



OVERALL COMMUNITY
BROCHURE



STEP INTO PARADISE

Friends and family will be begging to join you at your future community clubhouse, where surrounding palm trees and luscious landscaping will transport you to another world.

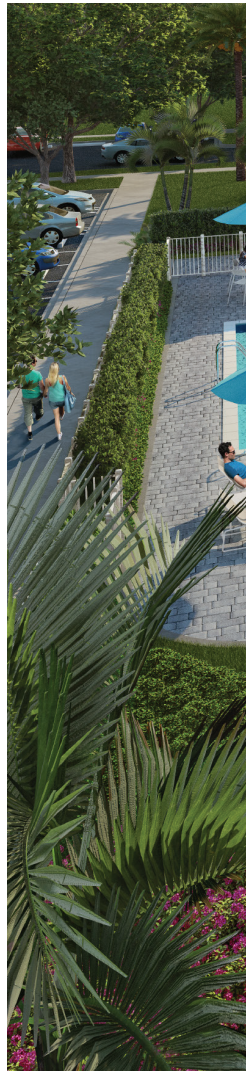
At The Riviera, you'll enjoy relaxing and inviting cabanas like those you might find at a luxurious resort. Here, you'll immediately be impressed with the massive pristine pool and splashing water fountains which will add to the fun for the kids, while you enjoy a relaxing soak in the outdoor spa.

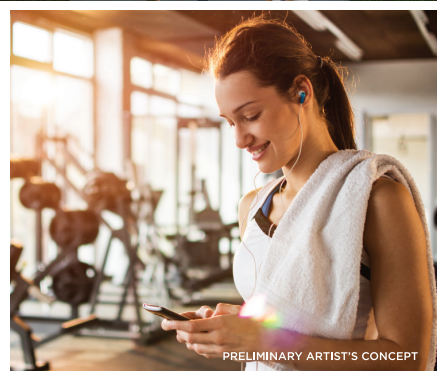
Too much sun for the day? A cool and cozy seat under the covered terrace allows you to relax and mingle with your neighbors, or maybe you'd rather get in a quick workout at The Riviera's state-of-the-art fitness center.

An elegant social room will complete the clubhouse, where you can gather and celebrate all of life's joyous moments, big or small.



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 © 2019 Lennar Corporation. All rights reserved. CGC 062343 09/19





The Riviera



LAGUNA COLLECTION TOWNHOMES

LENNAR®

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- The Riviera will be a master planned community offering new Wi-Fi Certified™ townhomes and single-family home floorplans.
- The Riviera will offer sidewalks throughout, as well as relaxing park areas and inviting gazebos.
- Residents will be welcomed by a grand community entry with access control.
- A lakefront clubhouse will allow you and your family to enjoy daily workouts in the fitness center, meet your new neighbors in the social room or simply relax poolside under the impressive covered terrace.
- The Riviera is located within a Community Development District (CDD). Ask a Lennar New Home Consultant for details.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative shutters (per plan)
- Spanish-style concrete roof tile
- Quality CBS construction
- Brick paver walkway, entry and patio areas
- Designer exterior paint schemes
- Covered entry
- Insulated hurricane approved entry door
- Code compliant hurricane panels
- Privacy fence in rear yard

DESIGNER KITCHEN

- Shaker-style kitchen cabinets with 36" uppers with brushed nickel hardware
- Pantry closet with ventilated shelves
- 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

- Home Automation Wi-Fi Certified Home
- 18" x 18" ceramic tile in foyer, kitchen and laundry 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 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
- Custom coffer ceilings in Master Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- 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 Master Bath (per plan)
- Shower with clear glass enclosure in Master 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



