



Harmony Parc

PRELIMINARY - FRONT TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL

LENNAR




Harmony Parc

Harmony Parc, Lennar's newly designed community with an urban inspired feel will be located on SW 264th Street between SW 149th CT and 147th CT in Miami-Dade County.

Each home includes 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. Harmony Parc will offer its residents the ultimate lifestyle with a convenient location and an array of amenities the entire family will love, including a beautiful pool pavillion with sparkling pool and sundeck areas, and large open green spaces to take in the South Florida sun!



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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 © 2022 Lennar Corporation. All rights reserved. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343. 01/22



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



CONCEPTUAL IMAGE



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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).
- Harmony Parc, Lennar's newest and highly anticipated urban designed townhome community, in the South Miami-Dade on SW 264th Street between SW 149th CT and 147th CT. This intimate community will offer only 105 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.
- Harmony Parc will offer its residents the ultimate lifestyle with a convenient location and amenities the entire family will love, including a beautiful pool pavillion with sparkling pool and sundeck areas, and large open green spaces to take in the South Florida sun!
- Harmony Parc is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior color schemes and elegant stucco design accents
- Beautiful and enduring concrete roof tile
- Quality CBS construction
- Brick paver driveway, walkway, entry and rear terrace 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
- Cat6 wiring in kitchen, family room and master bedroom, 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®



Harmony
Parc

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PRELIMINARY ARTIST'S CONCEPT

PRELIMINARY - REAR TOWNHOME ELEVATION



PRELIMINARY ARTIST'S CONCEPT

CLOVER
TOWNHOMES

LENNAR®

CLOVER

TOWNHOMES

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

1,464	SQ FT	A/C AREA
212	SQ FT	GARAGE
45	SQ FT	COVERED ENTRY
46	SQ FT	COVERED TERRACE
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. Copyright © 2022 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, 01/22



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PRELIMINARY - REAR TOWNHOME ELEVATION



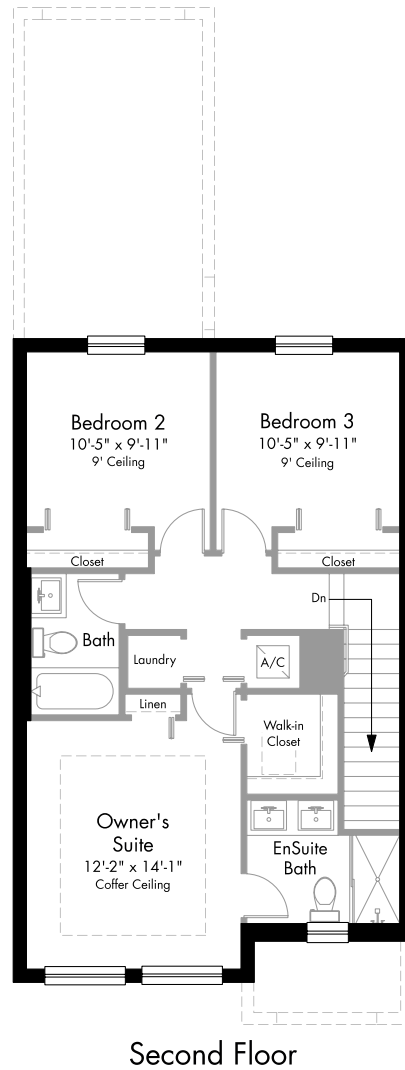
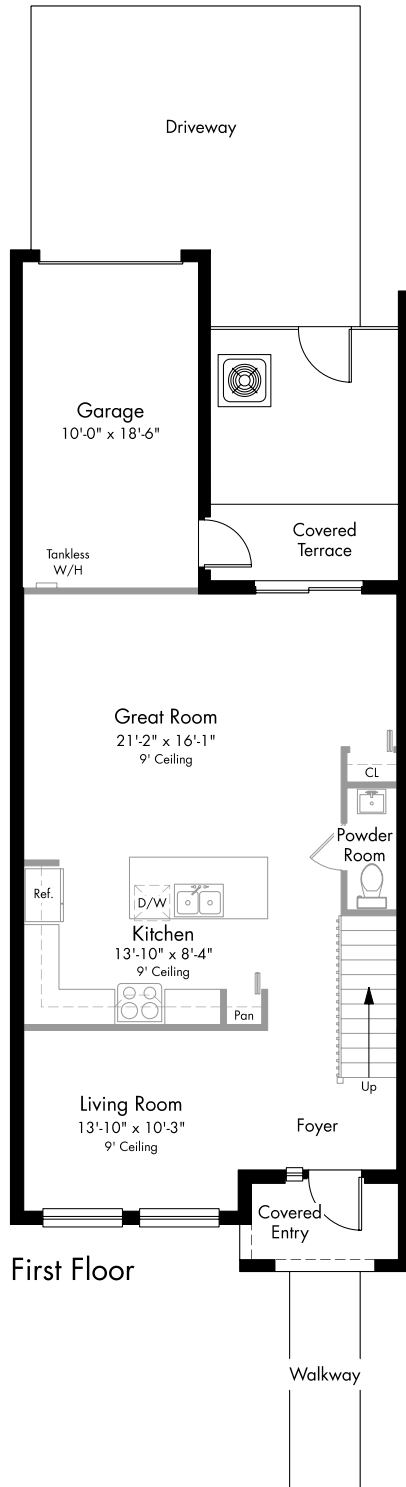
PRELIMINARY ARTIST'S CONCEPT

IVY
TOWNHOMES

LENNAR

2-Story | 3 Bedrooms | 2.5 Baths | Great Room
 Covered Entry | 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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PRELIMINARY ARTIST'S CONCEPT

JUNIPER
TOWNHOMES

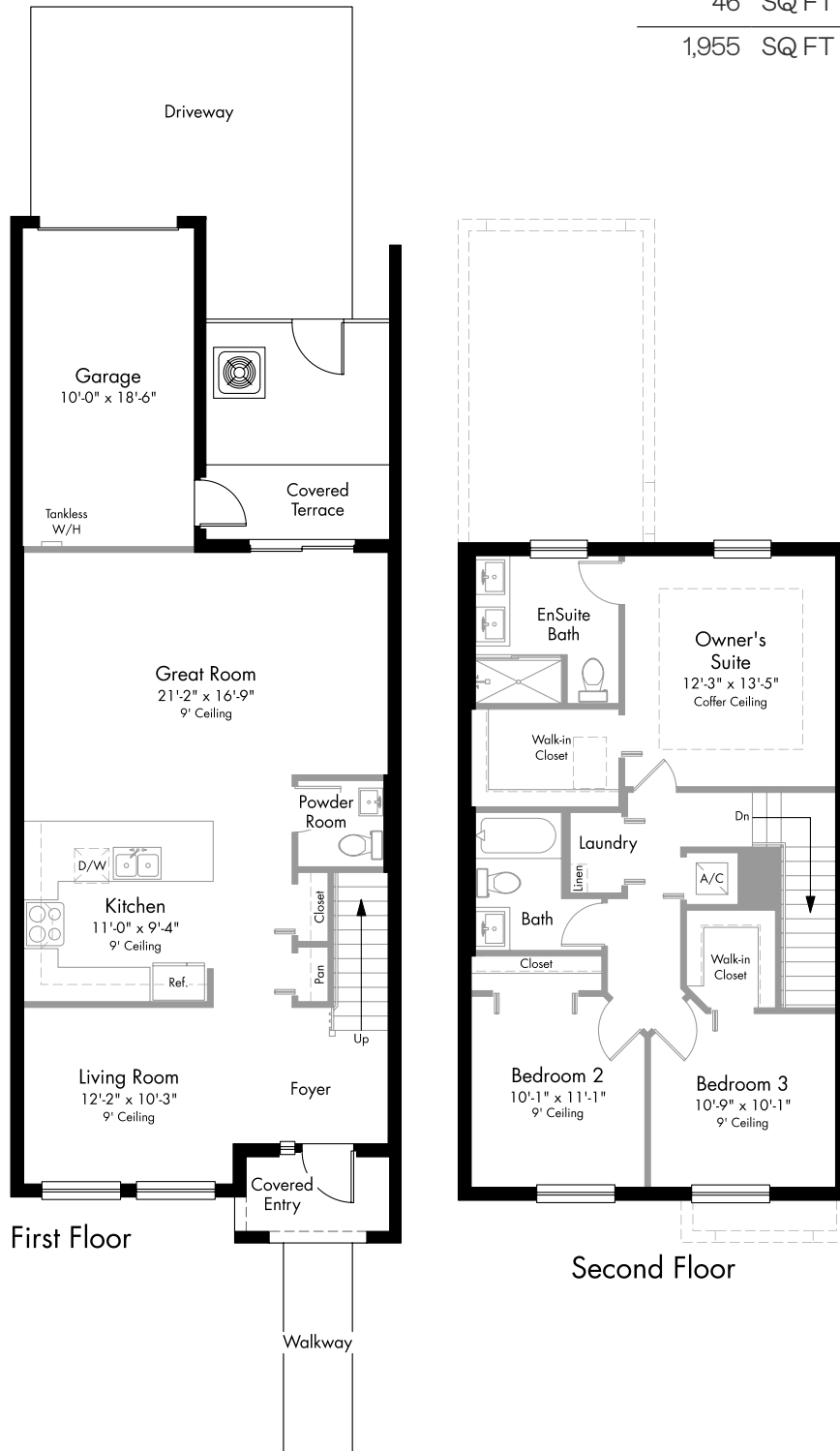
LENNAR

JUNIPER

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths | Great Room
 Covered Entry | 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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PRELIMINARY ARTIST'S CONCEPT

LOTUS
TOWNHOMES

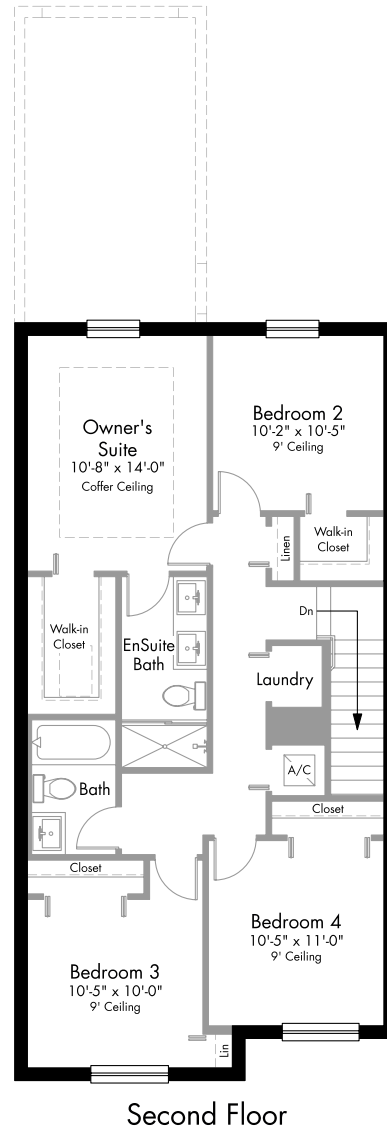
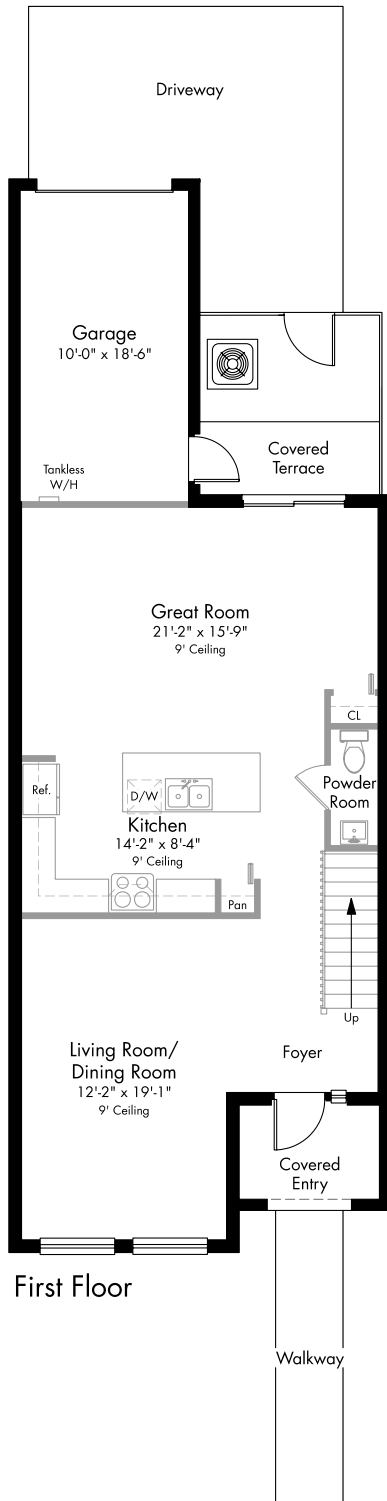
LENNAR

LOTUS

TOWNHOMES

2-Story | 4 Bedrooms | 2.5 Baths | Great Room
 Covered Entry | 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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PRELIMINARY ARTIST'S CONCEPT

ORCHID
TOWNHOMES

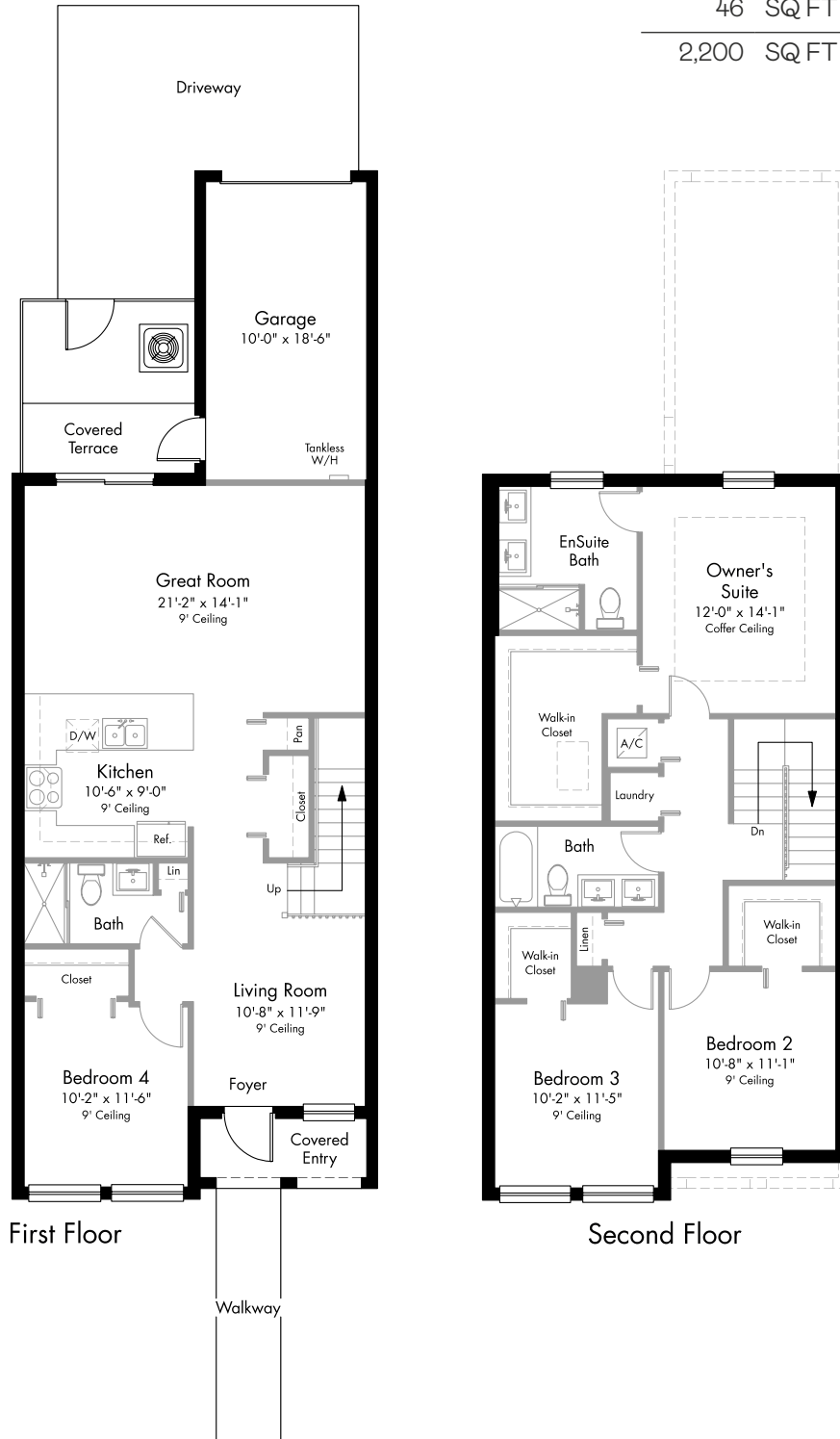
LENNAR

ORCHID

TOWNHOMES

2-Story | 4 Bedrooms | 3 Baths | Great Room
 Covered Entry | 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



PRELIMINARY ARTIST'S CONCEPT



Harmony Parc

PRELIMINARY OVERALL COMMUNITY SITE PLAN





PRELIMINARY ARTIST'S CONCEPT

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, e 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
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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.

Harmony Parc will be beautifully designed urban-style family friendly community of new townhomes located in South Miami-Dade. Enjoy a convenient South Florida location, just a short drive from your community you will find top area attractions, delicious dining, eclectic shopping, entertainment venues, a variety of great schools, and more! Welcome home to Harmony Parc.



 **ENTERTAINMENT**

- Coral Castle (2.8 mi)
- Flagship Cinemas (4.1 mi)
- Safari Edventure (4.4 mi)
- Homestead Sports Complex (4.9 mi)
- Audubon Park (5.8 mi)
- Monkey Jungle (6.4 mi)
- Black Point Park + Marina (7.2 mi)
- Homestead Bayfront Park / Herbert
- Hoover Marina (7.7 mi)
- Zoo Miami (12.1 mi)

 **MEDICAL**

- Homestead Baptist Hospital (3.5 mi)
- Walgreens (3.5 mi)

 **PET**

- Homestead Pet Hospital (4.5 mi)

 **SCHOOLS**

- Academir Charter School of Math & Science (7.0 mi)
- BRICKS Early Learning Center (1.6 mi)
- Center for International Education:
- A Cambridge Associate School (1.7 mi)
- Redlands Elementary School (2.8 mi)
- Redlands Middle School (2.3 mi)
- South Dade Senior High School (3.3 mi)
- Somerset Oaks Academy (4.5 mi)
- Homestead Air Force Vocational School (5.0 mi)
- Gateway Environmental K-8 Learning Center (5.0 mi)
- Somerset Academy South Homestead (5.6 mi)
- KinderCare Learning Center at South Dade (6.2 mi)

 **SHOPPING**

- Walmart Supercenter (0.5 mi)
- Publix (0.9 mi)
- Ross Dress for Less (4.0 mi)
- Kohls (4.1 mi)
- Florida Keys Outlet Marketplace (6.2 mi)
- Southland Mall (8.2 mi)

 **RESTAURANTS**

- Havana's Bakery Café (0.2 mi)
- Knead a Pizza (0.4 mi)
- Shivers BBQ (2.7 mi)
- Puerto Vallarta (2.9 mi)
- Pinecrest Bakery- Homestead (3.9 mi)
- Olive Garden (4.0 mi)
- Sake Thai & Sushi Bar (4.2 mi)
- Buffalo Wild Wings (4.3 mi)
- Knaus Berry Farm (5.6 mi)
- Exit One Taproom (6.5 mi)
- Robert Is Here (7.9 mi)
- Schnebly Redlands Winery (9.5 mi)

 **TRAVEL**

- Miami International Airport (29.3 mi)
- Ft. Lauderdale Hollywood International Airport (58.8 mi)

OTHER

- Planet Fitness (1.6 mi)
- 24 Hour Fitness (1.6 mi)
- T-Mobile (1.6 mi)
- Metro (1.6 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.



EVERYTHING'S
INCLUDED®



Harmony Parc

LENNAR®