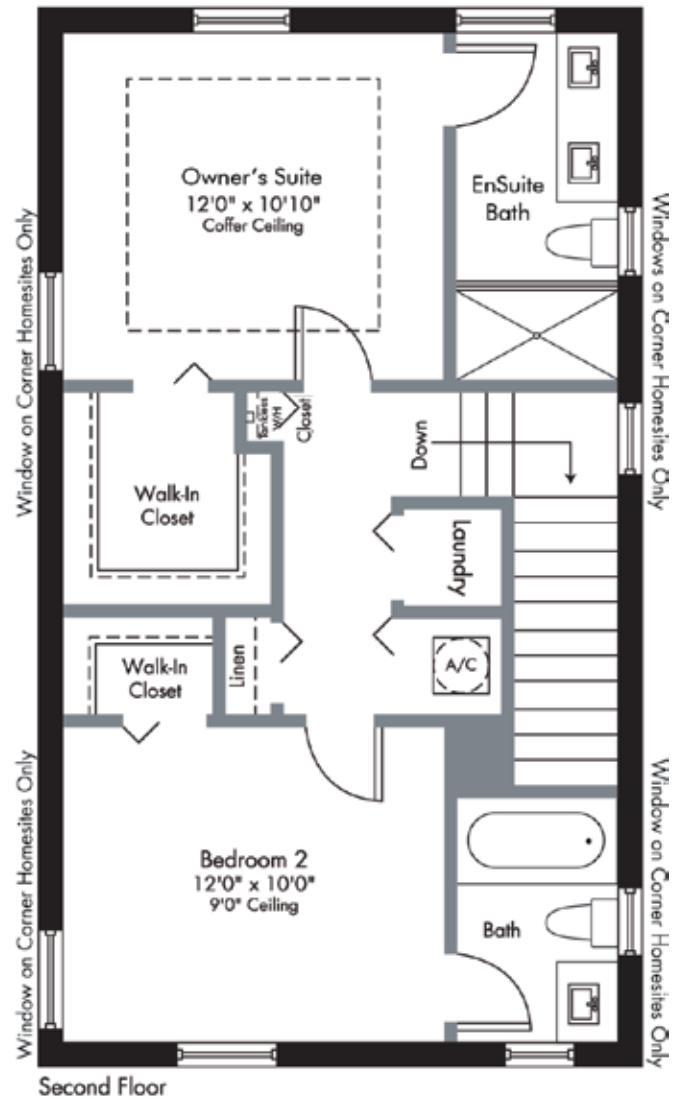
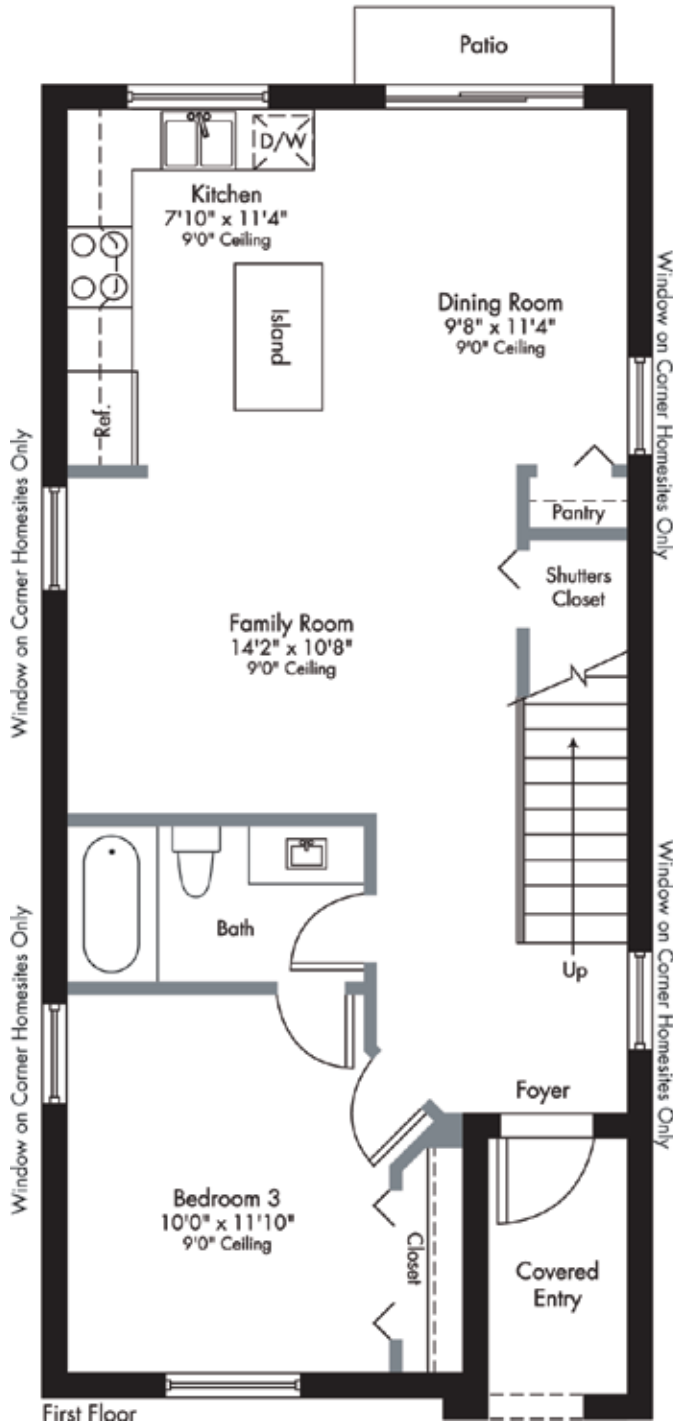
TOWNHOMES WITHOUT GARAGE

