



Avalon Square

by Lennar



PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL

LENNAR[®]



Avalon Square

by Lennar

Welcome Home

Introducing, Avalon Square, Lennar's newest community of only 87 new townhomes located at SW 242nd St. and SW 129th Avenue, in south Miami-Dade.

Avalon Square residents will enjoy living in a community with great curb appeal. The two-story townhomes have elegant front elevations, and each one offers a convenient rear-loaded garage with driveway, plus a fenced rear patio.

These new townhomes will offer a choice of 3 or 4 bedrooms with up to 3 baths. The open-concept first-floor designs are well thought-out for today's modern way of life.

Avalon Square residents will enjoy being a short drive away from the area's best attractions, beaches, local schools, eclectic shopping and delicious dining venues!

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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 its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License: CGC 062343. Date 03/23





PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



Avalon Square

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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

An Urban Designed Townhome Community

LENNAR



YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Avalon Square, Lennar's newest and highly anticipated urban designed townhome community will be located at SW 242nd St & SW 129th Ave, in Miami-Dade. This intimate community will offer only 87 two-story townhomes with five innovative floorplan home designs, plus each offers a convenient rear load garage and driveway, allowing for all of the practical aspects of an attached garage; while maintaining beautiful streetscapes throughout the community.
- Avalon Square will offer its residents a convenient location near major thoroughfares, schools, shopping and dining venues.
- Avalon Square is located within the Princeton Commons Community Development District (CDD). Ask a Lennar New Home Consultant for details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior color schemes and elegant decorative stucco design details
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and rear terrace areas
- Designer exterior paint in decorator schemes
- Covered entry and covered rear terrace
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant exterior doors and windows
- Code compliant hurricane panels
- Fenced private rear yard

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves
- 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
- Cat6 wiring in kitchen, great room and master bedroom, home run to central distribution panel
- Pre-wired for ceiling fan in great 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
- Tankless electric water heater
- Central air conditioning and heating system

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops and integrated sinks, 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
- Convenient bathtub in secondary bath (per plan)
- 6"x6" Ceramic tile in shower floors
- 12"x12" Ceramic tile in all bathroom floors, shower and tub 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**



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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

CLOVER
TOWNHOMES

LENNAR

CLOVER

AVALON SQUARE TOWNHOMES

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

1,464	SQ FT	A/C AREA
212	SQ FT	GARAGE
45	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
<hr/>		
1,767	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 and/or its subsidiaries. CGC 062343, 03/23



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CLOVER



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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

IVY
TOWNHOMES

LENNAR

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

1,561	SQ FT	A/C AREA
213	SQ FT	GARAGE
45	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
1,865	SQ FT	TOTAL



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IVY



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT







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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

