



PARKLAND BAY

CLASSIC AND WATERFRONT INCLUDED FEATURES

PARKLAND BAY COMMUNITY FEATURES

- A stunning access-controlled community featuring an array of distinguished new home collections.
- Lennar is a Fortune 500 Company listed on the New York Stock Exchange (LEN) and is one of the Nation's leading Homebuilders since 1954.
- Located in the heart of Parkland, Parkland Bay is close to top-rated schools, fine dining, shopping, equestrian center, major highways and many beautiful parks.
- Community amenities will include a 16,000 sq. ft. Clubhouse showcasing a myriad of indoor and outdoor recreational opportunities including a state-of-the-art fitness center, a beach entry resort pool with lap lanes, culinary demonstration cafe, entertainment pavillion, tot lot, tennis and more!
- Energy efficient Natural Gas

OUTSIDE YOUR HOME

- Impact-resistant windows and doors in entire home
- Elegant concrete roof tile
- Brick paver driveway, entry walk and covered terrace
- Designer exterior paint in choice of decorator palettes
- Raised-panel hurricane approved garage doors
- Automatic garage door openers with remotes
- Designer landscaping and fully sodded homesite
- Automatic sprinkler system
- Decorative coach lights
- Exterior hose bibs
- 8' fiberglass outswing entry door

INSIDE YOUR HOME

- World's First Wi-Fi CERTIFIED™ Home Design, Featuring Home Automation Activated and Supported by Amazon and Voice Controlled by Alexa (see reverse side)
- Alarm System
- Tankless, gas, water heater
- Dramatic 10' ceilings in main living areas (per plan)
- Central air-conditioning and heating system with programmable thermostat
- Plush, stain-resistant carpet with upgraded padding in choice of designer colors
- 20"x20" porcelain tile in foyer, kitchen, family room, dining room, living room and laundry room in choice of designer colors
- Energy saving spray foam insulation
- Gypsum flooring underlayment (on second floor)
- Lever style interior door hardware
- 8' raised-panel interior doors
- Smooth drywall finish walls and knockdown ceilings throughout
- Rocker-style light switches throughout
- Designer paint on walls and ceilings
- Category 5e structured wiring for phone in kitchen only. Family room and all bedrooms wired for cable and internet, home run to Central Distribution Panel
- RG6 shielded, coaxial television cable in all bedrooms and family room, home run to central distribution panel

INSIDE YOUR HOME *(continued)*

- Pre-wired for ceiling fan in all bedrooms and family room
- Vinyl-clad, ventilated closet shelving
- Decorative white solid surface windowsills throughout
- Smoke and carbon monoxide detectors throughout

INSIDE YOUR KITCHEN

- Upgraded wood finish cabinets with 42" uppers, soft close hinges and 3/4 inch solid wood dovetail, soft close drawers in chose of colors and hardware
- Deluxe stainless steel appliance package featuring:
 - 36" Chimney style hood vented to outside
 - 36" Gas drop-in cooktop
 - Counterdepth french door refrigerator
 - Built-in 30" double-wall oven w/European True Convection
 - Energy-efficient stainless steel tub dishwasher w/hidden controls
 - In wall microwave
- Granite or quartz countertops
- Stainless steel double bowl under-mount sink with pull-out faucet
- Expansive island (per plan)
- Waste disposal system
- Recessed LED hi-hat lighting

INSIDE YOUR BATH

- Wood finish and vanities with soft close hinges and 3/4 inch solid wood dovetail, soft close drawers in choice of colors and hardware in all baths
- Elegant granite or quartz countertops in all baths
- Decorative wide-spread faucets in all baths
- Separate clear frameless glass-enclosed shower in master bath
- Luxury garden tub in master bath
- 20"x20" Designer porcelain tile flooring
- Coordinating Porcelain tile on shower walls and floors
- Full vanity-width mirrors
- Elongated comfort-height toilets in all baths
- Exhaust fans in all bathrooms

INSIDE YOUR LAUNDRY

- Energy efficient washer and gas dryer
- Built-in laundry tub (per plan)
- 42" wood soft close upper cabinets

CONSTRUCTION EXCELLENCE

- Ten year structural warranty on major structural defects
- One year warranty on workmanship
- Manufacturers warranties for A/C, appliances and fixtures
- Smoke and carbon monoxide detectors through home (located per plan)
- In-wall pest control system

Welcome Home Center located at
8635 Parkland Bay Drive, Parkland, FL 33076 • 954-340-2679 • ParklandBay.com



The specific features, amenities, floor plans, elevations, square footage, and designs vary per plan and community and are subject to changes or substitution without notice. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. 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. Copyright © 2019 WCI/Lennar Corporation. WCI/Lennar and the WCI/Lennar logo, are registered service marks of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: Scott David Harala, 1526578. 03/20/19



PARKLAND BAY

World's First Wi-Fi CERTIFIED Home Design Included Features

INFRASTRUCTURE - WORLD'S FIRST Wi-Fi CERTIFIED HOME DESIGN

- Ruckus Wireless ZoneFlex™ R510
- Heat Mapping (Engineering)
- Brocade® Ruckus® ICX® 7150 12-port switch
- Levgrand 42" RF Transparent Media® Enclosure
- Leviton® Surge Protective Receptacles
- Lutron Caseta® occupancy sensor

SMART PRODUCTS - CONTROLLED BY AMAZON ALEXA

- Ring® Video Doorbell
- Schlage "Encode" Wi-Fi Smart Lock
- Amazon Echo Show®
- Honeywell Lyric Round™ Wi-Fi Thermostat
- Sonos® ONE: 1 wireless speaker with "Alexa"
- Lutron Caseta® wireless Smart Bridge Pro, Wireless Lamp Module, Pico Remote with Double Stand
- Lutron Caseta® wireless in-wall dimmer
- Leviton® Smart Plug-In

SERVICE

- Amazon Experts set up and activate all connected devices in the home and offer 90-day Smart Home Support
- In-Home Support

CONVENIENCE

- HAVING IT ALL DONE FOR YOU!

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 and services are provided by third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. Additional disclosures and disclaimers relating to The Connected Home program will apply. See your purchase agreement and related disclosures for details. Energy claims were developed by third parties and not based upon specific testing of an individual home. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home. Copyright © 2019 Lennar Corporation. Lennar, the Lennar logo, the WCI logo, Everything's Included, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: Scott David Harala, 1526578. 04/01/19