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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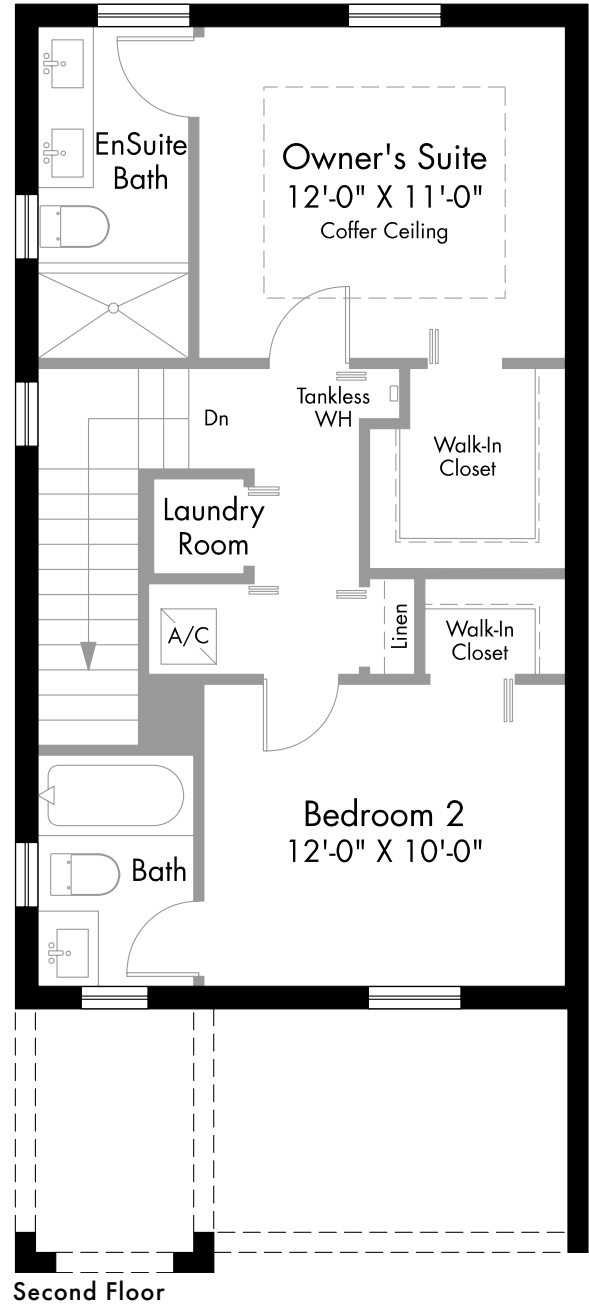
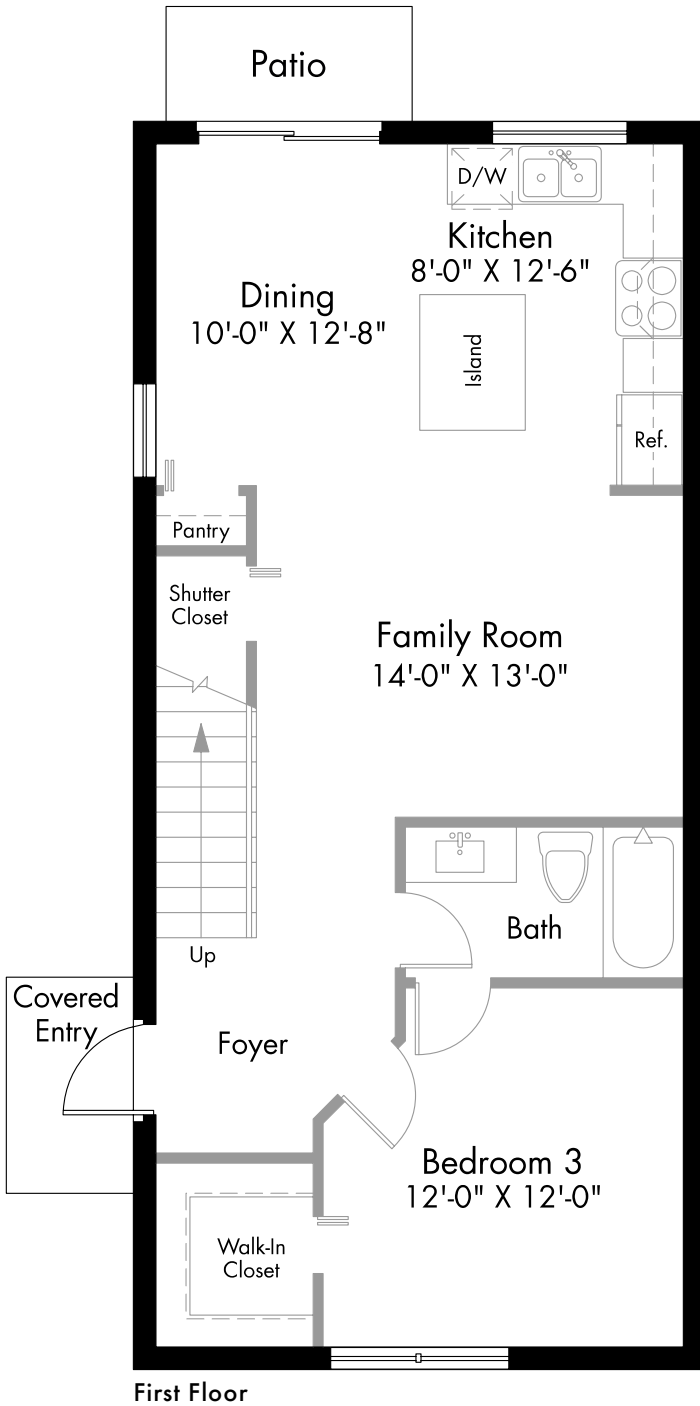


