

LOS PRADOS

Estate Homes at Los Prados

DAISY

1-Story | 4 Bedrooms | 3.5 Baths | Breakfast Area
Family Room | 2-Car Garage



PRELIMINARY ARTIST'S CONCEPT

LENNAR[®]

Estate Homes at Los Prados

DAISY

1-Story | 4 Bedrooms | 3.5 Baths | Breakfast Area
Family Room | 2-Car Garage

2,244 SQ FT	A/C AREA
412 SQ FT	2-CAR GARAGE
39 SQ FT	COVERED ENTRY

2,695 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

LOS PRADOS

Estate Homes at Los Prados

GARDENIA

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



PRELIMINARY ARTIST'S CONCEPT

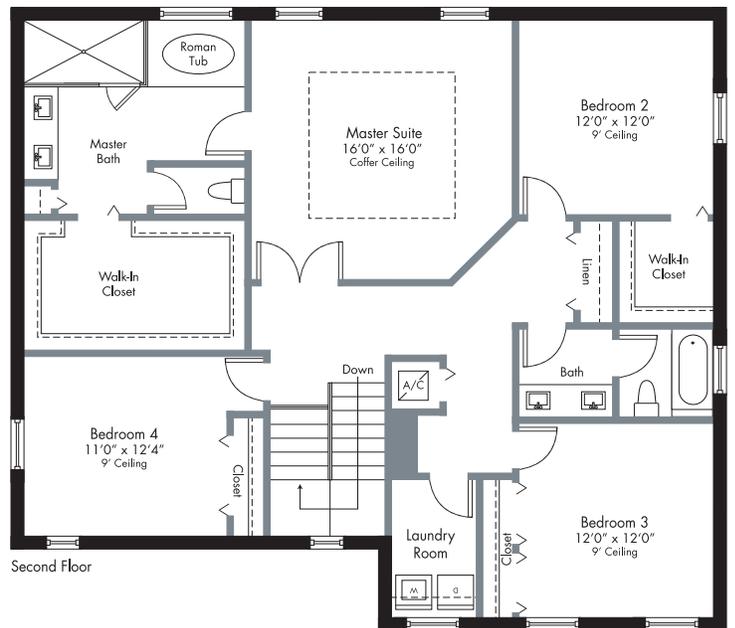
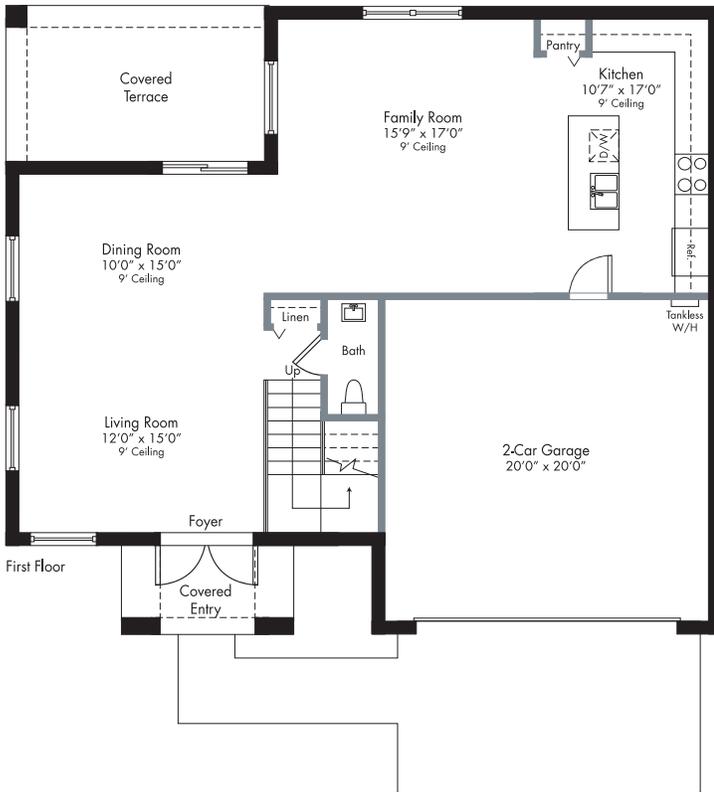
LENNAR[®]

Estate Homes at Los Prados

GARDENIA

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

2,555 SQ FT	A/C AREA
450 SQ FT	2-CAR GARAGE
54 SQ FT	COVERED ENTRY
153 SQ FT	COVERED TERRACE
<hr/>	
3,212 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 ©2018 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 04/18.

