

SUNSET BY LENNAR® TRAILS



PRELIMINARY ARTIST'S CONCEPT

CORAL SPRINGS, FL

PRELIMINARY OVERALL
COMMUNITY BROCHURE

LENNAR®

SUNSET BY LENNAR® TRAILS

Welcome to **Sunset Trails**, an exclusive private community of 144 new townhomes coming to the city of Coral Springs. Sunset Trails will offer 6 unique floor plans and a suite of amenities, including a swimming pool, cabana, 'tot lot' play area for kids, inviting green spaces, sidewalks and street lighting throughout.

Each townhome in this family-friendly community will offer open-concept floorplans with elegant kitchens and baths, plus each residence will also carry our signature **Everything's Included®** promise. This means that Lennar's most popular options and upgrades come already built-in, from upgraded fixtures and finishes to smart home connectivity.



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 © 2022 Lennar Corporation. All rights reserved. CGC 062343 07/22



PRELIMINARY ARTIST'S CONCEPT



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE



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PRELIMINARY ARTIST'S CONCEPT

CORAL SPRINGS, FL

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 Trails will be a family-friendly Lennar community of only 144 New 2-Story Garage Townhomes located in the highly sought after city of Coral Springs
- Homebuyers will have a choice of six new townhome floorplan designs, all with a one-car garage
- Sunset Trails 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, plus a convenient connected walking path will allow for a healthier lifestyle just outside your front door.
- Conveniently located on Wiles Road and Coral Ridge Drive in Coral Springs, Sunset Trails will afford its residents easy access to primary thoroughfares, convenient shopping, dining, banking, and schools

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative shutters
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint schemes
- Covered entry
- Code compliant entry door
- Code compliant 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 with ventilated shelves
- Elegant 2 cm Quartz countertop with 6” backsplash
- Undermount stainless steel kitchen sink with decorative one piece faucet with sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 25 cu. ft. side-by-side refrigerator with ice and water in door
 - 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

- WiFi Guaranteed Home Design
- 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
- Category 5e structured wiring for voice in kitchen and Owner’s Suite, 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)
- Custom coffer 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 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
- 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 (per plan)

