

HIGHLAND PHASE II

CONDO RESIDENCES AND CONDOMINIUM TOWNHOMES

EI - FEATURES

PARKCENTRAL

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
- Park Central is a premier Lennar master planned community in the highly sought-after city of Doral
- Located close to top rated schools, fine dining, shopping, Miami International Airport and beautiful beaches
- Park Central brings a distinct style of architecture with modernism inspirations. These residences portray an elegant mix of materials for a seamless connection between indoor and outdoor living
- The Highland community offers contemporary-style of home designs featuring clean lines, angular rooflines and an elegant mix of natural materials including glass, stone, wood and concrete elements
- Community amenities include nature preserve, sidewalks and lushly landscaped street lined roads, a grand clubhouse with ball room, billiard room, resort-style pool, fitness center, sauna, steam room, tennis, basketball, children's water park, playground and much more
- Located within a Community Development District (CDD), ask a Lennar New Home Consultant for details

EXTERIOR FEATURES

- Three story concrete block construction
- Exterior masonry walls
- Flat-style concrete roof tile
- Elevator access to third floor condos
- Brick paver on patio and front entry (per plan)
- Designer exterior paint in decorator schemes
- Impact-resistant windows and sliding glass doors
- Impact rated french glass main entry door

INTERIOR FEATURES

- Home automation Wi-Fi Certified Home (see attached "Connected Home Features")
- 18"x18" ceramic tile in foyer, kitchen and laundry room in choice of decorator colors (per plan)
- Plush stain resistant carpeting in living room, great room, family room, dining room, bedrooms, hallways and stairways with upgraded padding in choice of decorator colors (per plan)
- Contemporary-style interior doors
- Contemporary-style bi-fold closet doors
- Contemporary-style baseboards and door casings throughout home
- Contemporary-style recessed high-hats throughout home
- Lever-style interior door hardware
- Designer quality paint on all walls and ceilings
- Smooth finish walls and textured ceilings throughout
- Contemporary-style stair handrail (per plan)
- Rocker-style light 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 fan in family room and all bedrooms
- Decorative marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Central air conditioning and heating system with programmable thermostat
- Electric water heater

KITCHEN FEATURES

- Quality stainless steel appliance package featuring:
 - Side-by-side refrigerator with Ice and water dispenser in door
 - Ceramic glass cooktop slide-in range with self cleaning oven
 - Energy saving dishwasher
 - Built in microwave with recirculating ventilation system
- 36" contemporary-style flat panel cabinets in a variety of colors with brushed nickel hardware
- Contemporary-style quartz kitchen countertops with square edge with 6" backsplash
- Stainless steel rectangular undermount kitchen sink
- Contemporary-style kitchen faucet with pullout spray
- Food waste disposal
- USB charger outlet
- Recessed overhead lighting

BATH FEATURES

- Master bathroom:
 - Contemporary-style floating vanities with white cultured marble countertops
 - "Rain-style" shower head
 - Clear glass shower enclosure
 - 13"x23" ceramic floor and wall tile
 - Shower floor in elegant "pebble"-style stone
- Secondary bath includes:
 - Contemporary-style floating cabinets with elegant white cultured marble vanity tops with 4" backsplash and brushed nickel hardware
 - 18"x18" ceramic floor tile, 12"x12" wall tile, and 6"x6" shower floor tile
- Powder room includes contemporary-style floating vanity with elegant white cultured marble sink or pedestal sink (pe plan)
- Contemporary-style chrome faucets in all baths
- Elongated toilets
- Exhaust fan (per plan)
- Full width vanity mirrors
- Recessed lighting

LAUNDRY FEATURES

- Stackable washer and dryer
- 18"x18" ceramic tile flooring

LENNAR®

Welcome Home Center

Located Inside Grand Central Club

10551 NW 88th Street, Doral, FL 33178

305-593-1110

ParkCentralDoral.com

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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EVERYTHING'S
INCLUDED®

HIGHLAND PHASE II

CONDO RESIDENCES
CONNECTED HOME FEATURES



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.

Over \$6,000 of Everything's Included® value!

| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • 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 guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also 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. Certain products or services are provided by Amazon, and not Lennar. Amazon is responsible for all such services and products, and Lennar does not guarantee any equipment or services provided by Amazon. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details.

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