LOS PRADOS

Estate Homes at Los Prados

JASMINE

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | 2-Car Garage



Suite: Private Entry | Bedroom | Bath
Great Room | Kitchenette



PRELIMINARY ARTIST'S CONCEPT

LENNAR[®]

LOS PRADOS

Estate Homes at Los Prados

JASMINE

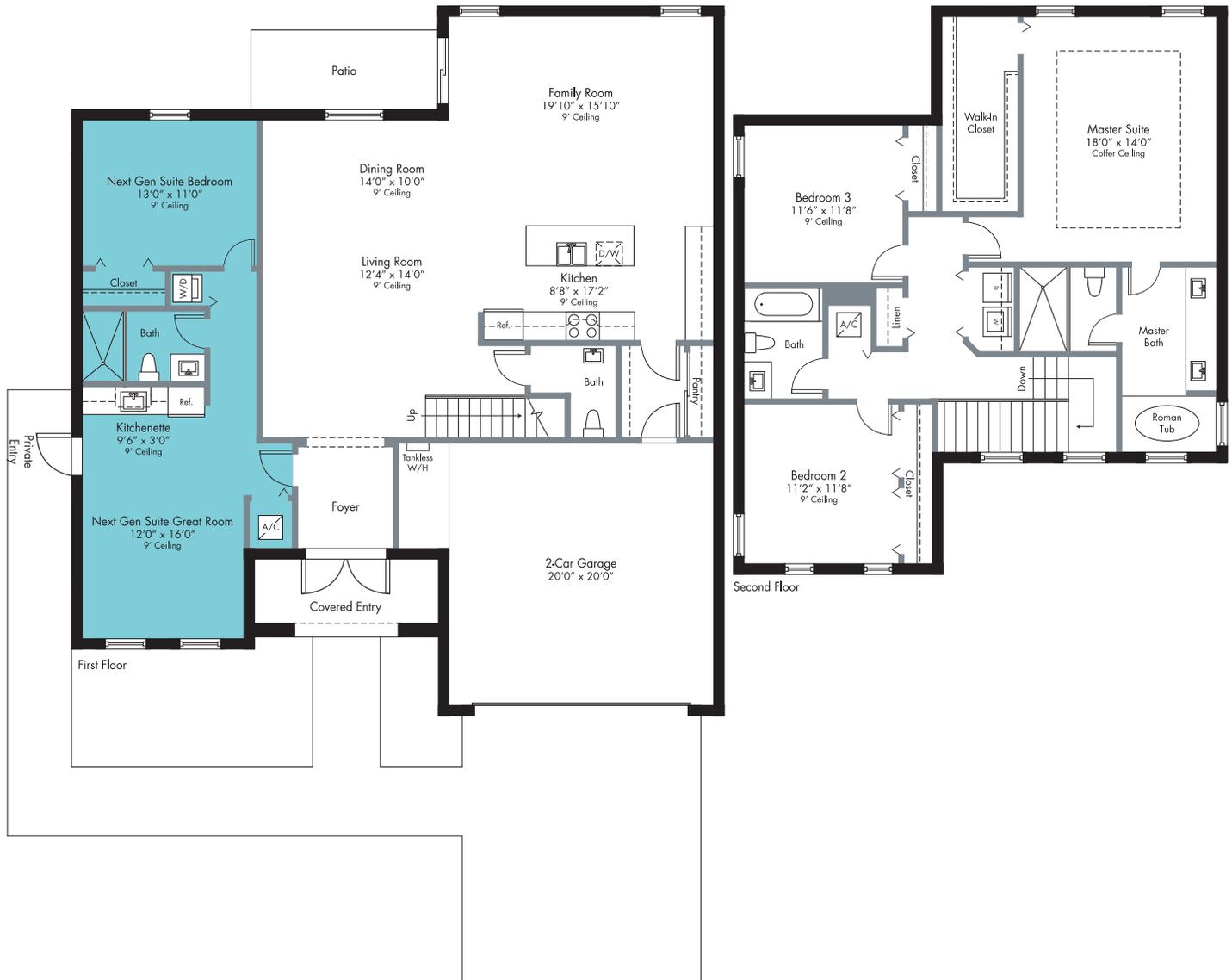
Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | 2-Car Garage

2,286 SQ FT A/C AREA
633 SQ FT A/C AREA NEXT GEN SUITE
465 SQ FT 2-CAR GARAGE
83 SQ FT COVERED ENTRY

3,467 SQ FT TOTAL



Suite: Private Entry | Bedroom | Bath
Great Room | Kitchenette



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LOS PRADOS

Estate Homes at Los Prados

ORCHID

1-Story | 5 Bedrooms | 4 Baths | Breakfast Area
Covered Terrace | 3-Car Garage



PRELIMINARY ARTIST'S CONCEPT

LENNAR[®]