JUNIPER
TOWNHOMES

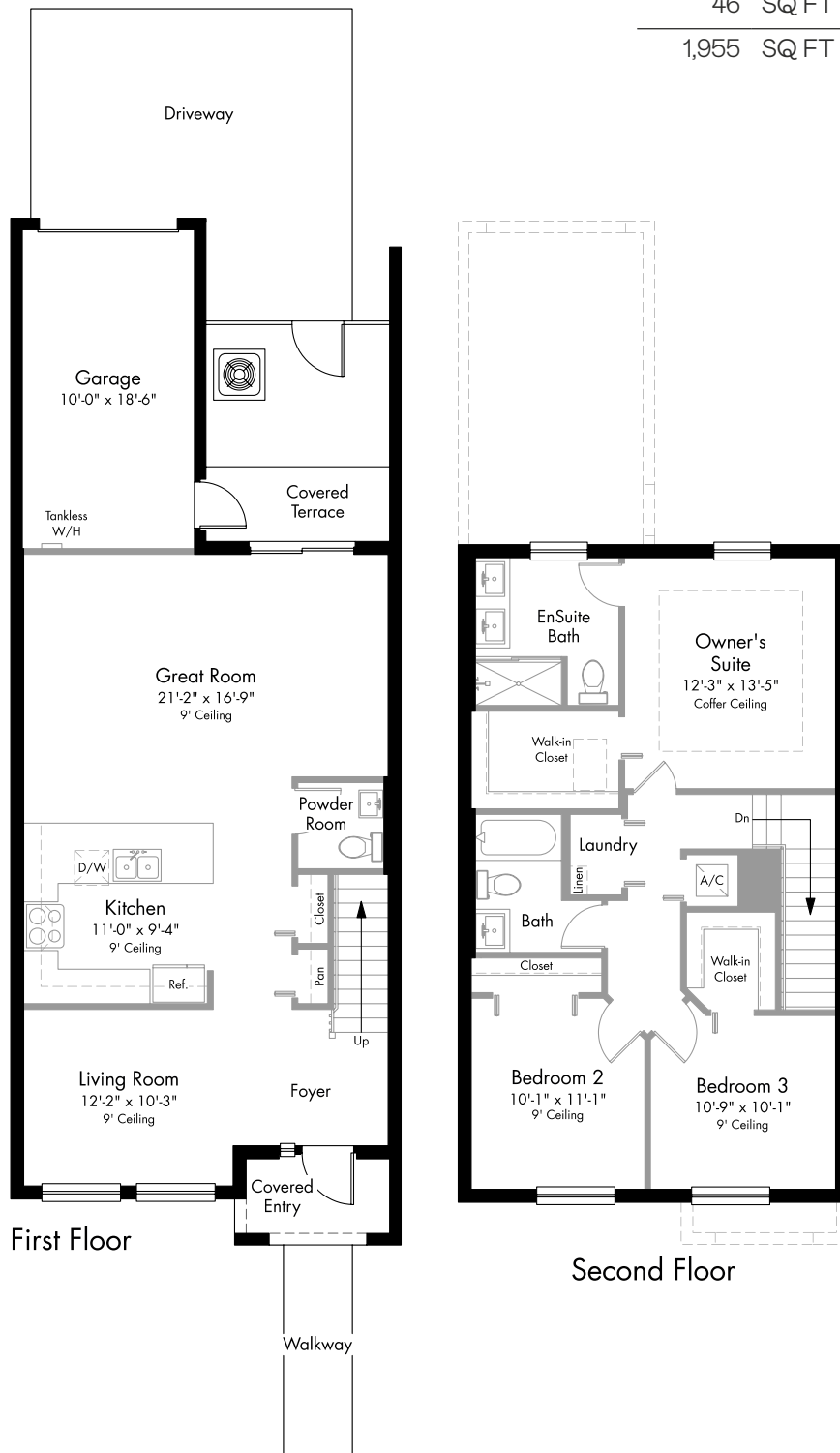
LENNAR

JUNIPER

AVALON SQUARE TOWNHOMES

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

1,654	SQ FT	A/C AREA
211	SQ FT	GARAGE
45	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
1,955	SQ FT	TOTAL



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JUNIPER



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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

LOTUS
TOWNHOMES

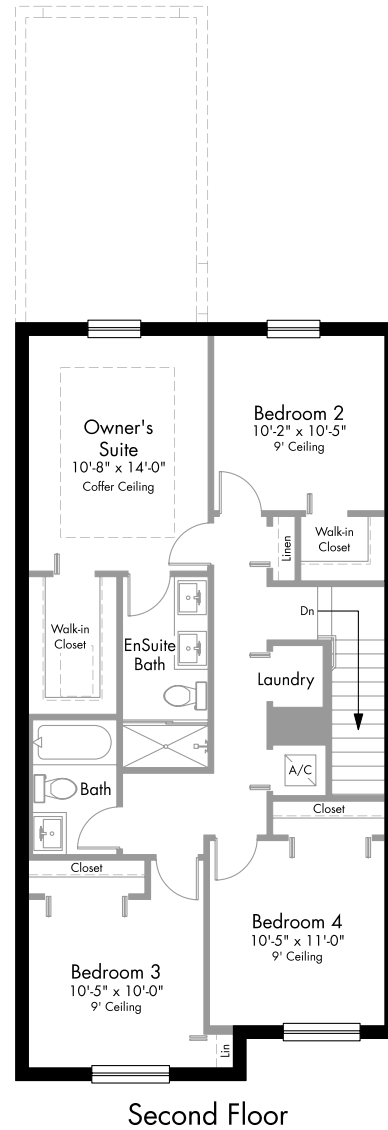
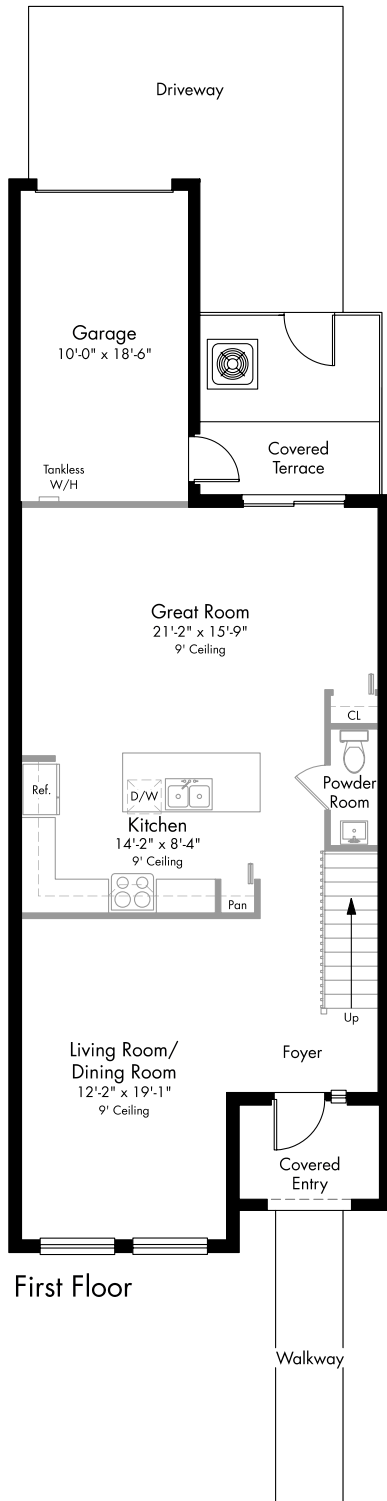
LENNAR