2-Story | 3 Bedrooms | 3 Baths | Family Room
Covered Entry

1,370 SQ FT A/C AREA

10 SQ FT COVERED ENTRY

1,380 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

ADORA COLLECTION
TOWNHOMES WITHOUT GARAGE



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

1,414	SQ FT	A/C AREA
56	SQ FT	COVERED ENTRY
1,470	SQ FT	TOTAL



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MONTE CARLO

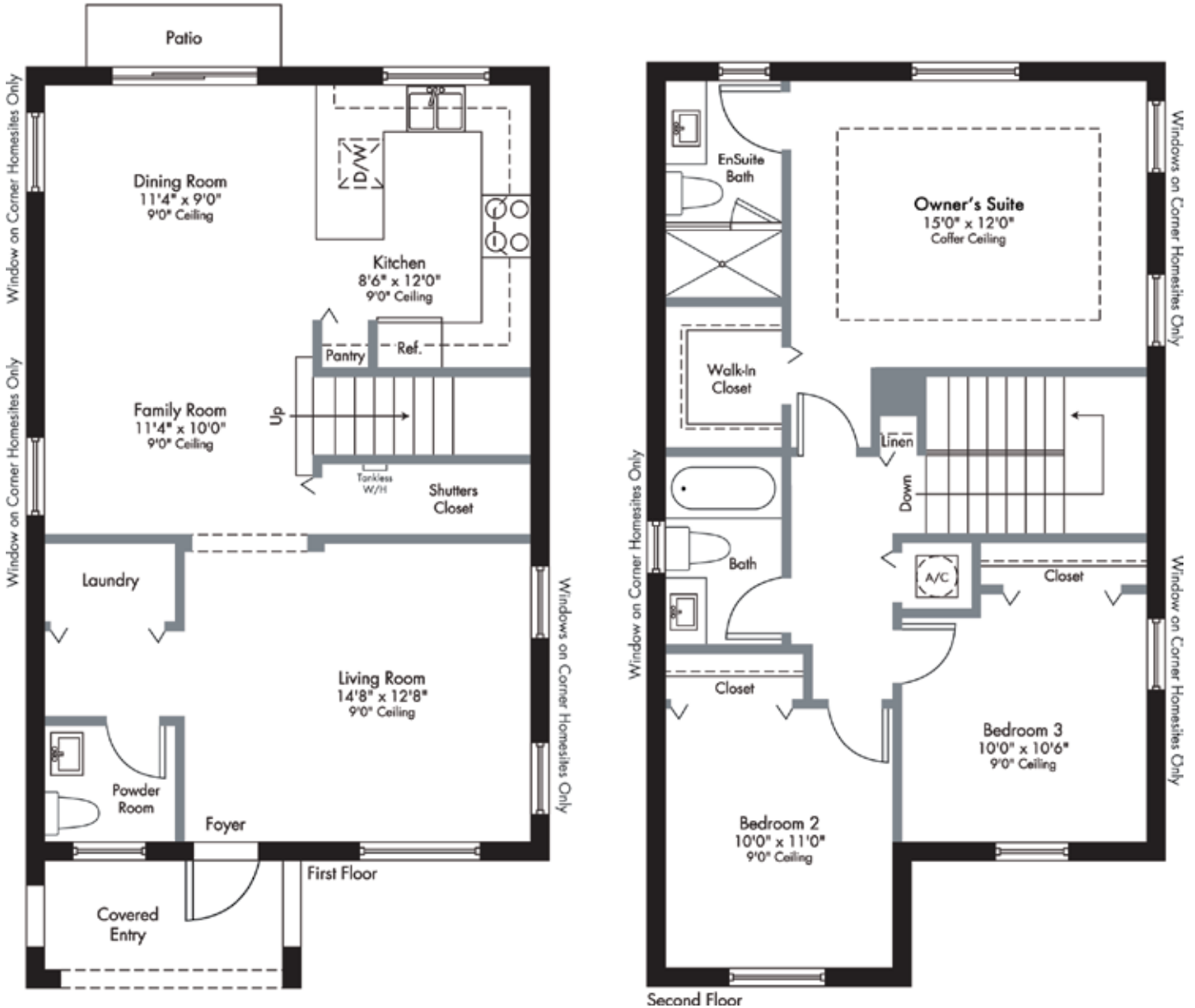
TOWNHOMES WITHOUT GARAGE

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

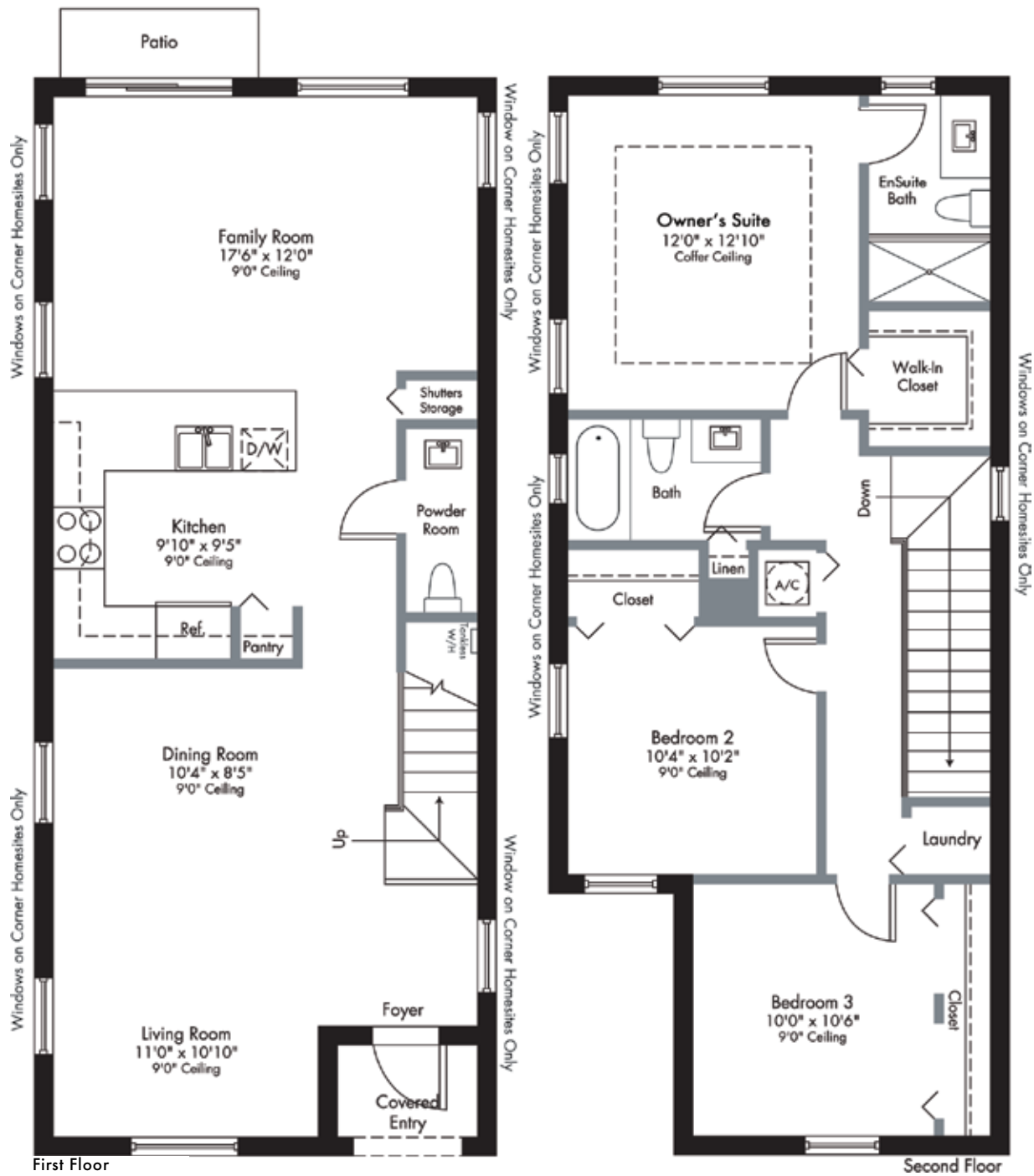
NEW COLLECTION TOWNHOMES WITHOUT GARAGE

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

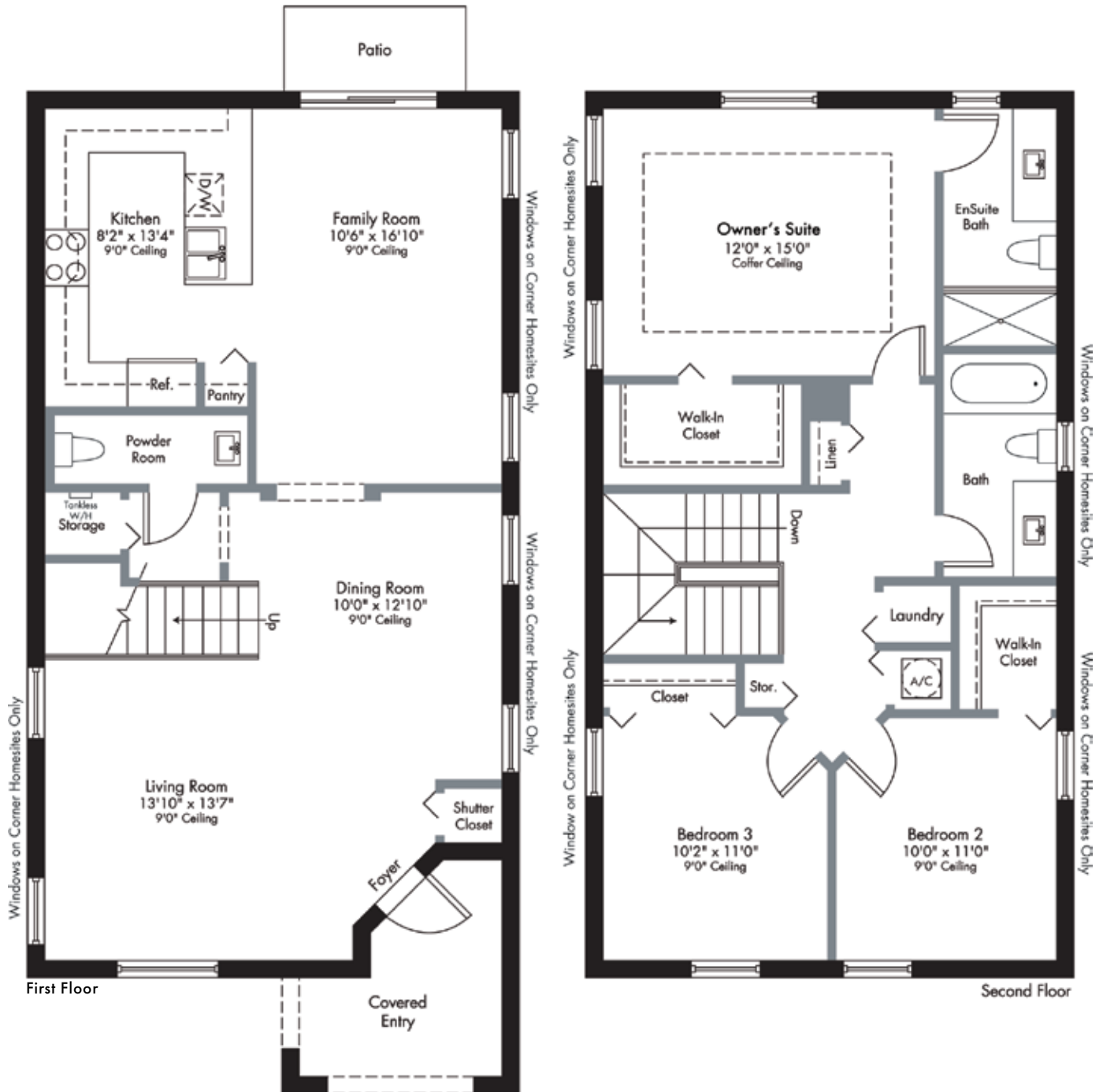
TOWNHOMES WITHOUT GARAGE

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

LENNAR®



SIENA
RESERVE
BY LENNAR



DEL MESA COLLECTION
TOWNHOMES WITH GARAGE

LENNAR®

YOUR COMMUNITY

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EXTERIOR DETAILS

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- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas (per plan)
- Designer exterior paint
- Covered entry
- Code compliant entry door
- Code compliant 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
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- Stainless steel kitchen sink with decorative faucet and sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