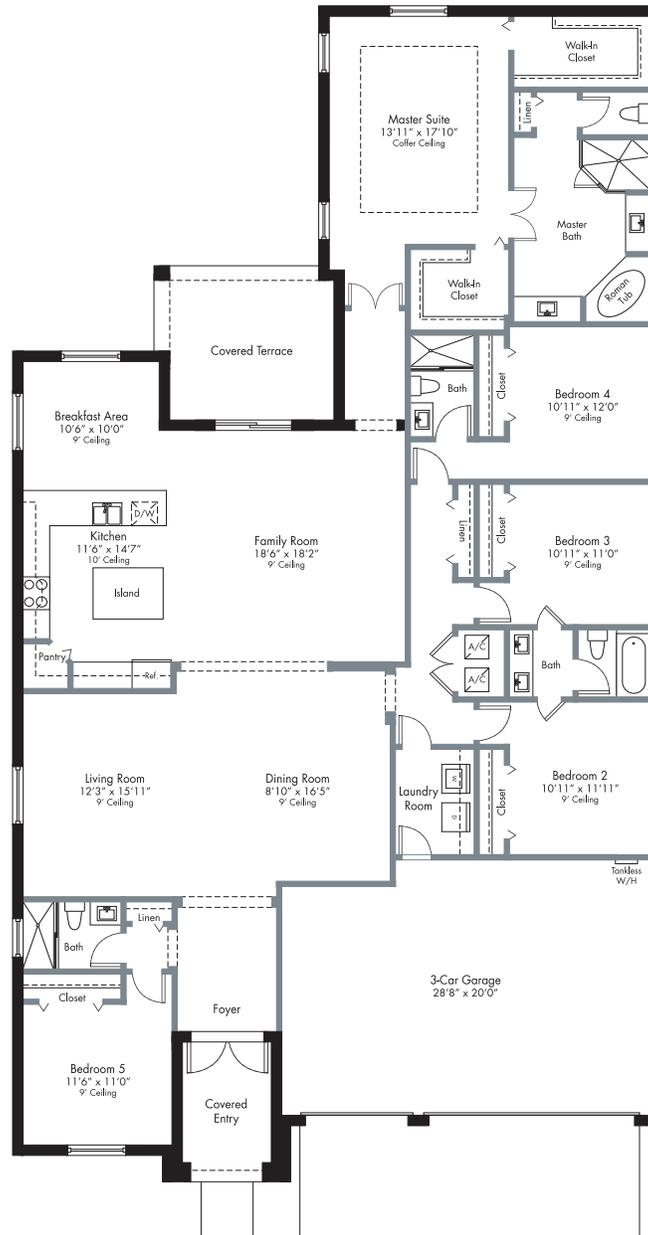
Estate Homes at Los Prados

ORCHID

1-Story | 5 Bedrooms | 4 Baths | Breakfast Area
Covered Terrace | 3-Car Garage

3,038 SQ FT A/C AREA
588 SQ FT 3-CAR GARAGE
89 SQ FT COVERED ENTRY
159 SQ FT COVERED TERRACE

3,874 SQ FT TOTAL



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LOS PRADOS

Estate Homes at Los Prados

ROSE

2-Story | 5 Bedrooms | 4.5 Baths | Breakfast Area
Family Room | Covered Terrace | 2-Car Garage



PRELIMINARY ARTIST'S CONCEPT

LENNAR[®]

