

Sunset Pines

BY LENNAR®



PEMBROKE PINES, FL

PRELIMINARY OVERALL
COMMUNITY BROCHURE

LENNAR®

Sunset Pines

BY LENNAR®

LIVE. PLAY. RELAX.

Make a fresh start in your new home at Sunset Pines!

Enjoy a private community pool pavilion and tot-lot just steps from your door - the perfect place for you to meet your neighbors and make new friends! Spend your weekend soaking up the beautiful South Florida sun at the sparkling swimming pool while your kids splash and play. Speaking of the little ones, they will absolutely love the community's tot-lot, where they can create new memories with their new friends.

Life at Sunset Pines will be your new paradise!



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 © 2021 Lennar Corporation. All rights reserved. CGC 062343 09/21



PRELIMINARY ARTIST'S CONCEPT



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE



PRELIMINARY ARTIST'S CONCEPT

Sunset Pines

BY LENNAR®



NEW TOWNHOMES

[LennarSunsetPines.com](https://www.LennarSunsetPines.com)

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Sunset Pines will be a family-friendly Lennar community offering new home buyers a selection of 2-story townhome floorplan designs
- Sunset Pines will be set in a tranquil setting with lush landscaping, sidewalks, and street lighting throughout
- A future pool pavilion will allow for you and your family to relax poolside and a children's tot lot will be your kids favorite place to make new friends
- Conveniently located with easy access to primary thoroughfares, convenient shopping, dining, banking, and schools

EXTERIOR DETAILS

- Elegant front elevations with elegant stucco design details, contemporary coach lights and more
- Flat concrete roof tile style concrete roof tile
- Quality CBS construction
- Brick paver driveway, entry and patio areas
- Designer exterior paint schemes
- Covered entry
- Insulated hurricane approved 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

- 36" upper cabinets with brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops in choice of decorator colors
- Stainless steel kitchen sink with decorative faucet with sprayer
- 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
- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- 18" x 18" ceramic tile in foyer, kitchen, A/C closet and laundry in a choice of decorator colors
- Plush stain resistant carpeting with padding in select areas 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 (per plan)
- Coffered 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

INSIDE YOUR BATHS

- Vanity cabinets with brushed nickel hardware, designer faucets, and cultured marble countertops
- Double vanity sinks with faucets in En Suite Bath
- Shower with clear glass enclosure in En Suite 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



EVERYTHING'S
INCLUDED®



Sunset Pines

BY LENNAR®



PRELIMINARY ARTIST'S CONCEPT

BORDEAUX

NEW TOWNHOMES

LennarSunsetPines.com

BORDEAUX

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
 Covered Entry | Patio | Optional Covered Terrace
 Garage

1,443	SQ FT	A/C AREA
242	SQ FT	GARAGE
51	SQ FT	COVERED ENTRY
47	SQ FT	OPTIONAL COVERED TERRACE
<hr/>		
1,783	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 ©2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 09/21.

Sunset Pines

BY LENNAR®



PRELIMINARY ARTIST'S CONCEPT

DIJON

NEW TOWNHOMES

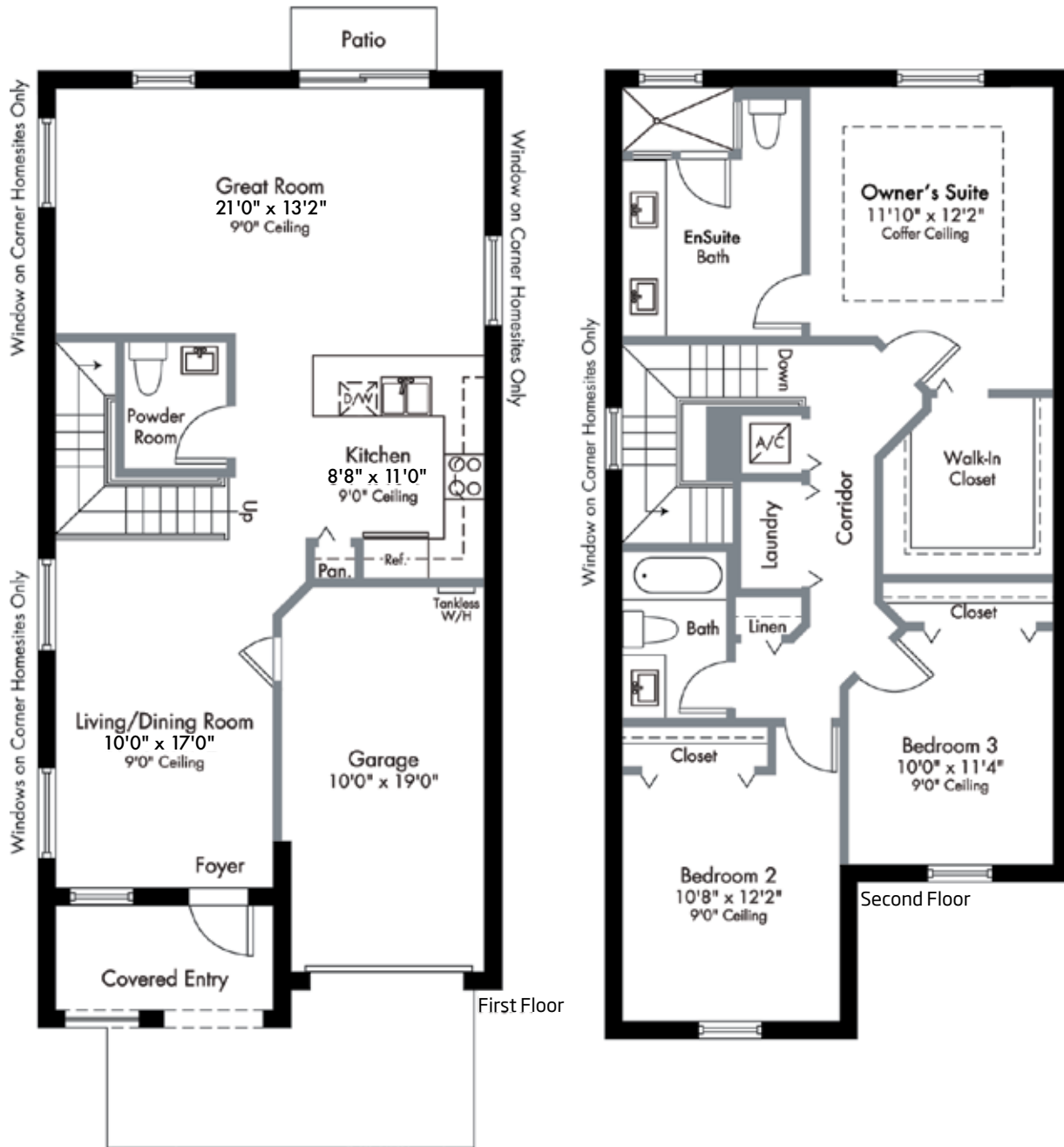
[LennarSunsetPines.com](https://www.LennarSunsetPines.com)

DIJON

TOWNHOMES

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

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 ©2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 09/21.

Sunset Pines

BY LENNAR®



LORIENT

NEW TOWNHOMES

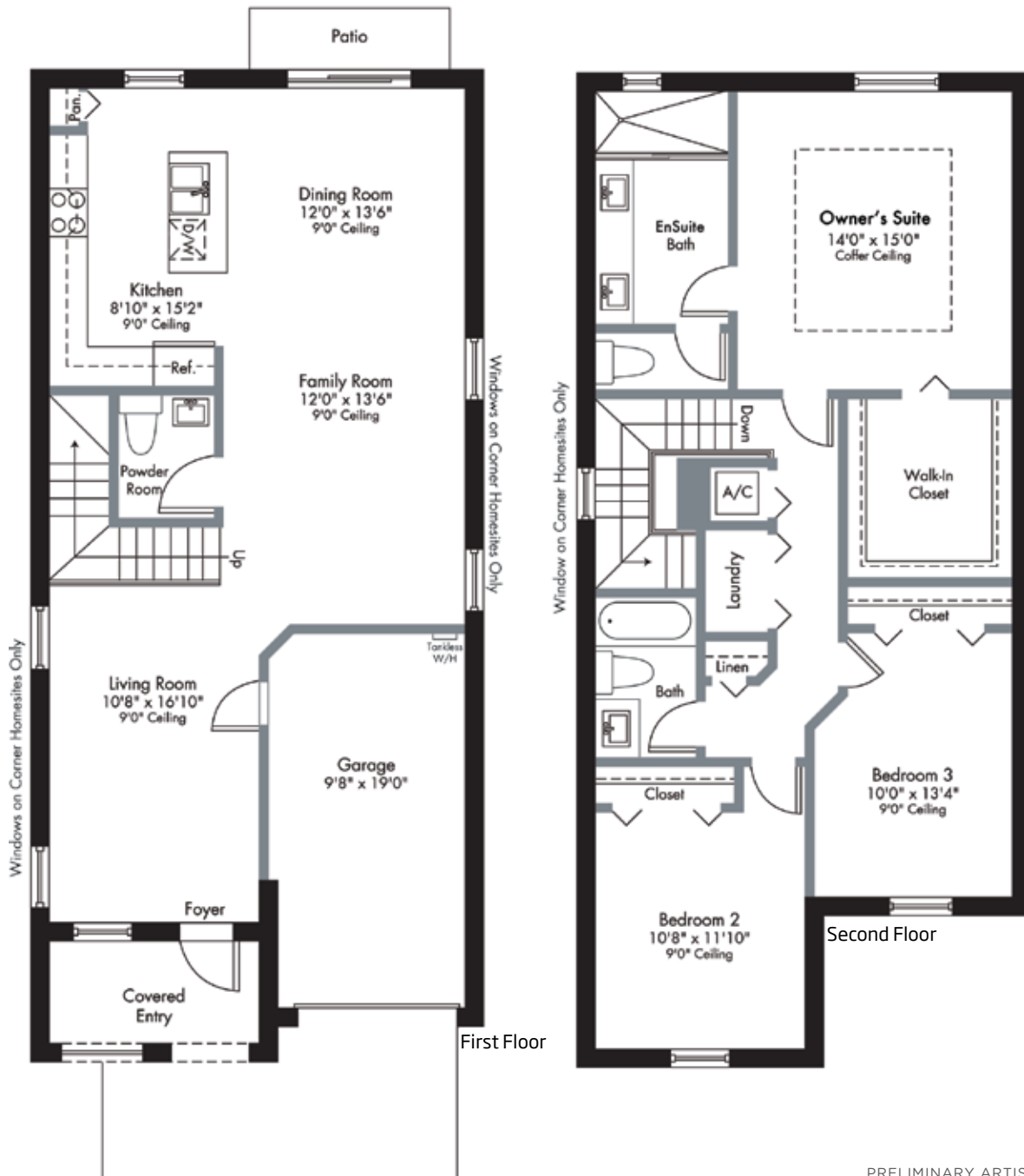
[LennarSunsetPines.com](https://www.LennarSunsetPines.com)

LORIENT

TOWNHOMES

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry | Garage

1,828	SQ FT	A/C AREA
203	SQ FT	GARAGE
71	SQ FT	COVERED ENTRY
<hr/>		
2,102	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 ©2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 09/21.

Sunset Pines

BY LENNAR®



MARSEILLE

NEW TOWNHOMES

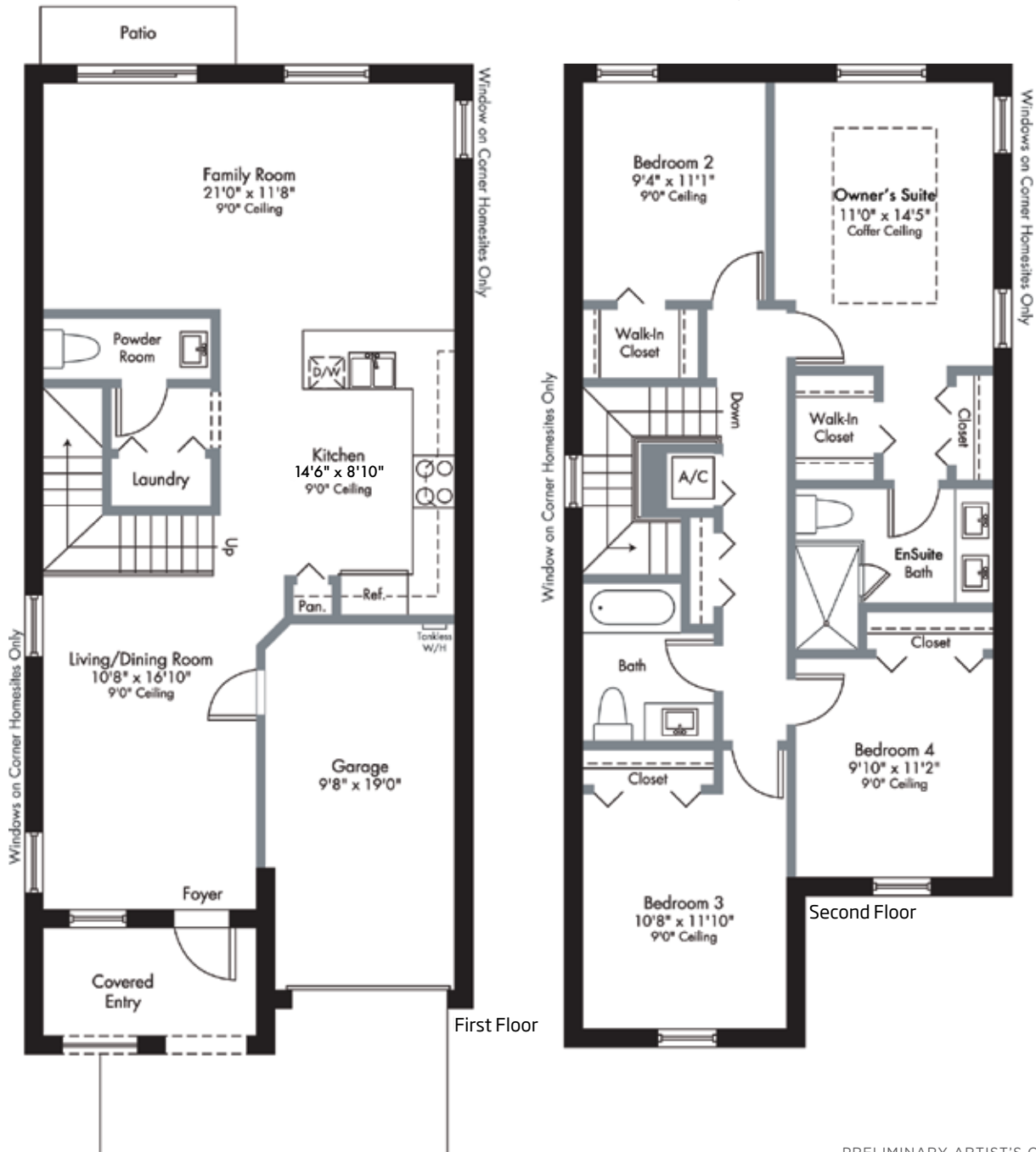
[LennarSunsetPines.com](https://www.LennarSunsetPines.com)

MARSEILLE

TOWNHOMES

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
<hr/>		
2,133	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 ©2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 09/21.

New Home. New Adventures.

Welcome home to **Sunset Pines**, Lennar's newest community of townhomes conveniently located in the heart of beautiful Pembroke Pines!

Residents will love being just a short drive away from the area's top-ranked schools and best attractions. Spend your weekends creating new memories while dining at delicious restaurants, shopping, or even while developing a new hobby! With several country clubs and golf courses in close proximity, a soccer field only a mile away, and even a Kung Fu academy, located just minutes from your home - the options are endless!



 Schools

- Montessori Academy of Broward (0.7mi)
- Everglades High School (0.7 mi)
- Silver Palms Elementary School (1.2 mi)
- Academy of Arts Inc (2.4mi)
- Somerset Academy Charter School (2.4mi)
- Somerset Academy (2.5mi)
- Glades Middle School (4.7 mi)

 Shopping

- Sherwin-Williams Paint Store (0.3mi)
- Publix Super Market at The Shoppes of Silver Lakes (0.6mi)
- Costco Wholesale (2.5mi)
- Westfork Plaza (2.6mi)
- Whole Foods Market (3.1mi)
- Target (3.7mi)
- The Shops at Pembroke Gardens (4.5mi)
- Walmart Supercenter (5.2mi)
- Trader Joe's (5.7mi)
- Pembroke Lakes Mall (5.9mi)
- Ross Dress for Less (6.5mi)
- T.J. Maxx (6.6mi)
- Pines City Center (7.6mi)

 Dining

- IHOP (0.6mi)
- Sports Grill Pembroke Pines (0.8mi)
- IL Toscano Ristorante Italiano (1.4mi)
- Vicky Bakery (2.7mi)
- Pieology Pizzeria Pembroke Pines (4.2mi)
- TooJay's Deli ▪ Bakery ▪ Restaurant (4.2mi)
- RA Sushi Bar Restaurant (4.4mi)
- Brimstone Woodfire Grill (4.5mi)
- The Cheesecake Factory (4.5mi)
- Cooper's Hawk Winery & Restaurant (7.1mi)
- Outback Steakhouse (7.3mi)

 Medical

- Jacaranda Smiles (0.3mi)
- VCA Pines West Animal Hospital (0.5mi)
- Pediatric Associates Chapel Trail (0.8mi)
- Silver Lakes Dental Associates, P.A. (1.1mi)
- VCA Silver Lakes Animal Hospital (1.2mi)
- Pembroke Pines YMCA Family Center (1.9mi)
- Memorial Hospital Miramar (2.6mi)
- Urgent Care | Baptist Health (2.6mi)
- Cleveland Clinic Florida (7.5mi)

 Parks & Recreation

- LA Fitness (0.3mi)
- Shaolin Kung Fu Academy Inc (2.3mi)
- Chapel Trail Nature Preserve (2.4mi)
- Regal Westfork (2.8mi)
- Grand Palms Hotel, Spa and Golf Resort (3.1mi)
- Hollywood Lakes Country Club (3.1mi)
- Start to Finish Golf Academy at Grand Palms Resort (3.1mi)
- Miramar Regional Park (4.2mi)
- West Pines Soccer Field (4.9mi)
- Flamingo Lakes Country Club (5.6mi)
- Everglades Holiday Park Airboat Tours and Rides (6.5mi)
- Seminole Hard Rock Hotel & Casino (14.7mi)

 Government & Travel

- Pembroke Pines West Police Department (0.6mi)
- Pembroke Pines Fire Rescue Station 79 (1.3mi)
- Miami-Opa Locka Executive Airport (15.7mi)
- Fort Lauderdale-Hollywood International Airport (24.7mi)

The Connected Home by Lennar®: **evolving to include the best new technology.**

Lennar's Everything's Included® story continues to evolve and strengthen, as we introduce the new Connected Home features and a new level of simplicity and security.



CONCEPTUAL IMAGE

Everything's Included® in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

Use this checklist to compare to other new home builders and existing homes.



Over \$4,000 of included Connectivity value!

Features	Lennar®	Other Builders	Used Home
Connectivity Features			
Infrastructure			
• wifi heat mapping (engineering)	<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"/>
Features			
• eero Pro 6 - mesh wifi system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Alarm Security Kit**, including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Base Station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Keypad	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Motion Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Smoke & CO Listener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Ring Alarm Window & Door Contact Sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ring Video Doorbell Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• LiftMaster® myQ® Smart Garage Control (available only in homes with garages)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flo by Moen™ Smart Water Shutoff - water leak detector and smart water valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Home T6 Pro Z-Wave - smart thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Level Lock - the invisible smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell Home T6 Pro Z-Wave - smart thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience			
• Future Ready - A smart network means your home is ready for tomorrow's products and innovations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• wifi guaranteed with no dead spots - Superior wifi experience with an eero whole-home wifi guarantee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Activation With Ease - Your Lennar home is preconfigured for easy do it yourself (DIY) setup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Included Connectivity Value

\$4,000

Once 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>.

* The professional monitoring service is available only within the U.S. (All 50 states, excluding American Samoa, Guam, Northern Mariana Islands, Puerto Rico, and the U.S. Virgin Islands) and Canada (Excluding Quebec).

*Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

Certain home automation products or services are provided by third parties, and not Lennar. Homeowners are responsible for configuring all security features. 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. Lennar does not guarantee any equipment or services provided by third parties. 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 may substitute a feature for one of equivalent or greater value. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. 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 © 2021 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included 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(s): CGC062343. Date 09/21



Sunset Pines

BY LENNAR®



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, 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 reserve the right to make changes at any time without notice. Map not to scale. Copyright © 2021 Lennar Corporation. All rights reserved. Lennar is a registered service mark or service mark of Lennar Corporation and/or its subsidiaries.

PRELIMINARY OVERALL COMMUNITY SITE PLAN



PRELIMINARY ARTIST'S CONCEPT



CONCEPTUAL IMAGE

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 23 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®**

Sunset Pines

BY LENNAR®

LennarSunsetPines.com