The Riviera



BANDOL
LAGUNA COLLECTION
TOWNHOMES

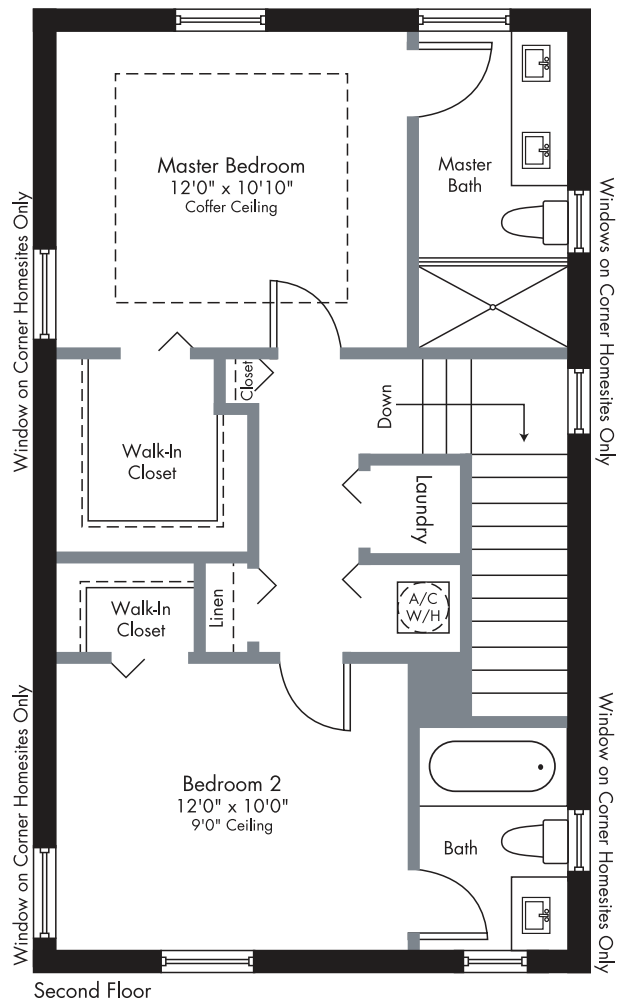
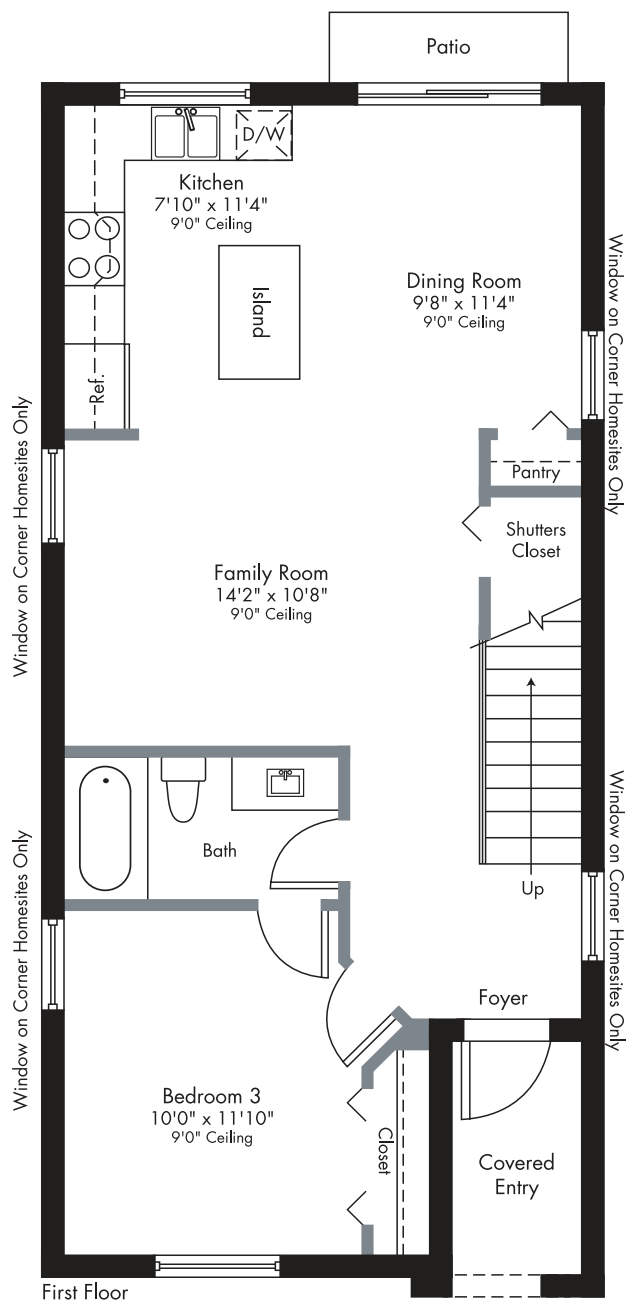
LENNAR®

BANDOL

LAGUNA COLLECTION - TOWNHOMES

2-Story | 3 Bedrooms | 3 Baths
Covered Entry

1,334 SQ FT	A/C AREA
43 SQ FT	COVERED ENTRY
<hr/>	
1,377 SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT

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The Riviera

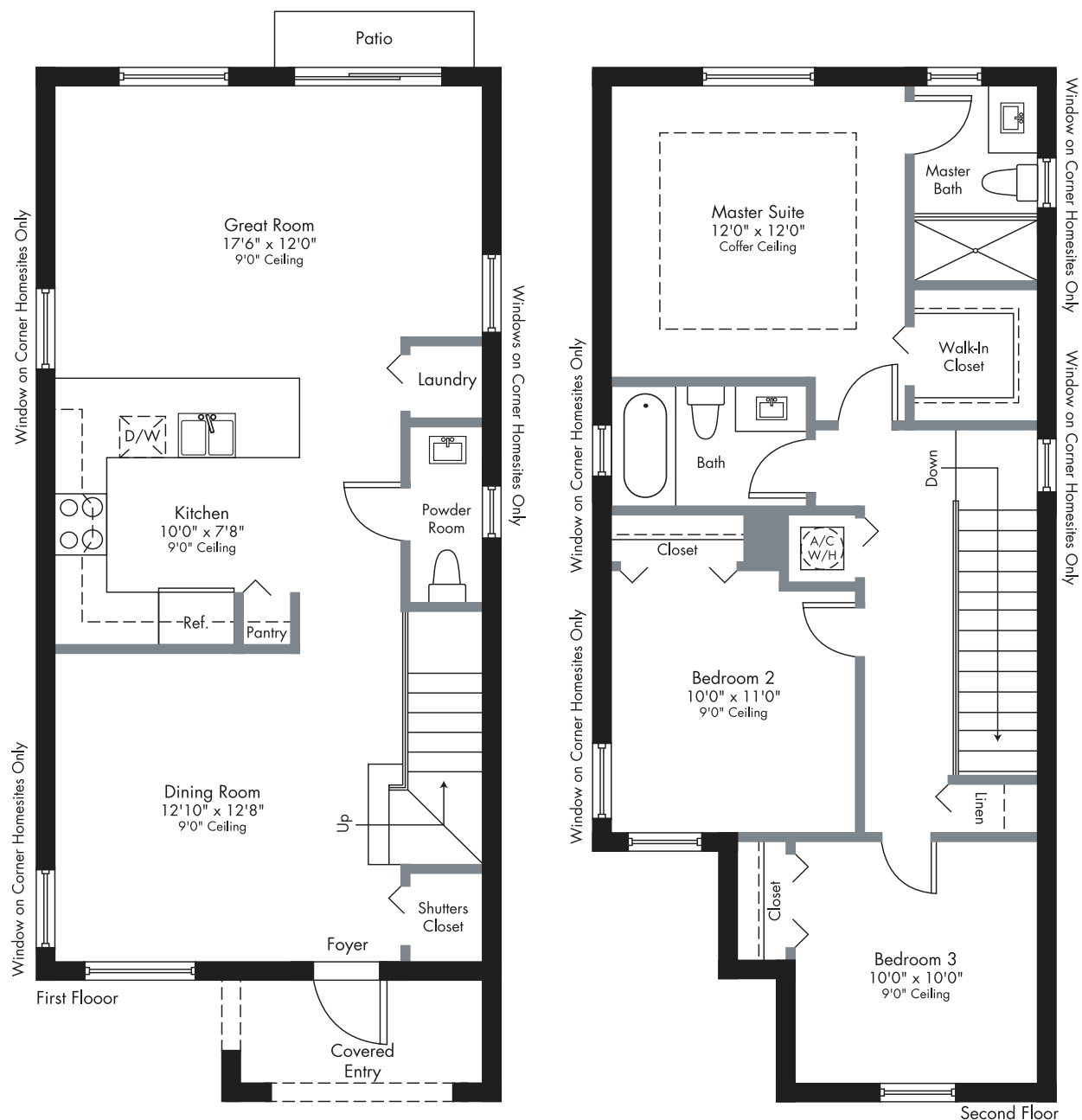


CASIS

LAGUNA COLLECTION
TOWNHOMES

LENNAR®

2-Story 3 Bedrooms 2.5 Baths	1,414 SQ FT	A/C AREA
Great Room Covered Entry	56 SQ FT	COVERED ENTRY
	1,470 SQ FT	TOTAL



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The Riviera



MONTE CARLO LAGUNA COLLECTION TOWNHOMES

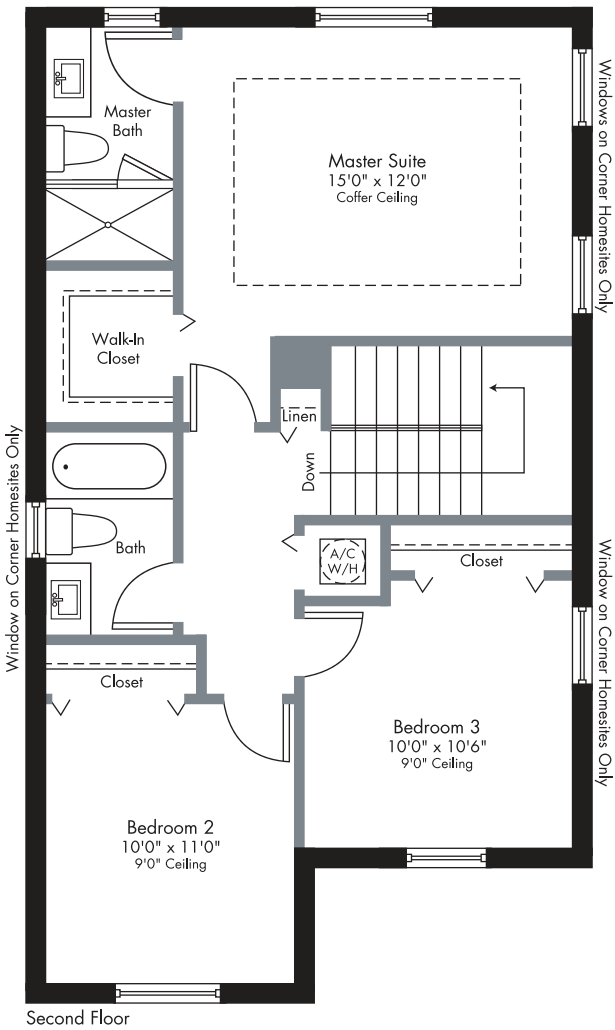
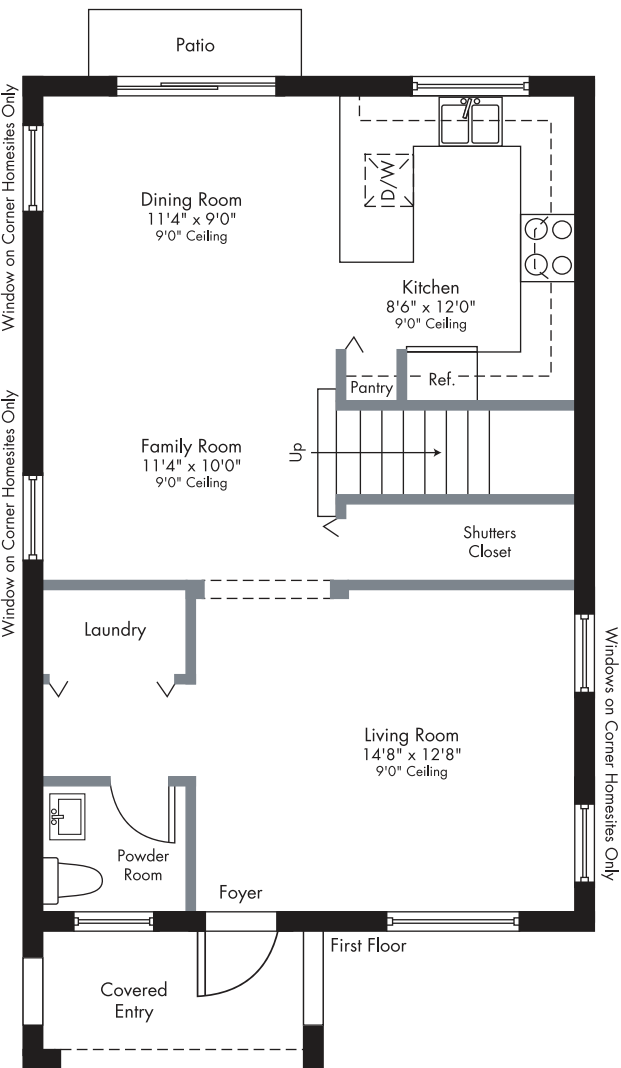
LENNAR®