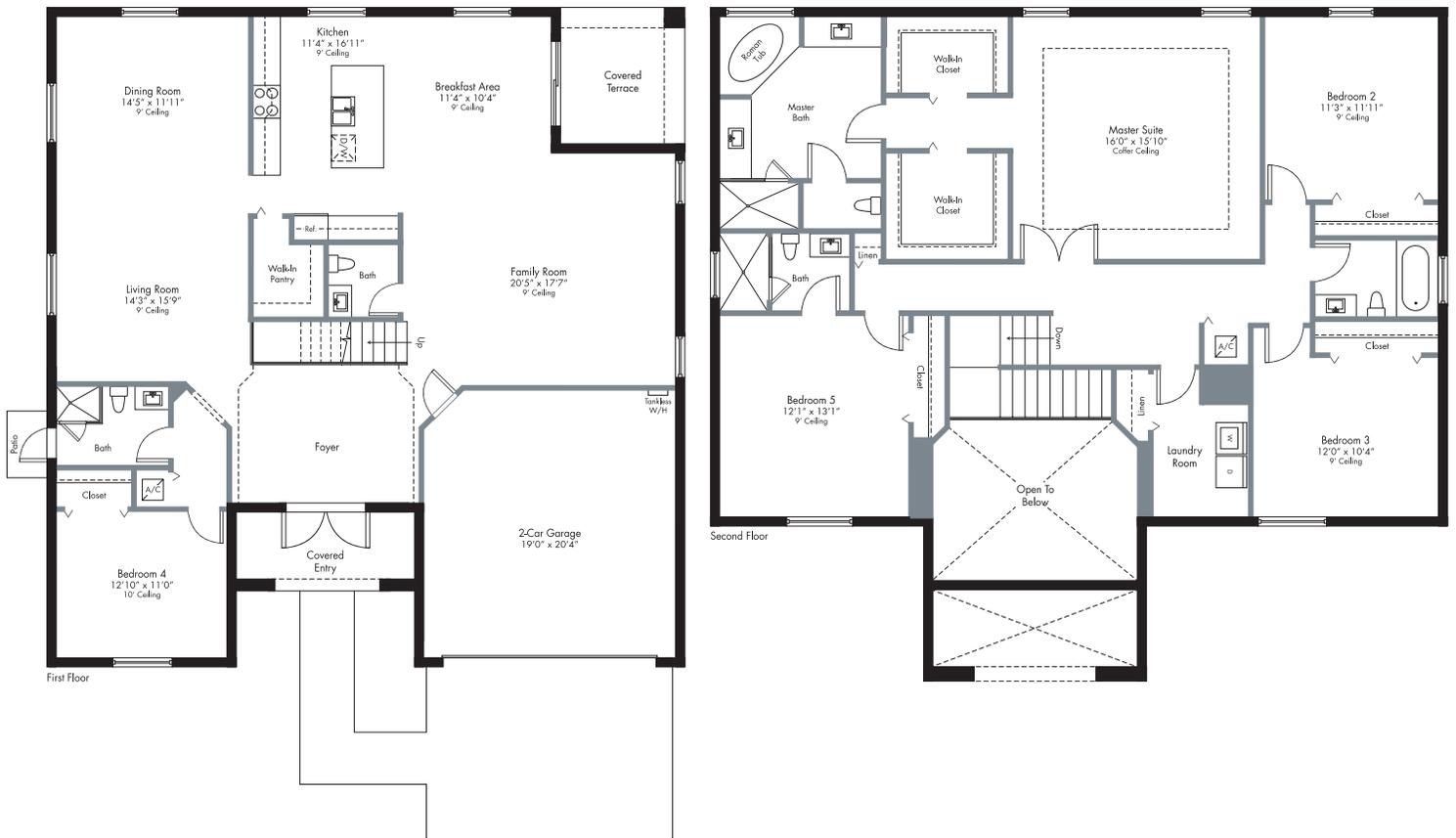
Estate Homes at Los Prados

ROSE

2-Story | 5 Bedrooms | 4.5 Baths | Breakfast Area
Family Room | Covered Terrace | 2-Car Garage

3,277 SQ FT	A/C AREA
416 SQ FT	2-CAR GARAGE
85 SQ FT	COVERED ENTRY
97 SQ FT	COVERED TERRACE

3,875 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

COMMUNITY FEATURES

- Built and marketed by Lennar, a Fortune 500 company listed on the New York Stock Exchange (LEN), one of the nation's leading homebuilders since 1954.
- Los Prados is a newly designed community of estate homes located in the Bird Rd. Corridor on SW 45th Terrace and 157th Avenue in Miami
- Residents will enjoy top rated schools, restaurants, banking and shopping areas.

EXTERIOR FEATURES

- Flat spanish-style concrete roof tile
- Brick paver driveway, walkway and front entry (per plan)
- One and two story concrete block construction
- Elegant decorative stone on exterior elevation
- Designer exterior paint in decorator schemes
- Insulated hurricane code approved raised panel front entry door
- Raised panel hurricane code approved garage door
- Automatic garage door opener with remote
- Code compliant accordion hurricane shutters
- Exterior hose bibs
- Exterior coach lights