LAUNDRY

- Washer and dryer connections provided



EVERYTHING'S INCLUDED



SUNSET BY LENNAR® TRAILS



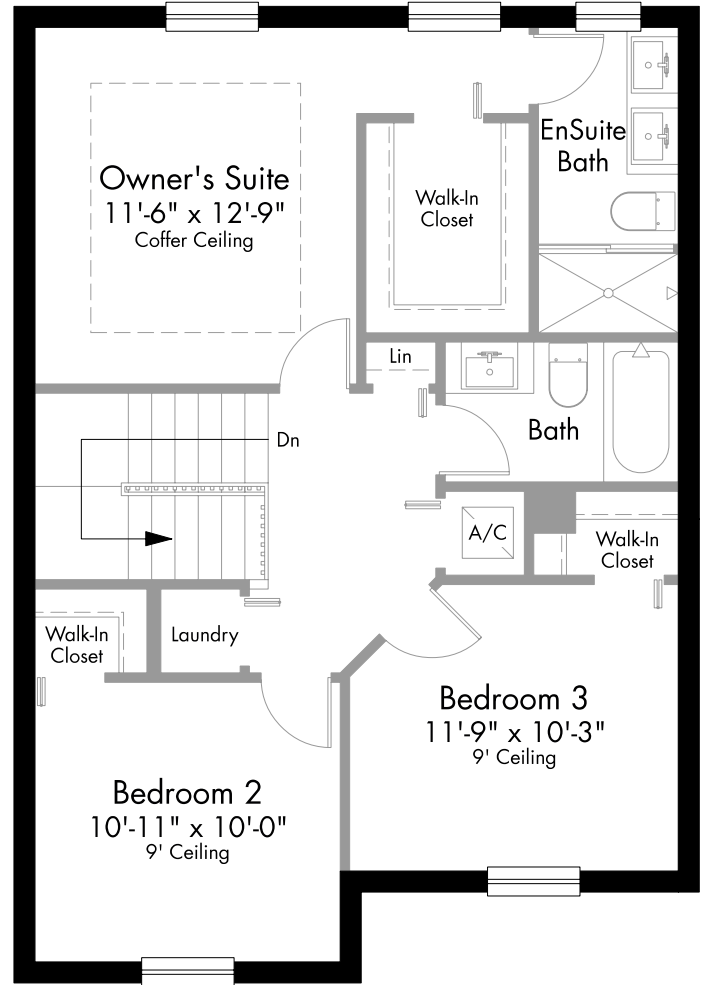
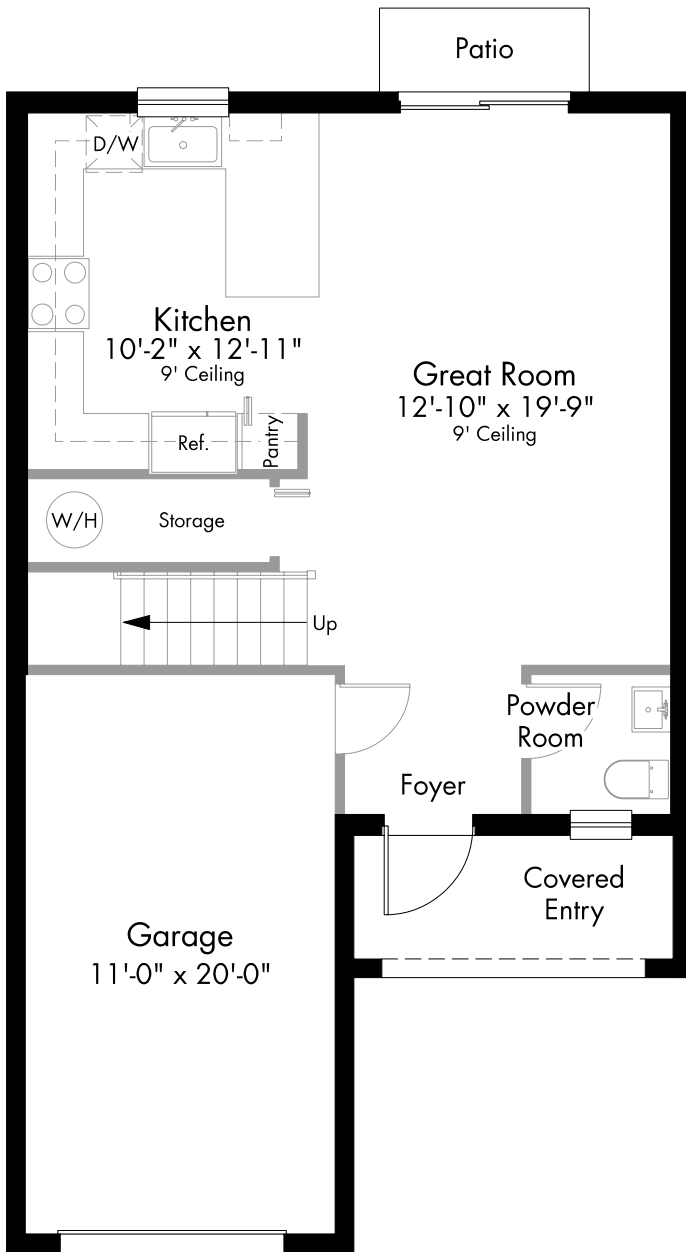
ALTHEA

NEW TOWNHOMES

LENNAR®

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

1,362	SQ FT	A/C AREA
60	SQ FT	COVERED ENTRY
238	SQ FT	GARAGE
1,660	SQ FT	TOTAL



Second Floor

PRELIMINARY ARTIST'S CONCEPT



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SUNSET BY LENNAR® TRAILS



CASSIA

NEW TOWNHOMES

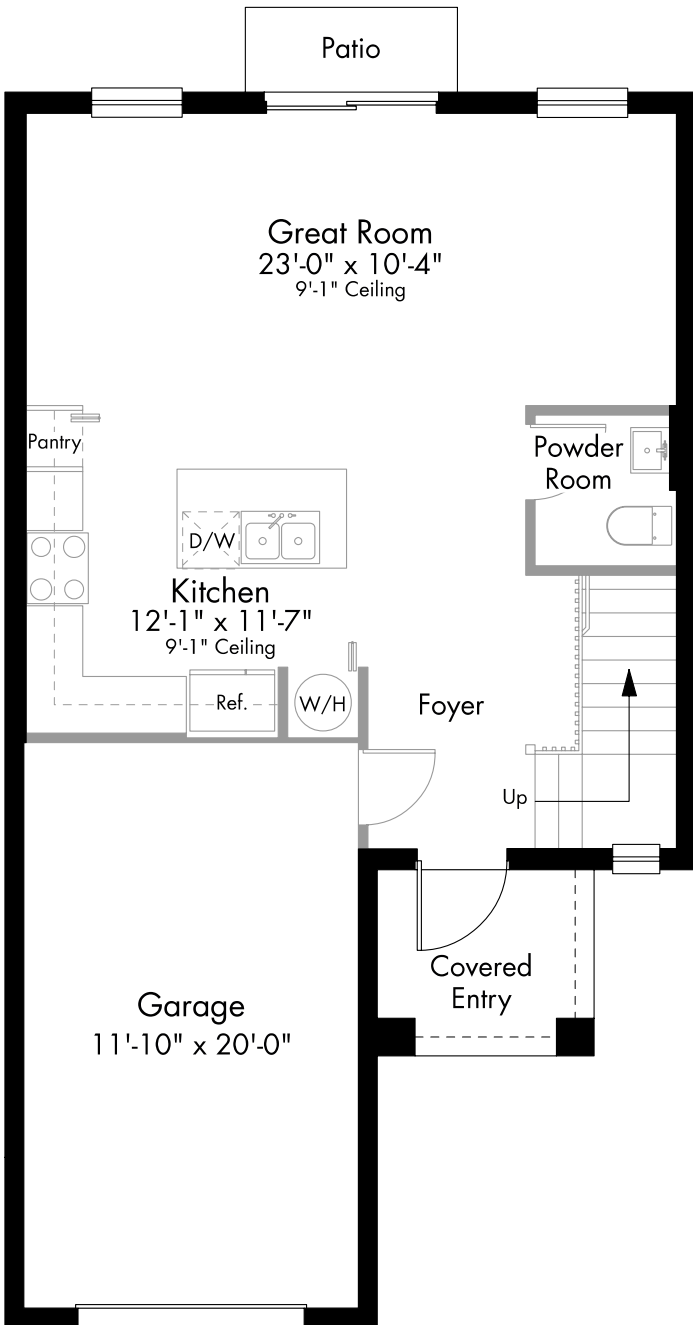
LENNAR®

CASSIA

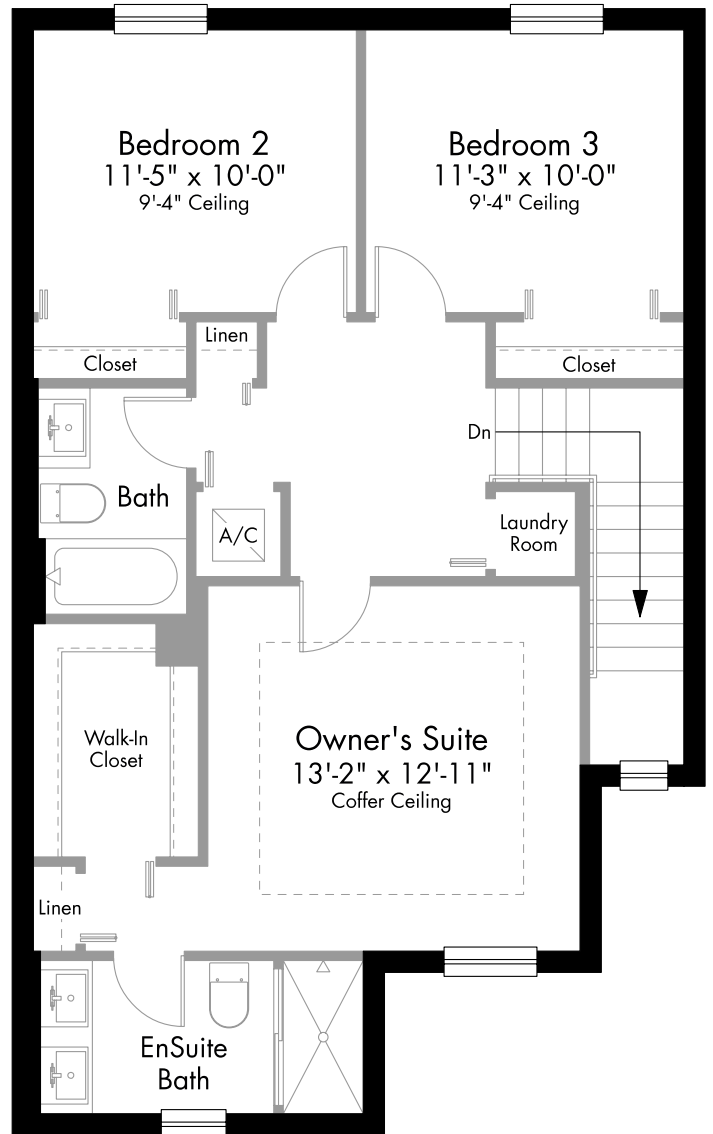
SUNSET TRAILS

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

1,465	SQ FT	A/C AREA
57	SQ FT	COVERED ENTRY
262	SQ FT	GARAGE
1,784	SQ FT	TOTAL



First Floor



Second Floor

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PRELIMINARY ARTIST'S CONCEPT

DAPHNE

NEW TOWNHOMES

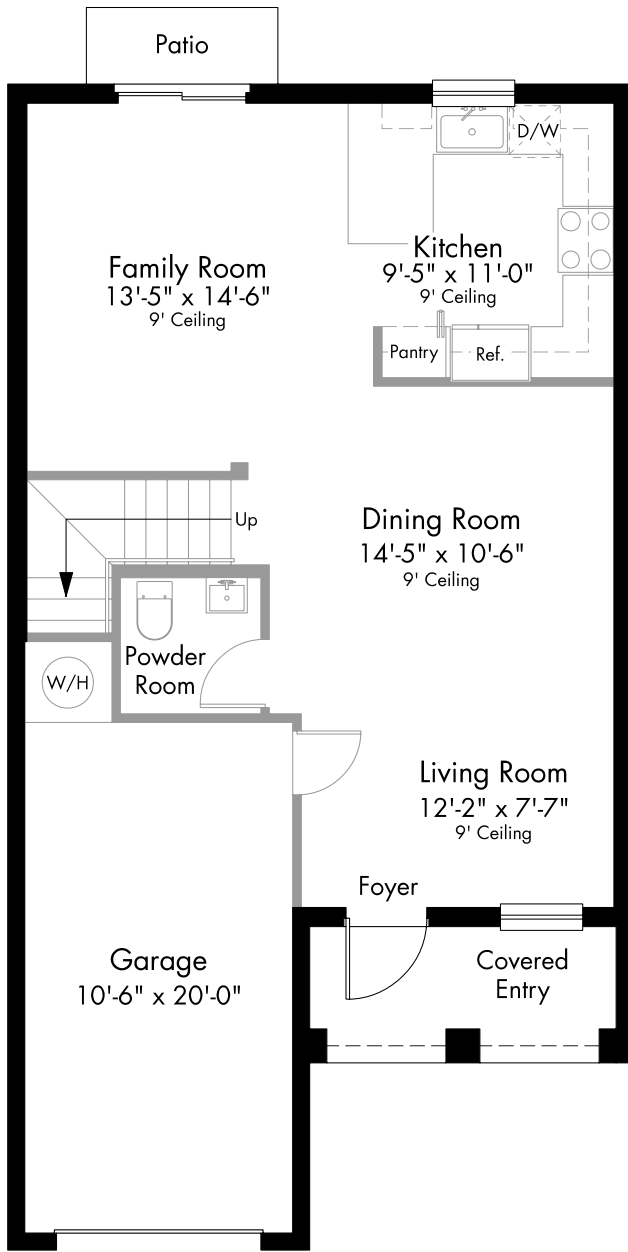
LENNAR®

DAPHNE

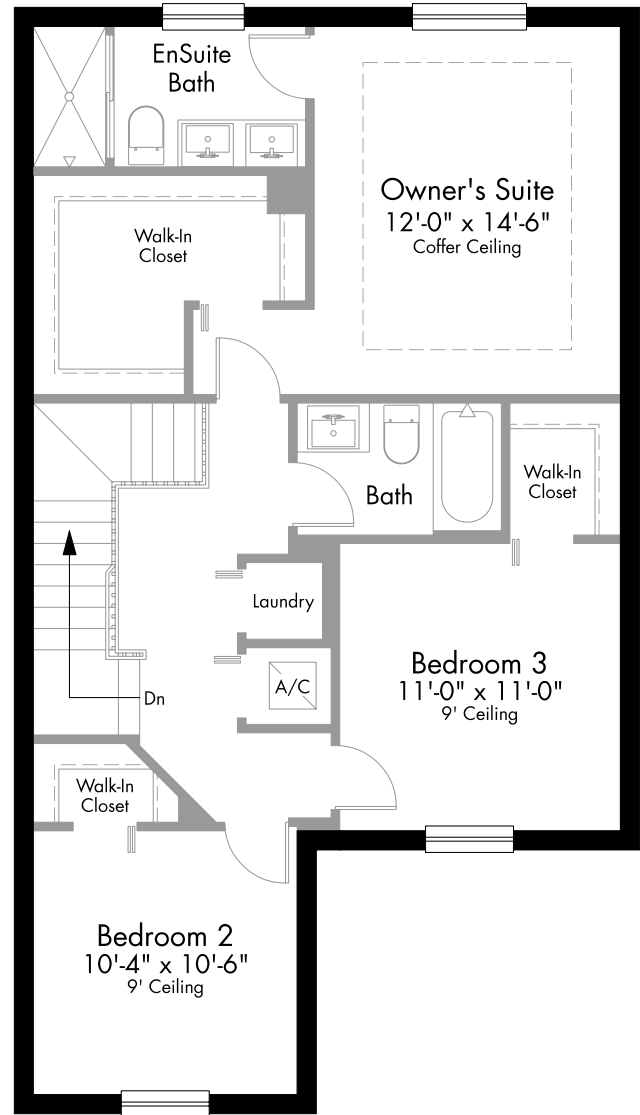
SUNSET TRAILS

2-Story | 3 Bedrooms | 2.5 Baths
1-Car Garage

1,594	SQ FT	A/C AREA
66	SQ FT	COVERED ENTRY
244	SQ FT	GARAGE
1,904	SQ FT	TOTAL



First Floor



Second Floor

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PRELIMINARY ARTIST'S CONCEPT

FREESIA

NEW TOWNHOMES

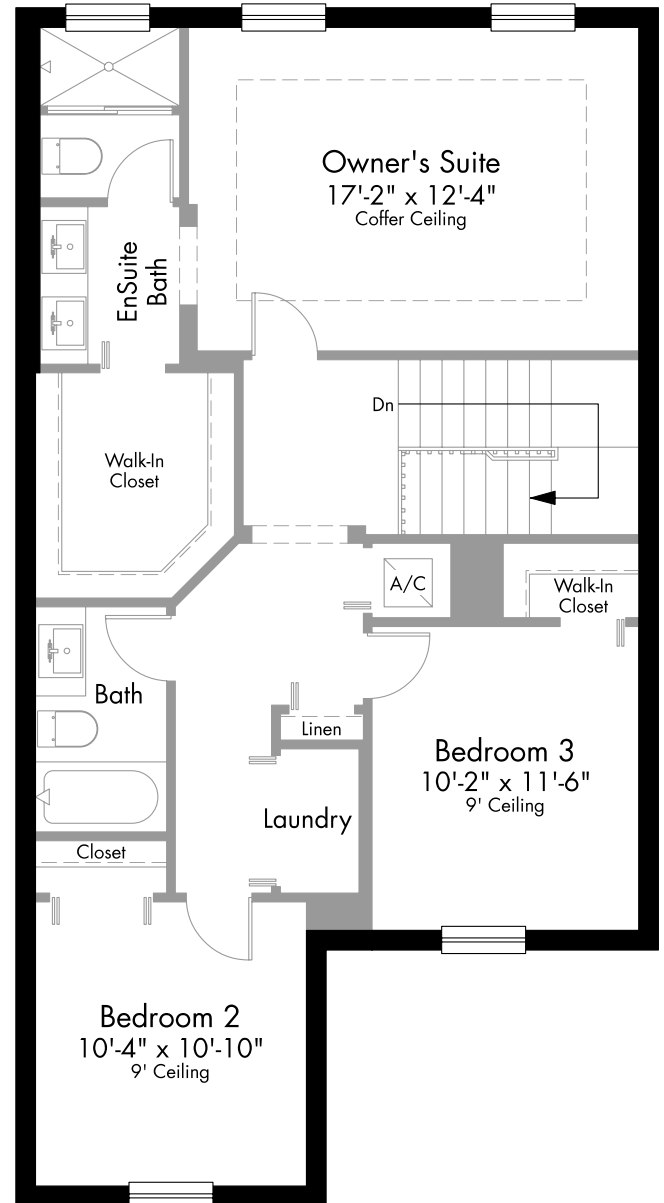
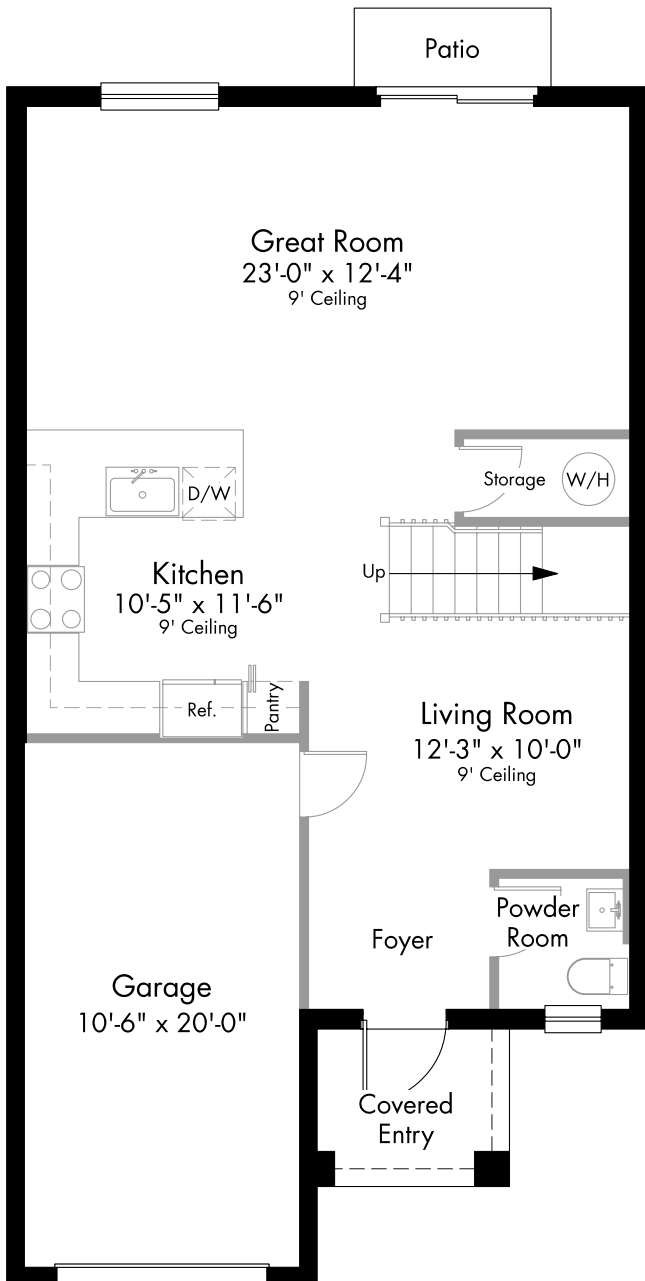
LENNAR®

FREESIA

SUNSET TRAILS

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

1,706	SQ FT	A/C AREA
44	SQ FT	COVERED ENTRY
231	SQ FT	GARAGE
1,981	SQ FT	TOTAL



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GARDENIA NEW TOWNHOMES

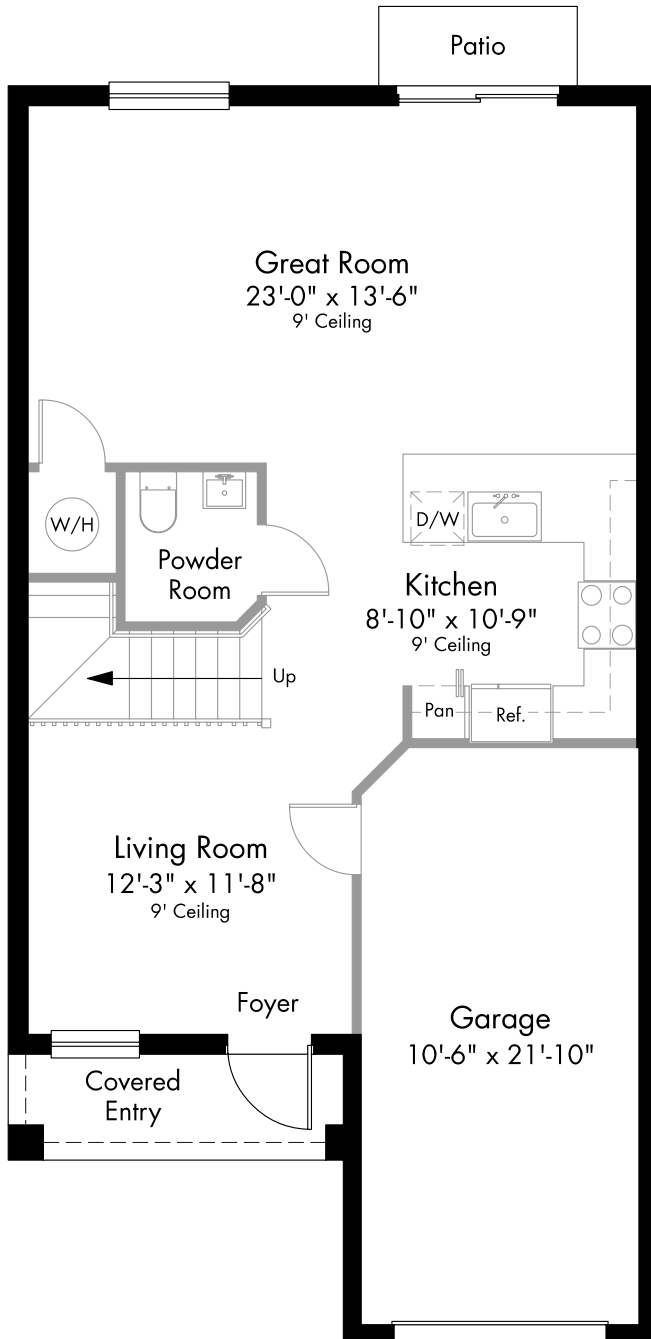
LENNAR®

GARDENIA

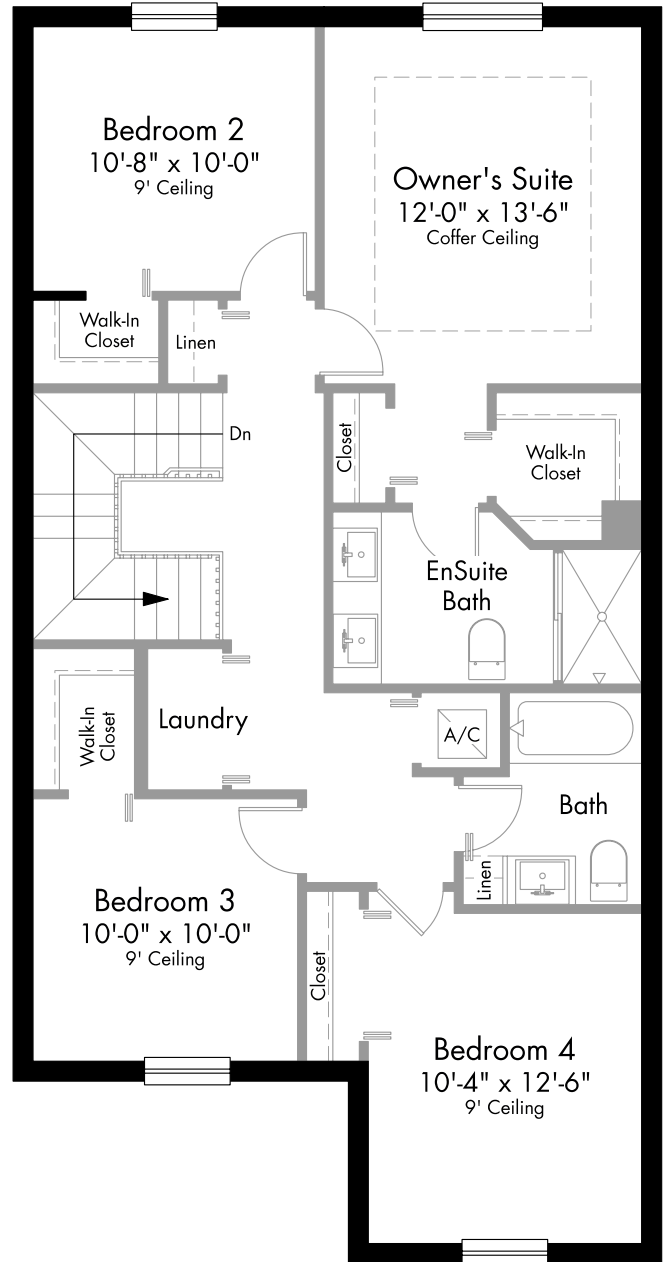
SUNSET TRAILS

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

1,794	SQ FT	A/C AREA
49	SQ FT	COVERED ENTRY
249	SQ FT	GARAGE
2,092	SQ FT	TOTAL



First Floor



Second Floor

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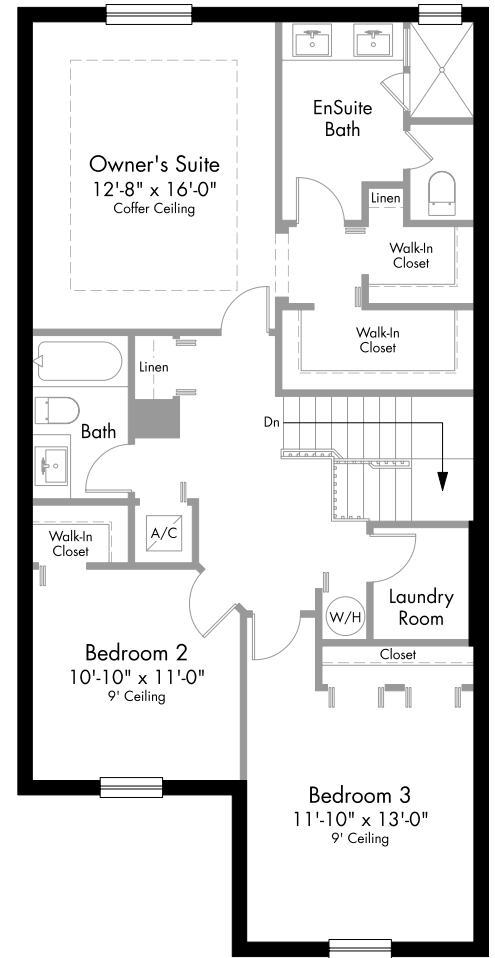
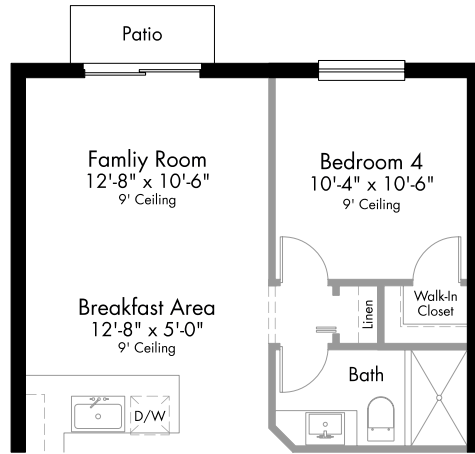
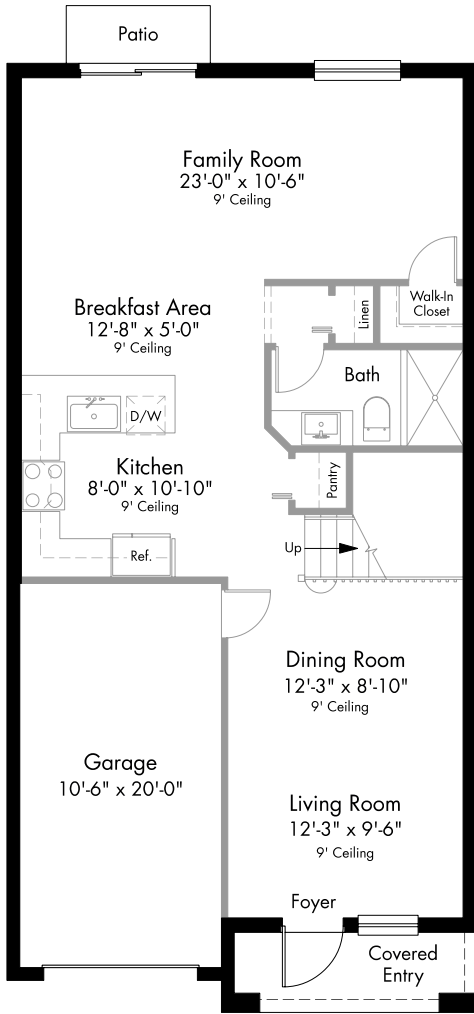
ROSE

NEW TOWNHOMES


LENNAR®

2-Story | 3 Bedrooms | Optional 4th Bedroom | 3 Baths | Family Room
 Breakfast Area | 1-Car Garage

1,974	SQ FT	A/C AREA
54	SQ FT	COVERED ENTRY
224	SQ FT	GARAGE
<hr/>		
2,252	SQ FT	TOTAL



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New Home. New Adventures.

Sunset Trails, Lennar's newest townhome community located on the corner of Wiles Road and Coral Ridge Drive in the city of Coral Springs. Enjoy this ideal location near top rated schools, delicious restaurants, shopping and recreation venues. Get ready to call Sunset Trails home!



ENTERTAINMENT & RECREATION

- Betti Stradling Park (1.2 Miles)
- North Community Park (1.8 Miles)
- Museum of Coral Springs History (2.6 Miles)
- Coral Springs Museum of Art (2.6 Miles)
- Regal Magnolia Place (2.6 Miles)
- Sawgrass Nature Center & Wildlife Hospital (2.1 Miles)
- Silverspot Cinema (8.2 Miles)
- FLA Live Arena (11.4 Miles)
- Off The Wall Coconut Creek (11.0 Miles)
- Quiet Waters Park (10.1 Miles)
- Sawgrass Lanes (6.2 Miles)
- The Center - Coral Springs Center for the Arts (2.6 Miles)

MEDICAL

- CVS (2.5 Miles)
- HCA Florida Northwest Hospital (8.5 Miles)
- Baptist Health Urgent Care Express (1.0 Miles)
- HCA Florida Woodmont Hospital Emergency Room (8.3 Miles)
- Publix Pharmacy at Sawgrass Center (1.5 Miles)

SHOPPING

- Coral Square (4.6 Miles)
- T.J. Maxx (4.4 Miles)
- Kohl's (5.1 Miles)
- Target (2.5 Miles)
- Publix Super Market at Brookside Square (0.9 Miles)
- ALDI (2.2 Miles)
- The Fresh Market (3.4 Miles)
- Walmart Supercenter (1.5 Miles)
- Costco Wholesale (1.1 Miles)

RESTAURANTS

- Lefty's Tavern & Grille (1.0 Miles)
- Guido's Pizzeria & Restaurant (1.0 Miles)
- Izumo Japanese Restaurant (1.0 Miles)
- Moe's Southwest Grill (1.5 Miles)
- Bolay (2.3 Miles)
- Tap 42 Kitchen & Bar (3.3 Miles)
- Starbucks (3.1 Miles)

- Bonefish Grill (4.9 Miles)
- Miller's Ale House (4.4 Miles)
- Little Havana Bar & Grill (1.6 Miles)

AIRPORTS

- Fort Lauderdale-Hollywood International Airport (28.3 Miles)

SCHOOLS

- ABC Institute (12.8 Miles)
- Coral Springs Charter School 6-12 (3.2 Miles)
- Eagle Ridge Elementary School (0.8 Miles)
- Coral Springs Middle School (1.3 Miles)
- Marjory Stoneman Douglas High School (1.9 Miles)

MUNICIPAL

- USPS (5.8 Miles)
- County of Broward: North Regional Courthouse (11.5 Miles)
- Coral Springs Fire Department (2.8 Miles)
- Coral Springs Police Department (2.8 Miles)

FINANCIAL

- Chase (1.0 Miles)
- Wells Fargo Bank (2.0 Miles)
- First Citizens Bank (0.9 Miles)

PET

- Boss the Pet Connection (0.5 Miles)
- VCA Coral Springs Pet Resort & Medical Center (1.2 Miles)
- Pet Supermarket (3.9 Miles)
- Brookside Animal Hospital (1.0 Miles)

OTHER

- CrossFit Immersion (0.7 Miles)
- Best Buy (4.8 Miles)
- F45 Training Coral Springs Westl (1.1 Miles)
- LA Fitness (1.0 Miles)

SUNSET TRAILS

BY LENNAR®



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 24 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 BY LENNAR[®]
TRAILS

LENNAR[®]

