

# Dania Preserve

SW 31st Ave & 50th St,  
Dania Beach, FL 33312  
855-865-0111

Dania Preserve is a community of new townhomes coming soon to Dania Beach, FL, offering great onsite amenities and an ideal location near the beach.

## Amenities

Innovative multi-family homes with inspired amenities.

Swimming Pool

Clubhouse

Tot Lot

## What's nearby

Located in the beautiful city of Dania Beach, FL.

BJ's Wholesale Club

Dunkin'

Publix Super Market at  
Oakbridge

Constant Grind (at Hard  
Rock Hotel)

Dunkin'

Panera Bread

Florentin Bakery

Brooklyn Water Bagel

Dunkin'

Moran Patisserie Bakery

Viva la Sweets

American Chocolate Inc

# Holly

3 bd . 2 ba . 1 half ba . 1,689 ft<sup>2</sup>

# Maple

3 bd . 2 ba . 1 half ba . 1,848 ft<sup>2</sup>

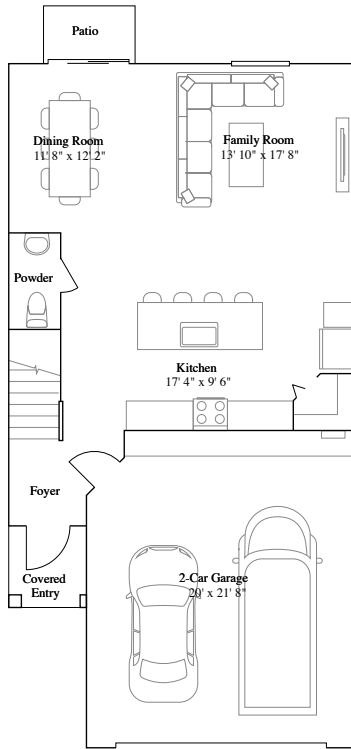
# Oak

3 bd . 2 ba . 1 half ba . 1,854 ft<sup>2</sup>

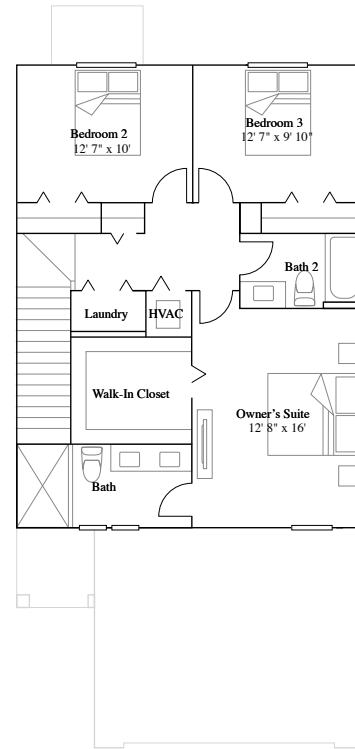
# Holly

3 bd . 2 ba . 1 half ba . 1,689 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors

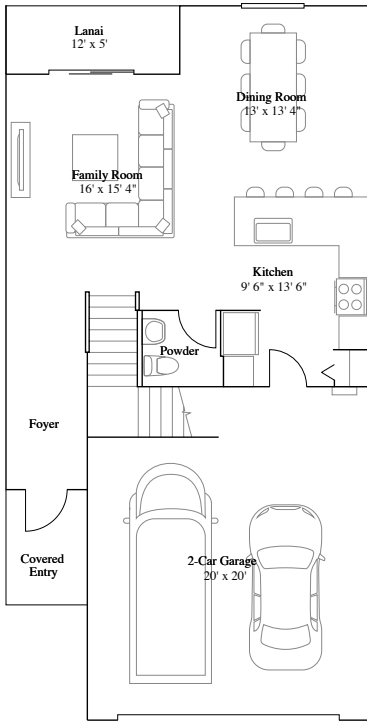


Exterior A1

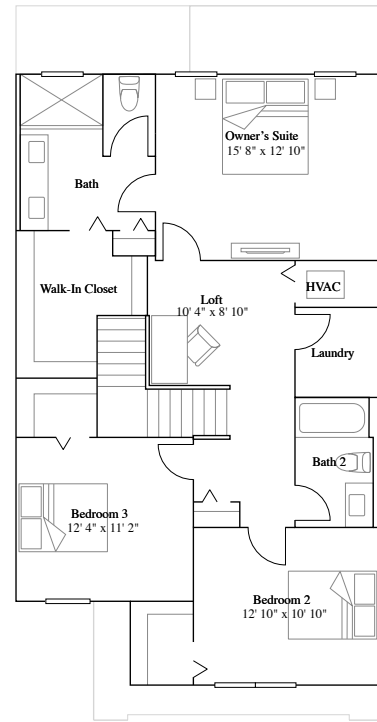
# Maple

3 bd . 2 ba . 1 half ba . 1,848 ft<sup>2</sup>

1st Floor



2nd Floor



Available Exteriors

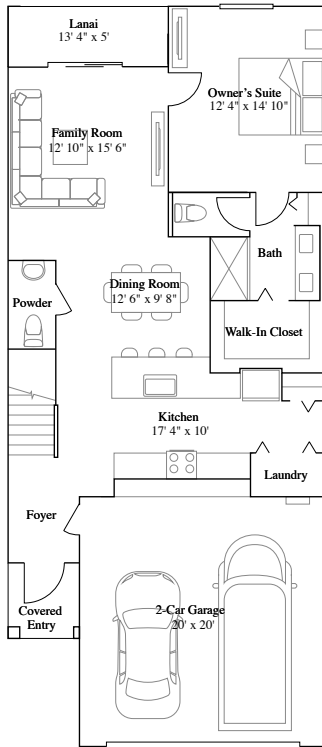


Exterior A1

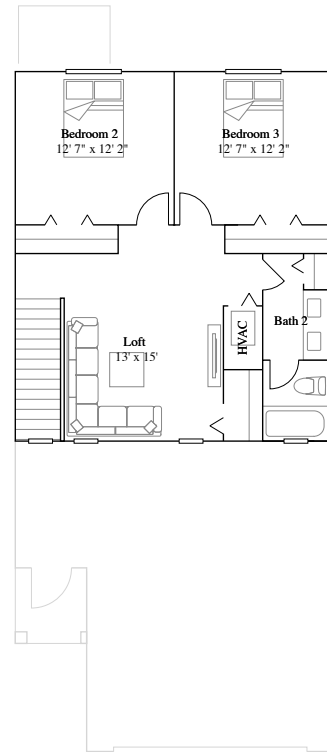
# Oak

3 bd . 2 ba . 1 half ba . 1,854 ft<sup>2</sup>

## 1st Floor



## 2nd Floor



## Available Exteriors



Exterior A1

Everything included

## See all you can enjoy when everything's included

### Kitchen

New stainless steel kitchen appliance package features a modern range, microwave and dishwasher

Kitchen cabinets with 36" uppers and brushed nickel hardware

Pantry closet with ventilated shelves

Easy-care mica countertops with 6" backsplash

Stainless steel kitchen sink and decorative faucet with sprayer

Food waste disposal

Recessed down lighting

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

### Owners Suite

A walk-in shower with glass enclosure and stylish tile surround in the owner's suite bathroom

Durable countertops, dual sinks and designer-selected cabinetry grace the oversized vanity in the owner's suite bathroom

### Secondary Bathroom

Vanity cabinets with brushed nickel hardware in all baths

Cultured marble countertops with integrated sinks and designer faucets

Bathtub in secondary bath

12"x12" Ceramic tile in all bathroom floors and shower walls

Recessed LED downlighting

Elegant pedestal sink in first floor powder room

Vanity mirror in all baths

## Interior

18" x 18" ceramic tile in kitchen, laundry, and A/C closet in a choice of decorator colors

Custom coffer ceiling in Owner's Suite

Smoke and carbon monoxide detectors throughout

Electric water heater

Central air conditioning and heating system

Rocker-style switches throughout

Plush stain resistant carpeting with padding in a choice of decorator colors in designated areas

Raised-panel interior doors

Raised panel bi-fold closet doors

Elegant interior door hardware

Designer quality paint on all walls and ceilings

Textured walls and ceilings in designated areas

Cat6 wiring in kitchen, family room and master bedroom, home run to central distribution panel

Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)

## Connectivity

Ring Video Doorbell Pro

Honeywell Home T6 Pro - smart thermostat

Schlage Encode™ Smart WiFi Deadbolt

Availability

## Find the home that's right for you.

Prices and availability as of July 22, 2024. All subject to change.

Homesite	Price	Details	Plan	Address
0303	Priced at \$772,990	3 bd . 2 ba . 1 half ba . 1,689 ft <sup>2</sup>	Holly	3032 GREEN PALM COURT
0402	Priced at \$782,990	3 bd . 2 ba . 1 half ba . 1,848 ft <sup>2</sup>	Maple	2974 GREEN PALM COURT
0302	Priced at \$782,990	3 bd . 2 ba . 1 half ba . 1,848 ft <sup>2</sup>	Maple	3024 GREEN PALM COURT



Plan your visit

## Community information

### Location

5911 SW 39th Ave  
Hollywood, FL 33312

### Hours

Mon	10:00 - 6:00
Tue	10:00 - 6:00
Wed	10:00 - 6:00
Thu	10:00 - 6:00
Fri	10:00 - 6:00
Sat	10:00 - 6:00
Sun	10:00 - 6:00

### Phone

855-865-0111

### Welcome Home Center

5911 SW 39th Ave  
Hollywood, FL 33312

### HOA & Tax information

Approx monthly HOA fees - \$450  
Approximate tax rate - 1.46%

# Why Lennar

We take pride in providing the easiest way to buy a home.

Where you want to live

We understand how you want to live, and create homes in communities in some of the most sought-after cities across the country.

Something for everyone

We understand homebuilding, and people. Our homes cater to a variety of lifestyles, and reflect the culture and region in which they're built.

A simpler way to buy

Our family of companies can assist you with your mortgage, title and insurance needs - allowing you to save time and money.

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar and the Lennar 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): CGC1518166. Date 1/22



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