INTERIOR FEATURES

- Home automation wi-fi certified home (see attached "smart home features")
- Alarm system with key pad
- Gypsum flooring underlayment on second floor
- 18"X18" ceramic tile in foyer, kitchen, breakfast area, family room and laundry room in choice of decorator colors
- Plush stain resistant carpeting in living room, dining room, all bedrooms, hallways and stairways with padding in choice of decorator colors
- Raised panel interior doors
- Raised panel bi-fold closet doors
- Colonial style baseboards and door casings
- Lever style interior door hardware
- Textured walls and ceilings in designated areas
- Coffered ceiling in master suite
- Designer quality paint on all walls and ceilings
- Rocker style switches throughout home
- 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 fans in family room and all bedrooms
- Decorative marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Electric water heater
- Central air conditioning and heating system
- Vinyl-clad ventilated shelving in all closets

KITCHEN FEATURES

- Quality stainless steel appliance package featuring:
 - Side-by-side refrigerator with ice and water dispenser in door
 - Ceramic top range with self cleaning oven
 - Energy saving dishwasher
 - Over-the-range microwave with recirculating ventilation system
- 36" wood finish cabinetry with brushed nickel hardware in choice of colors
- Choice of elegant quartz or granite countertop with square edge in designer pre-selected colors
- Stainless steel undermount kitchen sink
- Food waste disposal
- Recessed overhead lighting

BATH FEATURES

- Wood finish vanities with cultured marble vanity tops and brushed nickel hardware (per plan)
- Double vanity sinks with faucets in master bath (per plan)
- Clear glass shower enclosure in master bath
- Roman tub in master bath
- Recessed overhead lighting in master bath
- Pedestal sink in powder room (per plan)
- Cultured marble vanity top with intergral sink in secondary bathrooms
- Elongated toilets
- 12"X12" ceramic floor tile
- Designer style lighting over vanities in all secondary bathrooms
- Mirrored medicine cabinet (per plan)
- Full-width vanity mirrors (per plan)
- Exhaust fan (per plan)
- Decorator faucets

LAUNDRY FEATURES

- Large capacity washer
- Large capacity dryer
- Ventilated wire shelving above washer/dryer (per plan)
- 18" x 18" ceramic tile (per plan)



EVERYTHING'S
INCLUDED®

LOS PRADOS

Estate Homes at Los Prados

SUNFLOWER

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | 2-Car Garage



Suite: Private Entry | 2 Bedrooms | Bath
Great Room | Kitchenette | Garage



PRELIMINARY ARTIST'S CONCEPT

LENNAR[®]

Estate Homes at Los Prados

SUNFLOWER

Main Home: 2-Story | 3 Bedrooms | 2.5 Baths
Family Room | 2-Car Garage

2,309 SQ FT	A/C AREA
796 SQ FT	A/C AREA NEXT GEN SUITE
462 SQ FT	2-CAR GARAGE
241 SQ FT	GARAGE NEXT GEN SUITE
57 SQ FT	COVERED ENTRY
22 SQ FT	COVERED ENTRY NEXT GEN SUITE
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3,887 SQ FT	TOTAL



Suite: Private Entry | 2 Bedrooms | Bath
Great Room | Kitchenette | Garage



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LOS PRADOS

Estate Homes at Los Prados

VIOLET

2-Story | 4 Bedrooms | 4 Baths | Flex Room
Family Room | Covered Terrace | 3-Car Garage



LENNAR[®]

Estate Homes at Los Prados

VIOLET

2-Story | 4 Bedrooms | 4 Baths | Flex Room
Family Room | Covered Terrace | 3-Car Garage

3,593 SQ FT	A/C AREA
574 SQ FT	2-CAR GARAGE
103 SQ FT	COVERED ENTRY
200 SQ FT	COVERED TERRACE

4,470 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

NEXT GEN® - THE HOME WITHIN A HOME®, 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.

INTERIOR FEATURES

- 18" X 18" ceramic tile in foyer, kitchenette, and laundry
- Plush stain resistant carpeting with padding
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door trim
- 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 all bedrooms and living area, home run to central distribution panel
- Pre-wired for ceiling fan in living area and all bedrooms
- Quality paint on all walls and ceilings
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Stackable washer and electric dryer (per plan)

KITCHEN FEATURES

- 36" Wood finish cabinets with brushed nickel hardware (matching main home kitchen cabinet)
- Elegant quartz or granite countertop with square edge (matching main home kitchen countertop)
- Stainless steel kitchen sink with faucet
- Garbage disposal
- Quality stainless steel appliance package featuring:
 - 18 Cu. Ft. Top freezer refrigerator
 - Built-in microwave with recirculating ventilation system

BATH FEATURES

- Wood finish vanity cabinets with cultured marble countertop and brushed nickel hardware (matching main home bath features)
- Shower with clear enclosure
- 12" X 12" ceramic floor tile
- Exhaust fan
- Designer-style lighting over vanity
- Mirrored medicine cabinet (per plan)



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE