



OCEANA
TOWNHOMES

LENNAR®



BALTIC

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



PRELIMINARY ARTIST'S CONCEPT

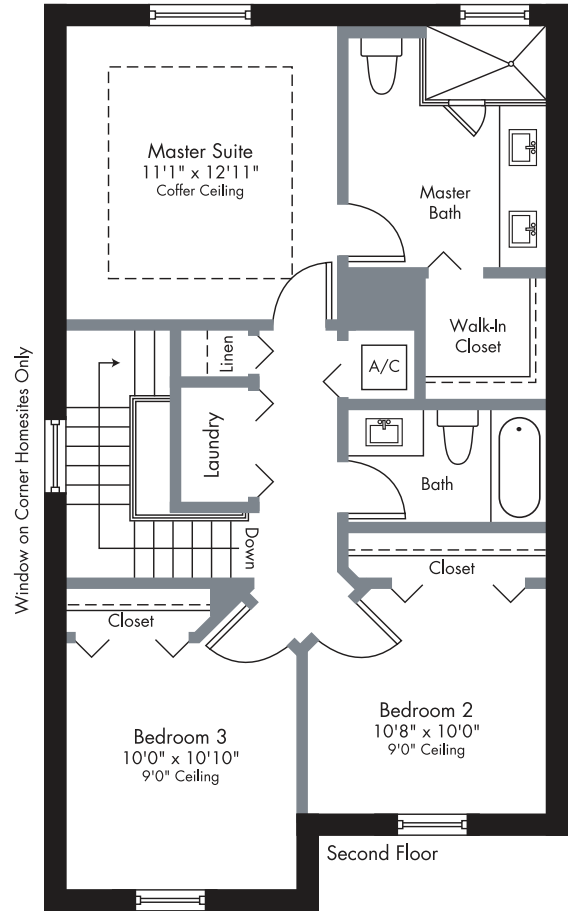
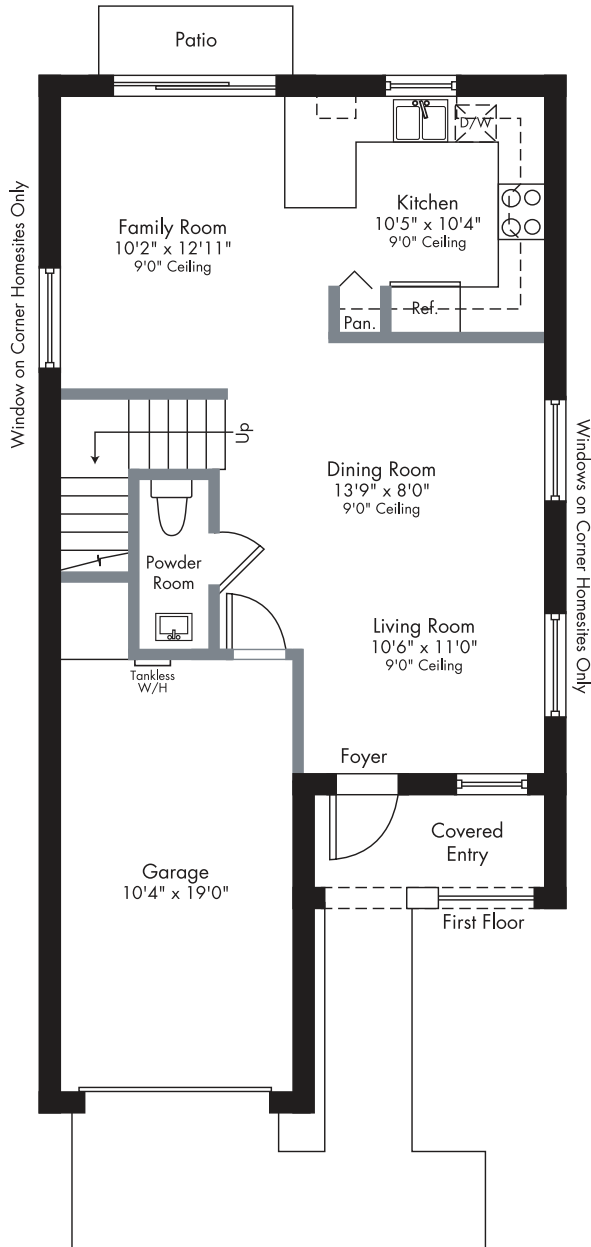
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CASPIAN

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



PRELIMINARY ARTIST'S CONCEPT

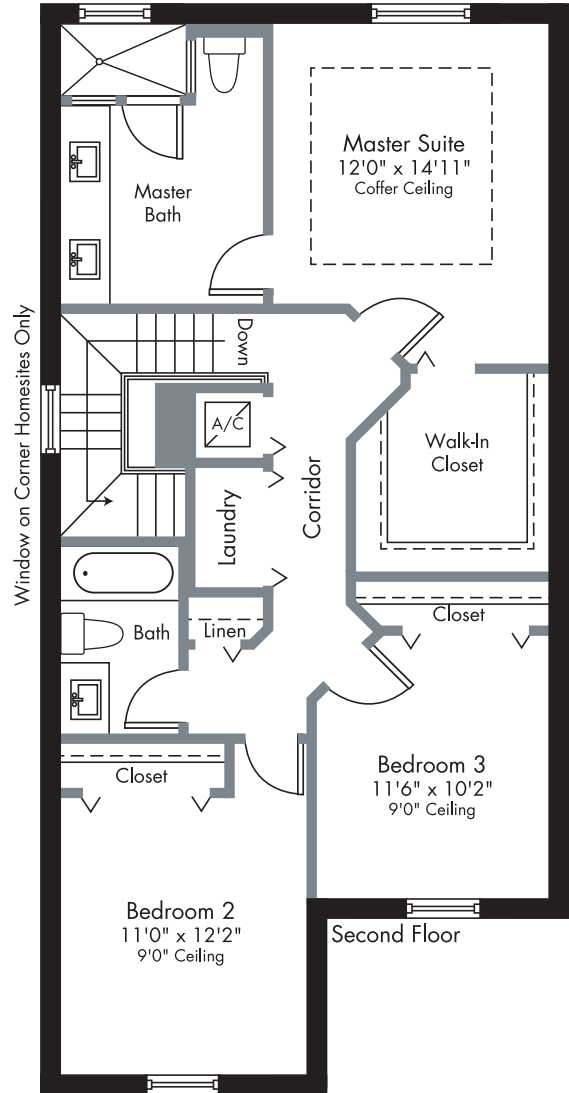
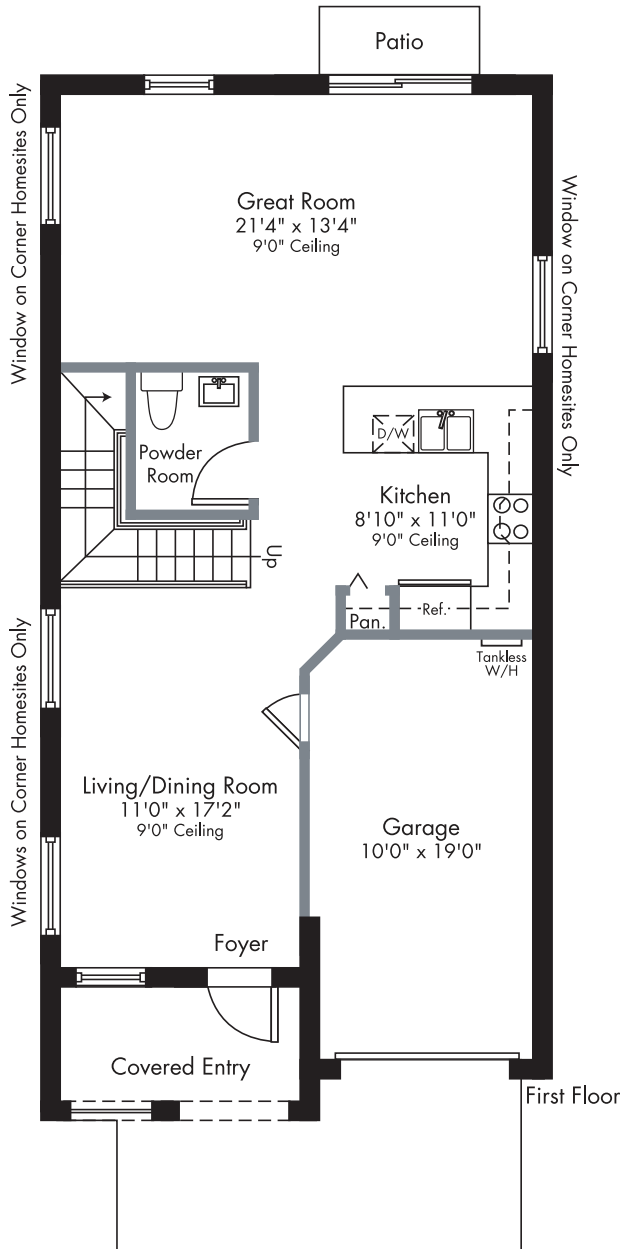
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FLORES

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



PRELIMINARY ARTIST'S CONCEPT

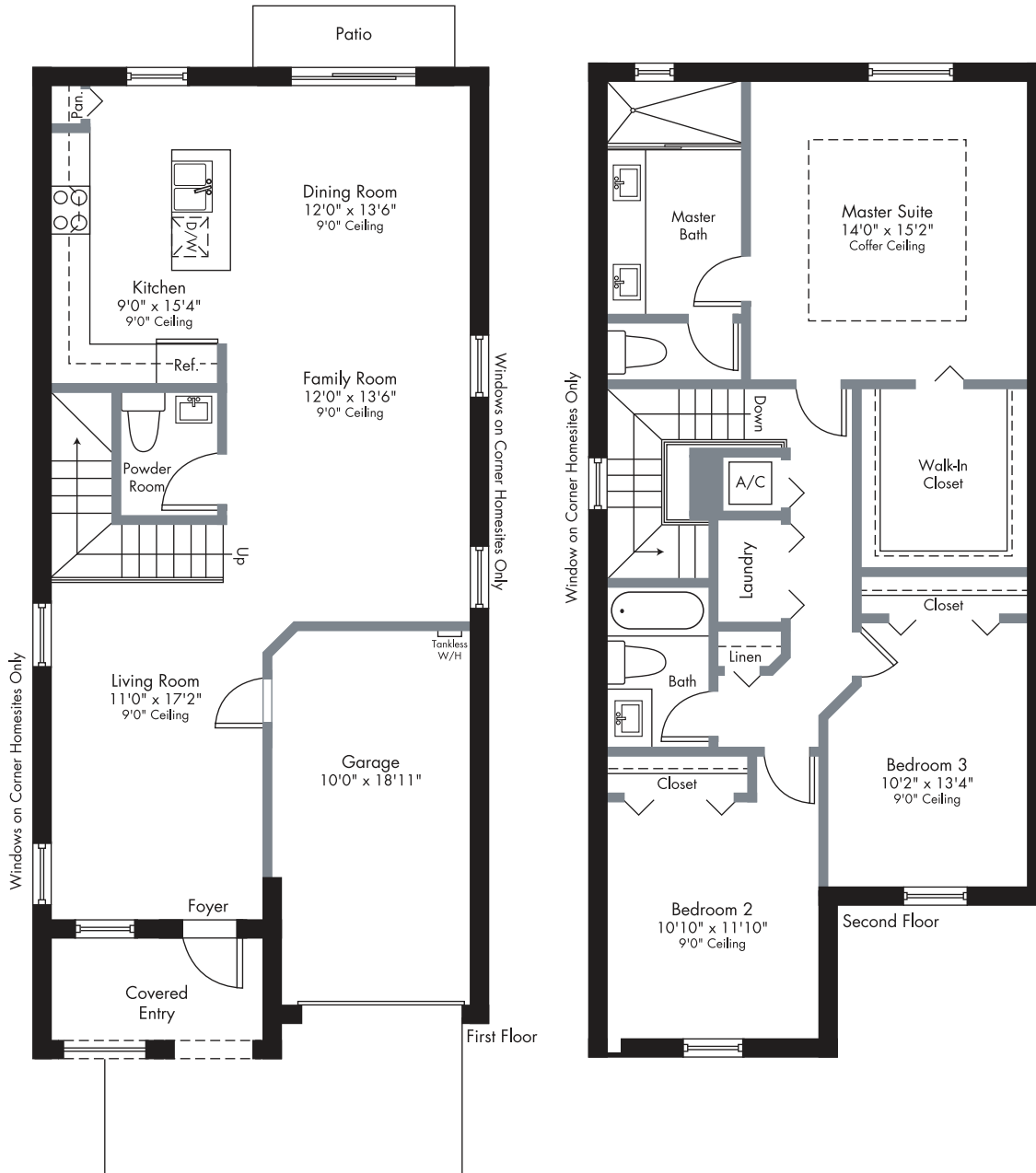
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NORWEGIAN

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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VISAYAN

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



PRELIMINARY ARTIST'S CONCEPT

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YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Crystal Cay will be a master planned waterfront community offering new Wi-Fi CERTIFIED™ townhomes and single-family homes.
- Located in Miami-Dade on SW 228th Terrace and SW 104th Avenue.
- A lakefront clubhouse will allow you and your family to enjoy daily workouts in the fitness center, meet new neighbors in the social room, relax pool side or take a stroll on the extended walkway to the breezy lakeside gazebo and dock.
- This community is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone, decorative shutters, iron and stucco design deco details (per plan)
- Spanish-style concrete roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas (per plan)
- Designer exterior paint
- Covered entry
- Insulated entry door
- Raised-panel hurricane approved 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
- Easy-care mica countertops in choice of decorator colors
- Stainless steel kitchen sink with decorative faucet
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30" Free-standing electric range system with ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over-the-range built-in microwave with recirculating venting system
 - Built-in multi-cycle dishwasher

DESIGNER KITCHEN (CONT.)

- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- Home Automation Wi-Fi Certified Home (See Attached "Connected Home Features")
- 18" x 18" ceramic tile in foyer, kitchen and laundry 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 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
- Custom coffer ceiling in Master Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Water heater
- Central air conditioning and heating

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops, designer faucets, and brushed nickel hardware
- Double vanity sinks with faucets in Master Bath
- Shower with clear glass enclosure in Master Bath
- Convenient bathtub in secondary bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed LED downlighting
- Oversized mirrors (per plan)
- Elegant pedestal sink in first floor powder room

LAUNDRY

- Washer and Dryer connections provided



Over \$6,000 of included value!

Everything's Included® in your new dream home. 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"/>
Infrastructure - World's First Wi-Fi CERTIFIED™ Home Design			
• Ruckus® Wireless ZoneFlex™ R510	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Heat Mapping (Engineering)	<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"/>
• CAT-6A Wiring	<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 Receptacle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Products - Voice Control by Alexa			
• Echo Dot	<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 Elite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service - Activation and Support by Amazon			
• Amazon employees set up and activate all connected devices in the home and offer 90-day Smart Home Support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience			
• HAVING IT ALL DONE FOR YOU!	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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 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 and services are provided by third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details. Energy claims were developed by third parties and not based upon specific testing of an individual home. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

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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 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.



EVERYTHING'S
INCLUDED®