LOTUS

AVALON SQUARE TOWNHOMES

2-Story | 4 Bedrooms | 2.5 Baths | Great Room
 Covered Entry | Covered Terrace | 1-Car Garage

1,878	SQ FT	A/C AREA
211	SQ FT	GARAGE
54	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
2,189	SQ FT	TOTAL



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LOTUS



PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



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PRELIMINARY ARTIST'S CONCEPT



Avalon Square

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PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

ORCHID
TOWNHOMES

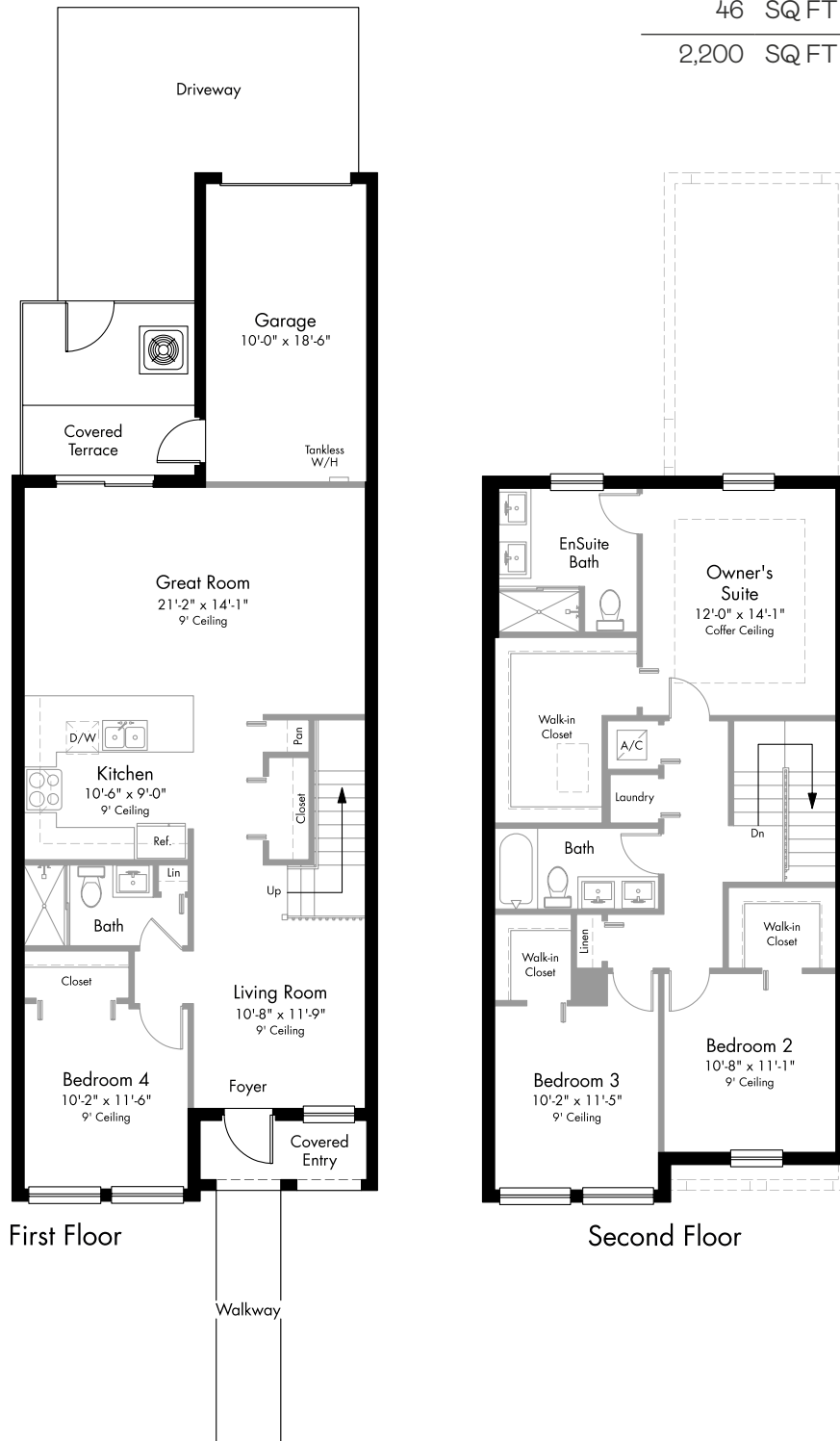
LENNAR

ORCHID

AVALON SQUARE TOWNHOMES

2-Story | 4 Bedrooms | 3 Baths | Great Room
 Covered Entry | Covered Terrace | 1-Car Garage

1,897	SQ FT	A/C AREA
211	SQ FT	GARAGE
46	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
2,200	SQ FT	TOTAL



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ORCHID



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT

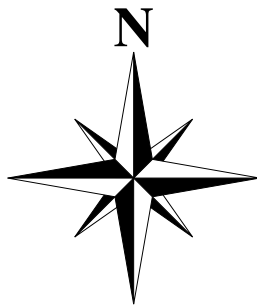




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PRELIMINARY OVERALL COMMUNITY SITE PLAN



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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, utilities, drainage, land conditions or development of any kind 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 kind may not be shown or may be incomplete or inaccurate. Map not to scale. Copyright © 2023 Lennar Corporation. All rights reserved. Lennar is a registered service mark or service mark of Lennar Corporation and/or its subsidiaries.



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.

Avalon Square will be a family-friendly community of townhomes in Miami-Dade. Homeowners will enjoy being conveniently located to local schools, a variety of shopping, dining & entertainment venues such as Zoo Miami, Black Point Marina and so much more!



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ENTERTAINMENT