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 - Over-the-range built-in microwave with recirculating vent
 - Multi-cycle dishwasher
- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

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- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial style baseboards and door casings
- Elegant interior door hardware
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- Textured walls and ceilings in designated areas
- Rocker-style switches throughout
- Category 5e structured 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 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
- Shower with clear glass enclosure in En-Suite Bath (per plan)
- Convenient bathtub in secondary bath
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder room

LAUNDRY

- Washer and dryer connections provided



EVERYTHING'S
INCLUDED

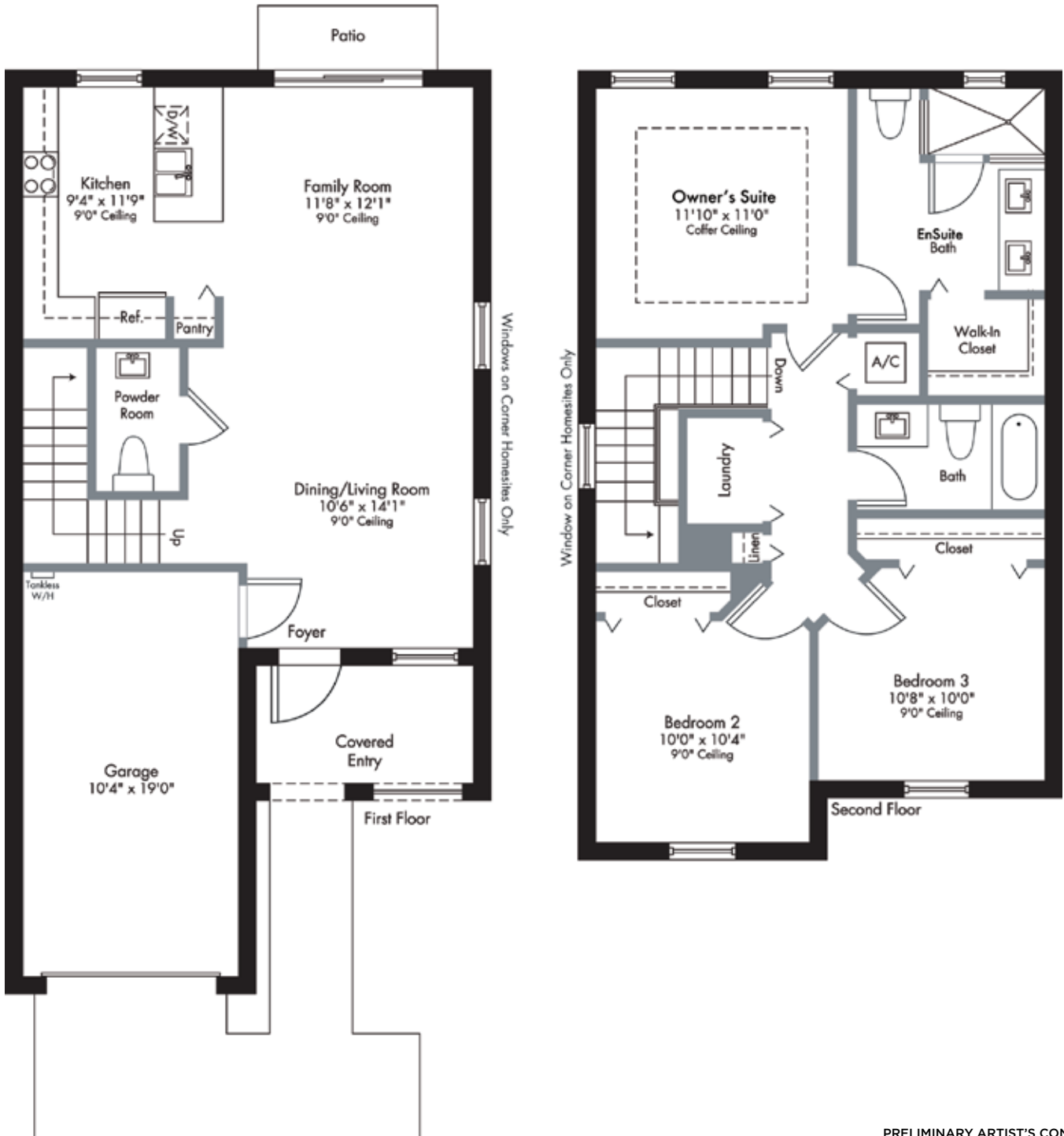


AVIGNON

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
1,633	SQ FT	TOTAL



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BORDEAUX

TOWNHOMES WITH GARAGE

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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**DEL MESA COLLECTION
TOWNHOMES WITH GARAGE**

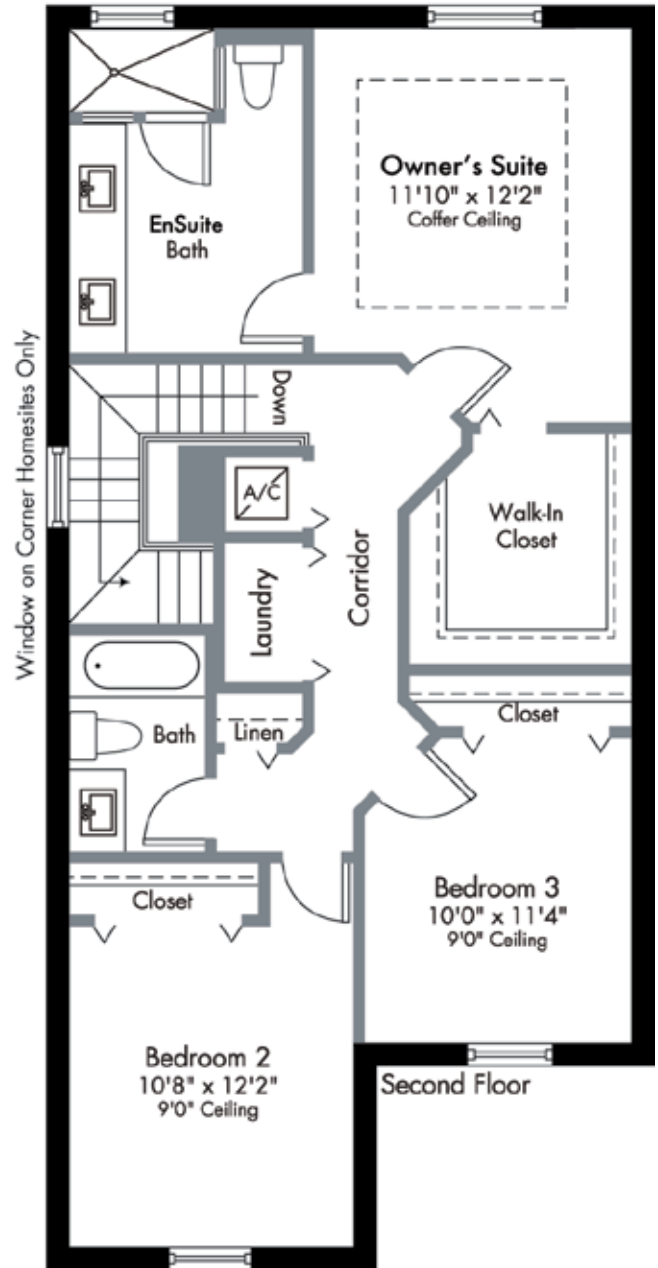
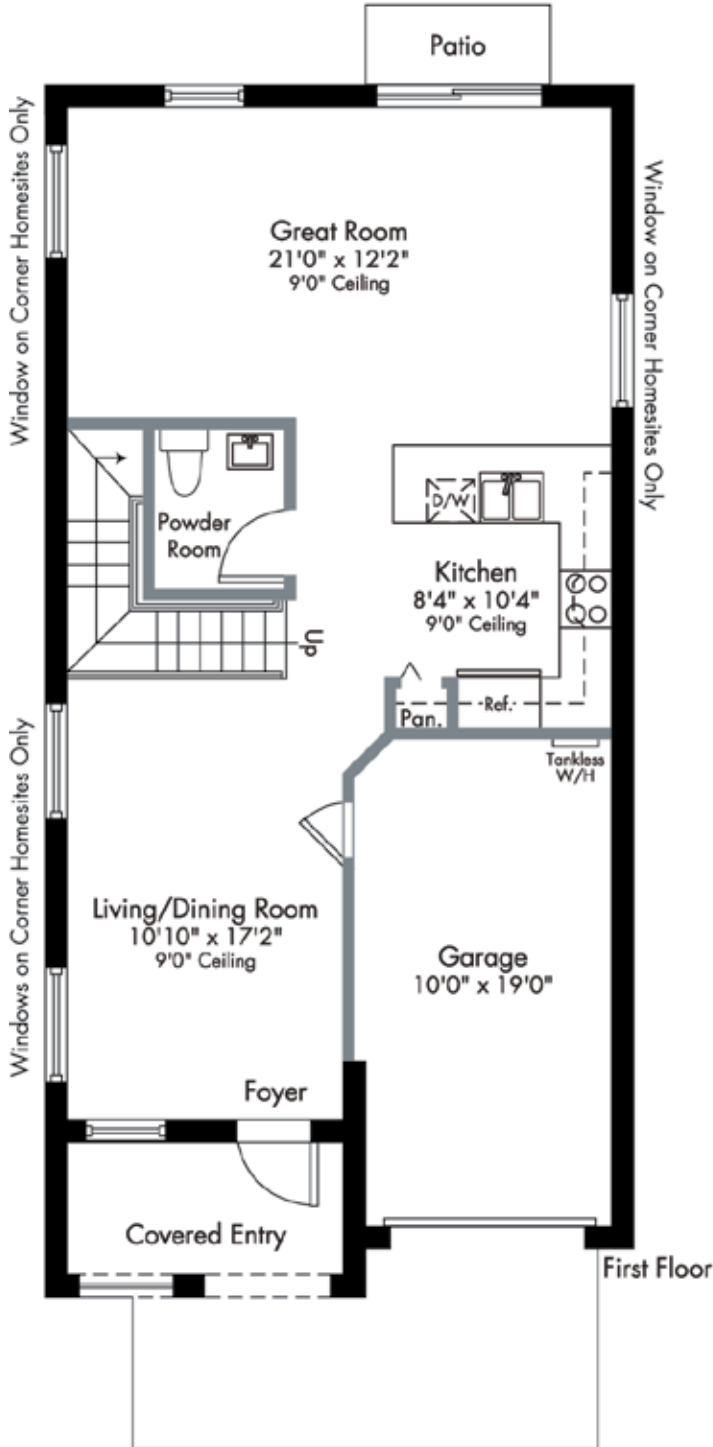


DIJON


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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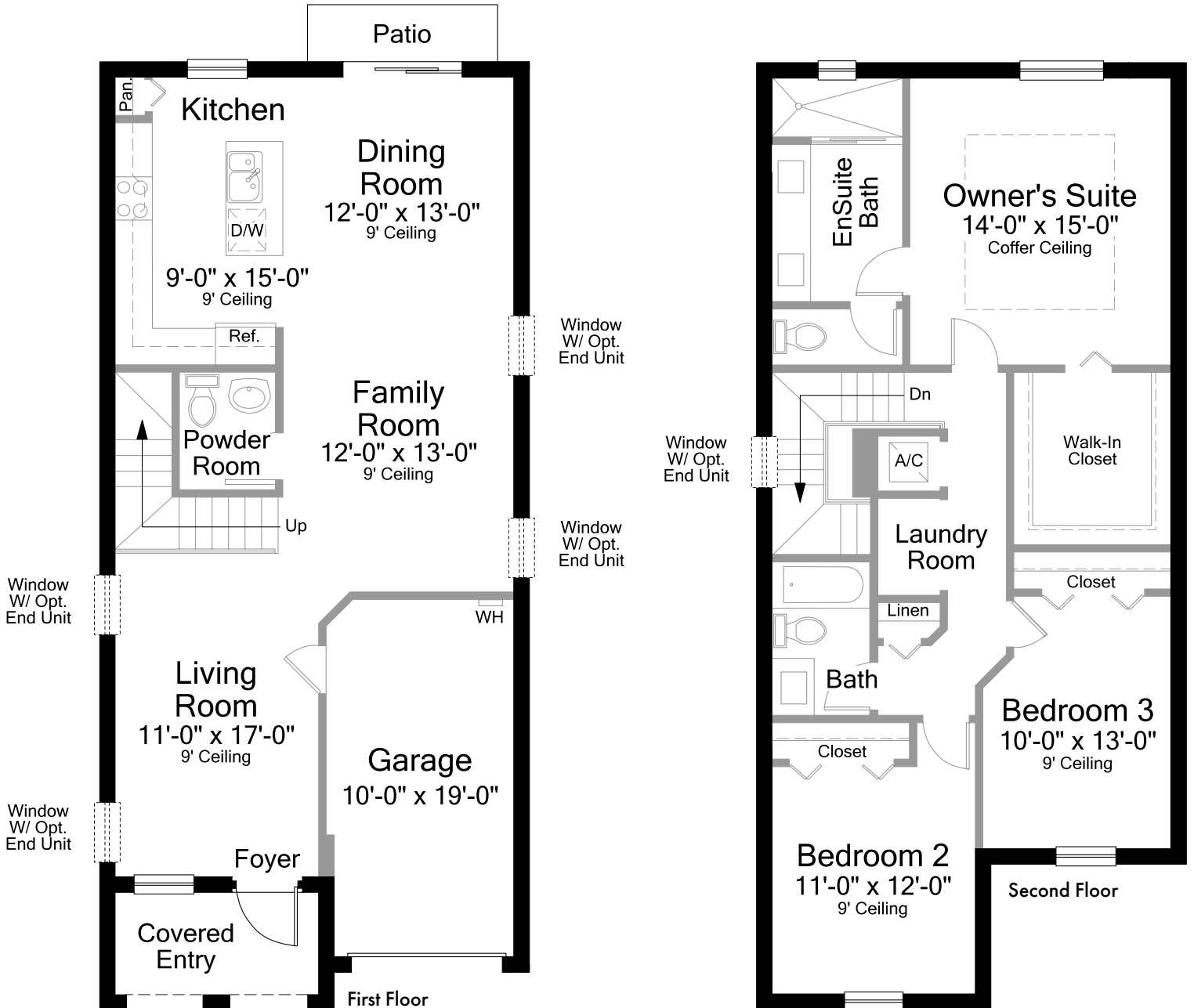


LORIENT I

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
2,097	SQ FT	TOTAL



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MARSIELLE

TOWNHOMES WITH GARAGE

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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FONTAINE COLLECTION
SINGLE-FAMILY HOMES

LENNAR®



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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 tile
- 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 (per plan)
- 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 sprayer
- 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
- 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 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 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 (per plan)
- Convenient bathtub in secondary bath (per plan)
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- 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



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 (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
- 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 with 6" backsplash (Same as Main Home)
- Stainless steel kitchen sink with decorative faucet and sprayer
- Quality stainless steel appliance package featuring:
 - 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"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fan
- Recessed LED downlighting

LAUNDRY

- Washer and dryer connections provided



**EVERYTHING'S
INCLUDED®**



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

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



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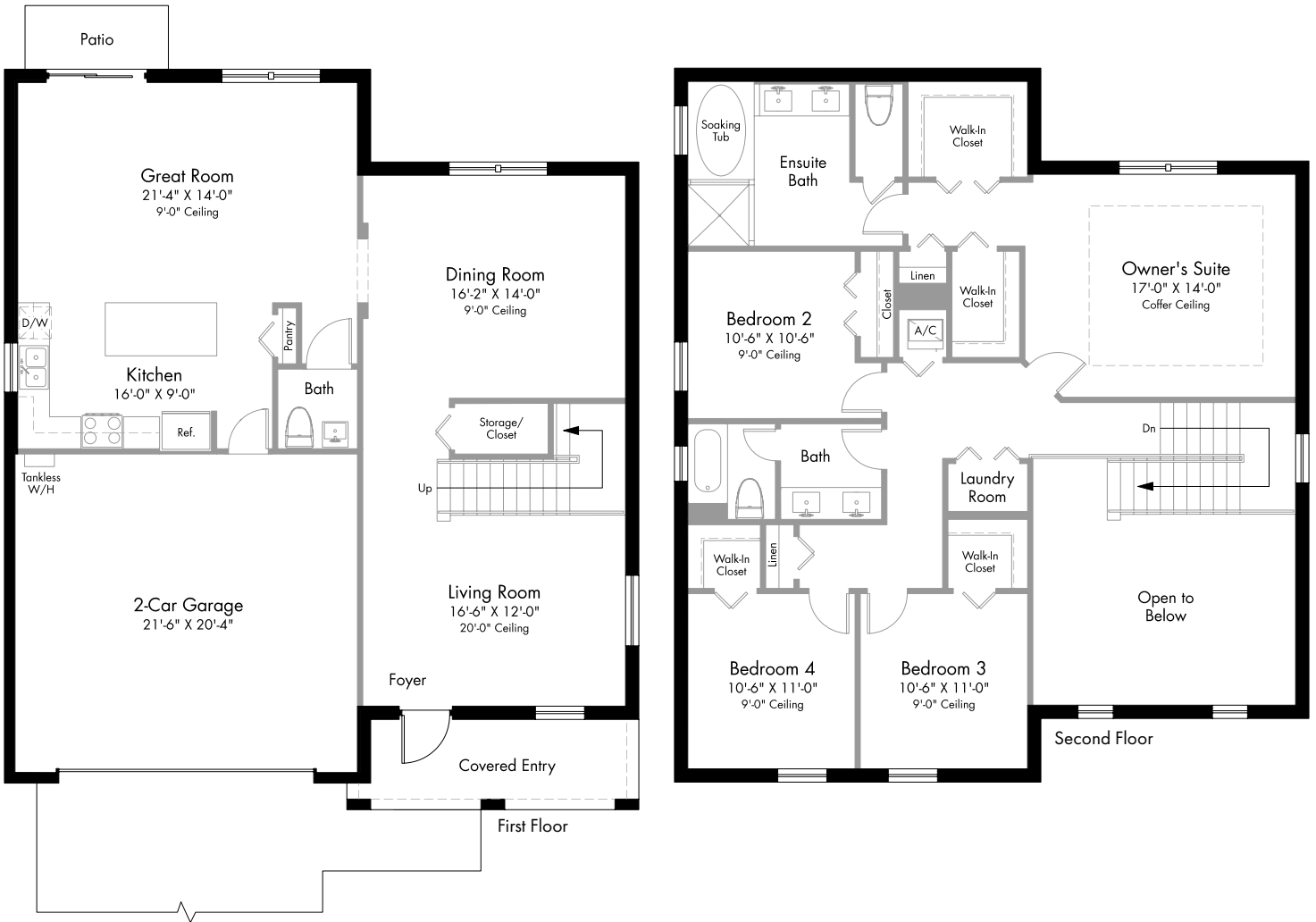


CARMEL

PREMIUM COLLECTION SINGLE-FAMILY HOMES

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



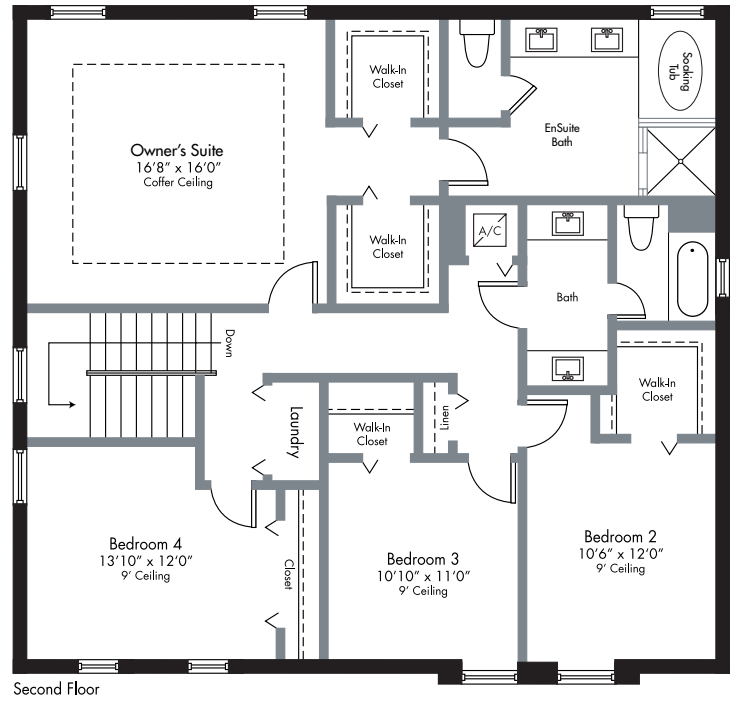
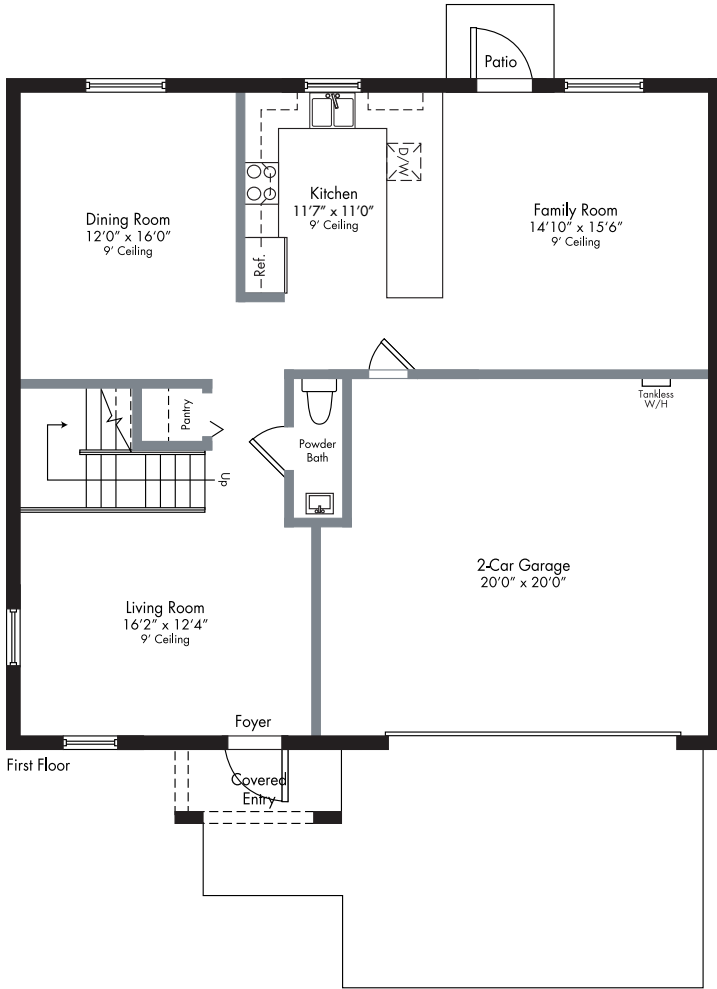
PRELIMINARY ARTIST'S CONCEPT

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 © 2023 Lennar Corporation. Lennar and the Lennar logo are registered service marks.




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

2,532	SQ FT	A/C AREA
450	SQ FT	2-CAR GARAGE
38	SQ FT	COVERED ENTRY
3,020	SQ FT	TOTAL



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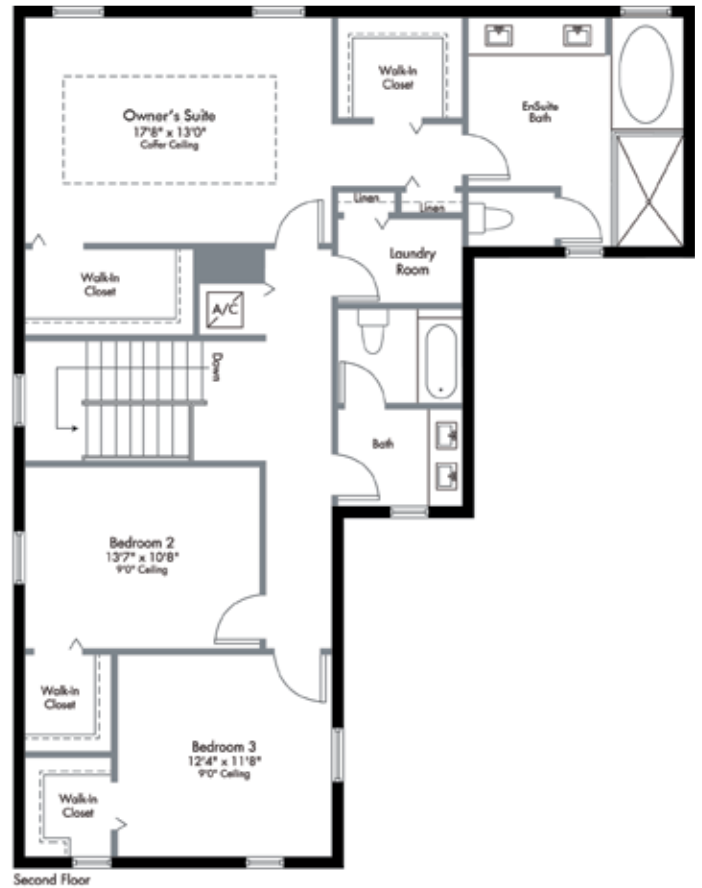
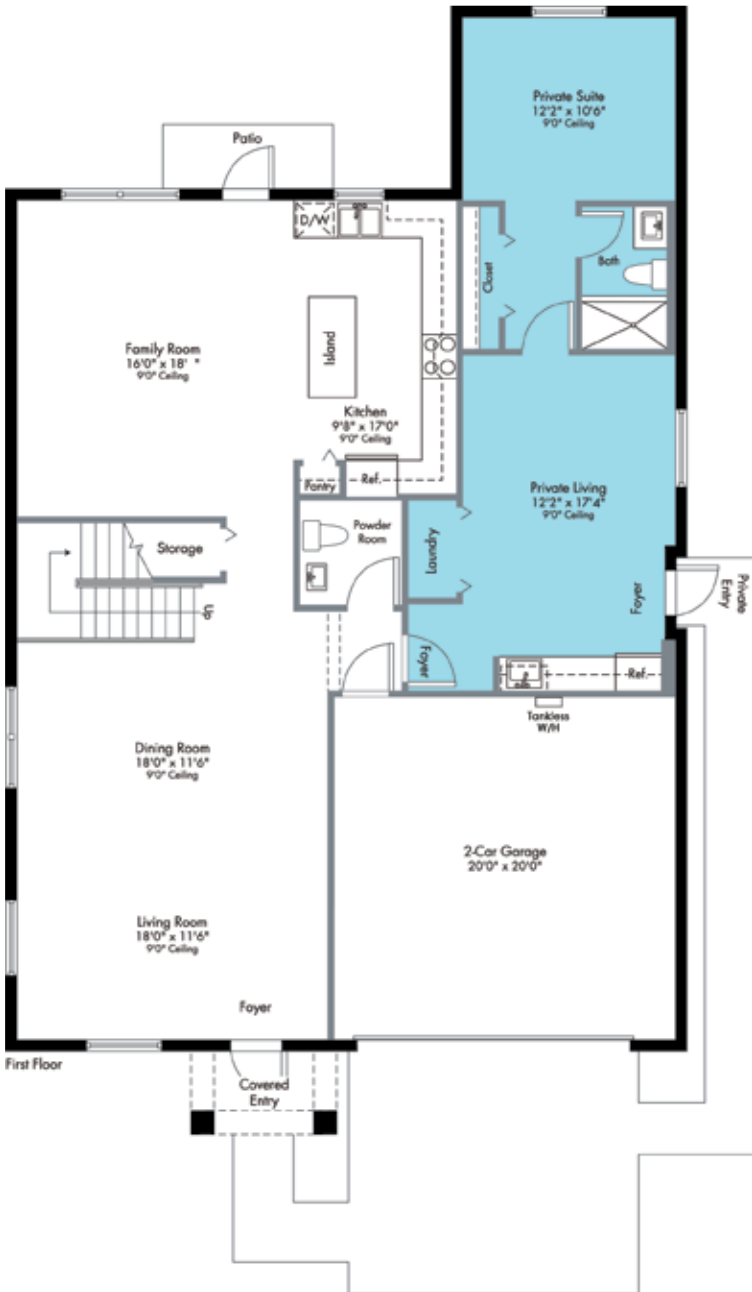
NAPOLI

PRELIMINARY 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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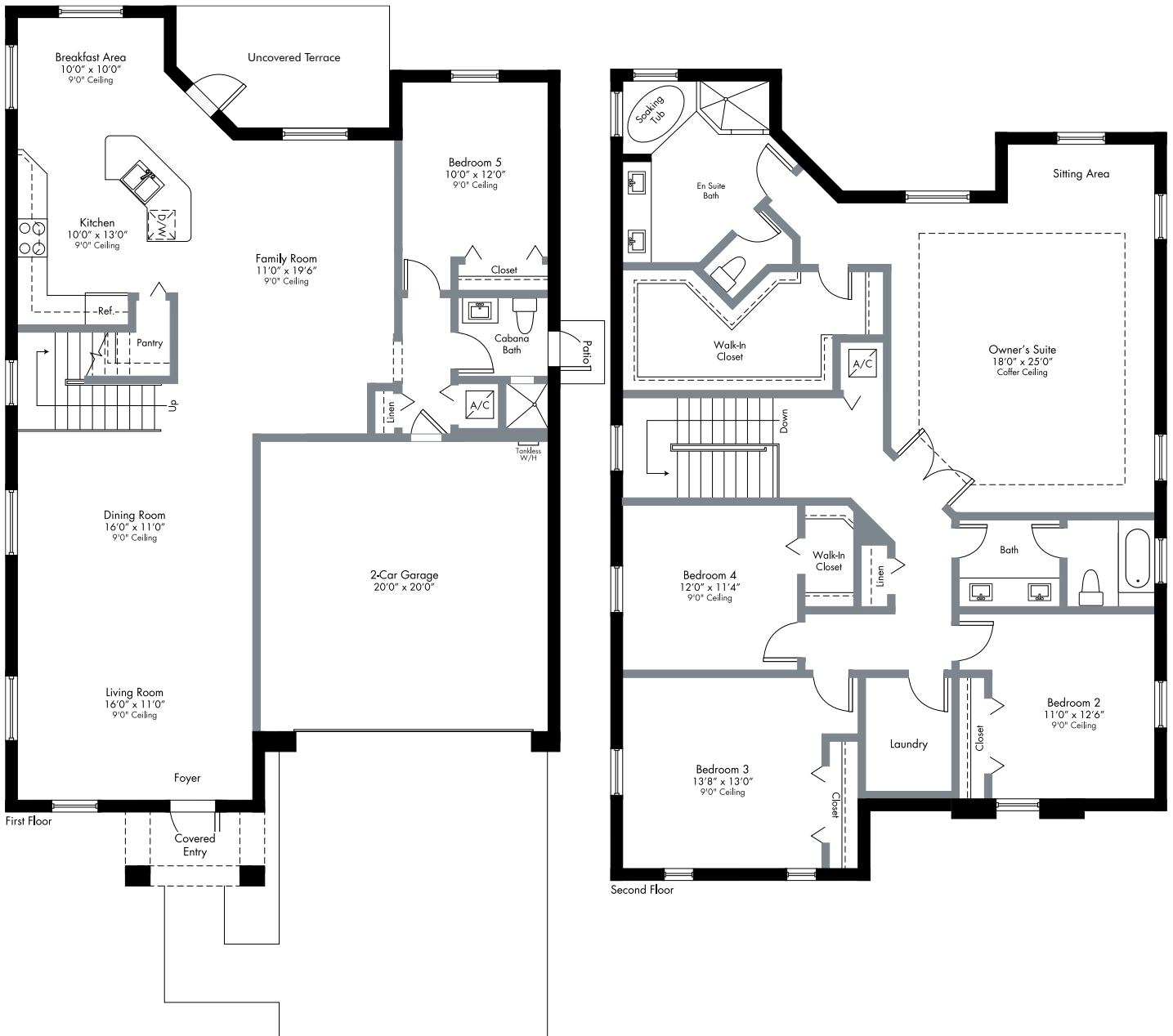


PALMDALE


... ORIGINAL 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



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TOWNHOMES PRELIMINARY COMMUNITY SITE PLAN





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

LENNAR

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

LENNAR®

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.

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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

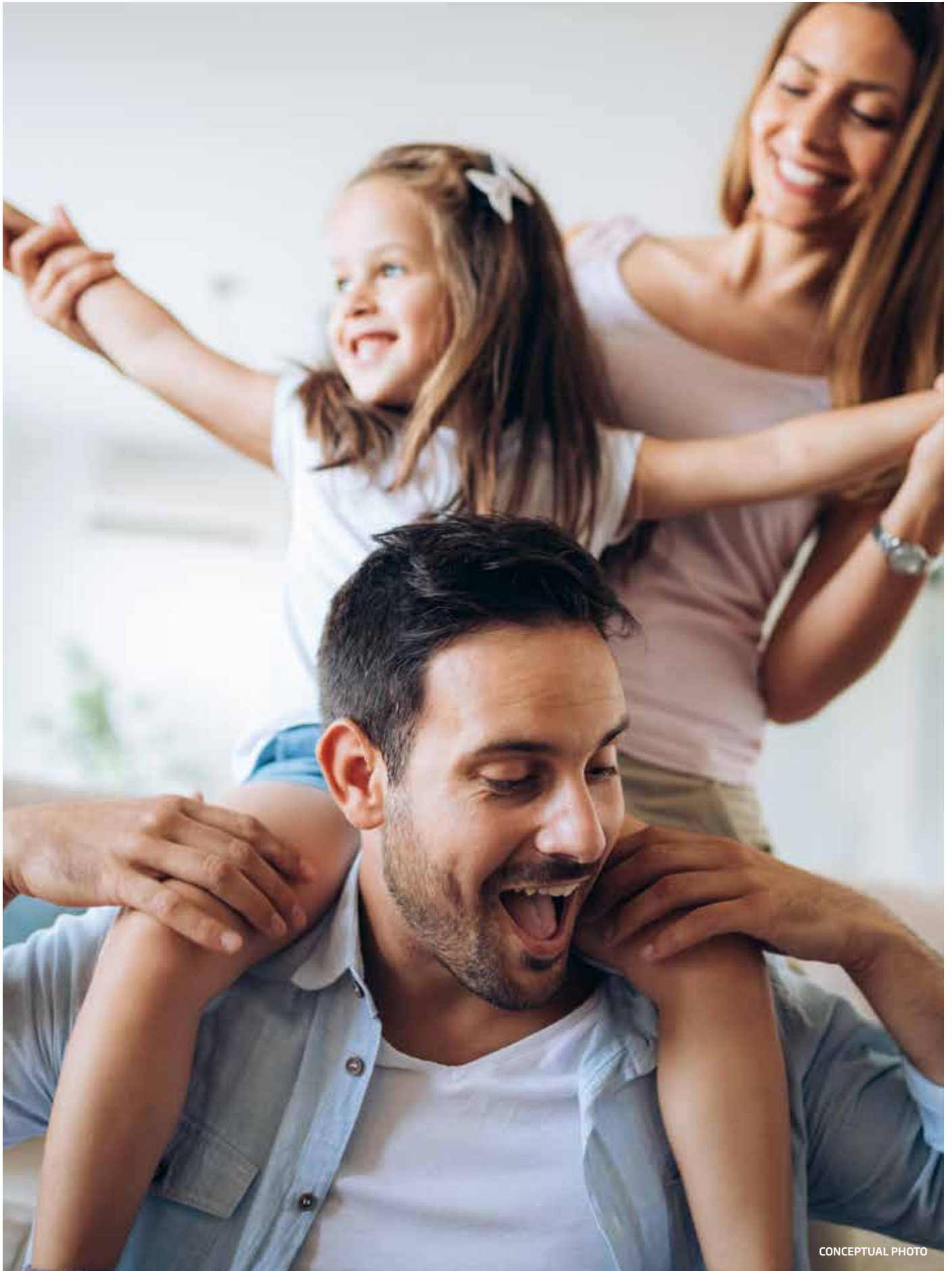
- Caribbean Elementary School
- Cutler Bay Middle School
- Miami Southridge High School
- Rainbow Christian Academy

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

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.



**EVERYTHING'S
INCLUDED®**



LENNAR®