- Regal Cinema (3.4 mi)
- Regal UA Falls Cinema (9.1 mi)
- Zoo Miami (9.3 mi)
- Gold Coast Railroad Museum (9.3 mi)
- Coral Castle (4.1 mi)
- Homestead Speedway (6.6 mi)
- Monkey Jungle (3.8 mi)
- Redland Koi Garden (2.5 mi)
- Dearing Estates (8.7 mi)
- Cauley Square (1.6 mi)



MEDICAL CARE

- Walgreens (2.4 mi)
- CVS (3.2 mi)
- Jackson South Medical Hospital (7.5 mi)
- Baptist Homestead Hospital (6.2 mi)
- Baptist Health West Kendall Baptist Hospital (13.6 mi)
- UHealth Jackson Urgent Care (4.4 mi)
- MD Now Urgent Care (4.5 mi)



PET CARE

- Gilley Animal Clinic (2.8 mi)
- Cutler Bay Animal Clinic (4.5 mi)
- Petco (4.9 mi)
- Perrine Wayside Park (6.5 mi)



SCHOOLS

- Goulds Elementary School (3.0 mi)
- Coconut Palm K-8 Academy (1.5 mi)
- Somerset Academy (0.9 mi)



SHOPPING

- Southland Mall (3.1 mi)
- Home Depot (4.9 mi)
- Publix (2.4 mi)
- Aldi (3.9 mi)
- The Falls (8.4 mi)
- Winn-Dixie (4.4 mi)



RECREATION

- Black Point Marina (5.0 mi)
- Palmetto Golf (7.0 mi)
- Larry & Penny Thompson Park (3.7 mi)
- Redland Golf & Country Club (5.2 mi)
- Miami South BMX Park (2.6 mi)
- West Perrine Park (6.3 mi)
- The Little Farm (2.1 mi)



RESTAURANTS

- Cubavana (5.3 mi)
- Miller's Ale House (8.3 mi)
- Steve's Pizza (5.2 mi)
- Hidalgo's Café-Restaurant (1.3 mi)
- Olive Garden (3.2 mi)
- Sake Thai & Sushi Bar (6.0 mi)
- Applebee's Neighborhood Grill (3.1 mi)
- Black Point Ocean Grill (5.0 mi)
- Samurai (8.4 mi)
- Outback (8.9 mi)



TRAVEL

- Miami International Airport (24.1 mi)



MUNICIPAL

- South Dade Regional Library (3.4 mi)
- United States Post Office (1.5 mi)
- Miami-Dade Fire Rescue Station 70 (2.0 mi)
- Miami-Dade Police Dept. (3.2 mi)

OTHER

- Bank of America (3.2 mi)
- Dade County Federal Credit Union (3.3 mi)
- Chase Bank (3.5 mi)



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



CONCEPTUAL PHOTO



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.



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