MONTE CARLO

LAGUNA COLLECTION - TOWNHOMES

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

1,489 SQ FT	A/C AREA
59 SQ FT	COVERED ENTRY
<hr/>	
1,548 SQ FT	TOTAL



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The Riviera



RESERVE LAGUNA COLLECTION TOWNHOMES

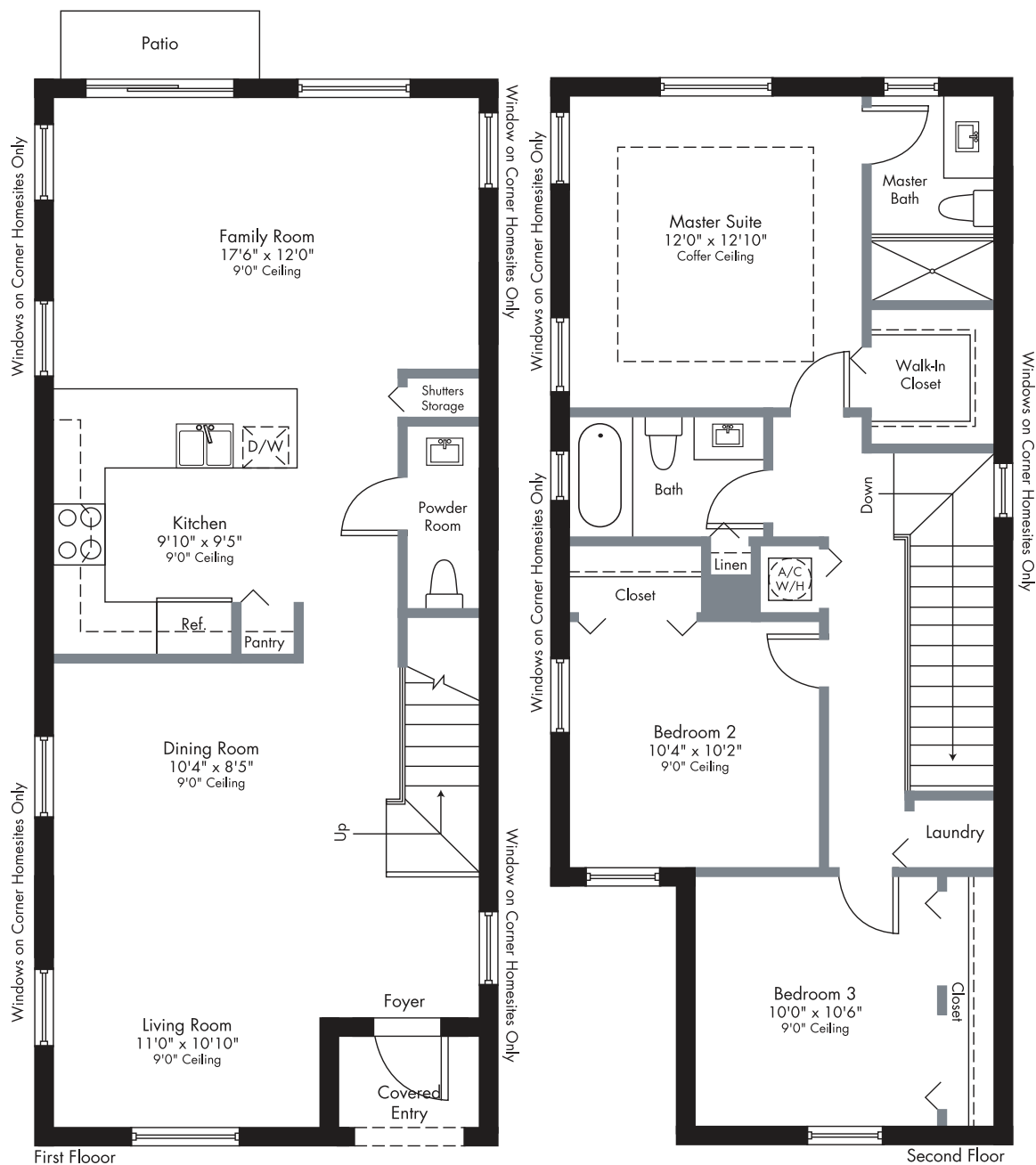
LENNAR®

RESERVE

LAGUNA COLLECTION - TOWNHOMES

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

1,545 SQ FT	A/C AREA
28 SQ FT	COVERED ENTRY
<hr/>	
1,573 SQ FT	TOTAL



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The Riviera



VENCE

LAGUNA COLLECTION
TOWNHOMES

LENNAR®

VENCE

LAGUNA COLLECTION - TOWNHOMES

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

1,668 SQ FT	A/C AREA
81 SQ FT	COVERED ENTRY
<hr/>	
1,749 SQ FT	TOTAL



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The Riviera



LAGUNA COLLECTION TOWNHOMES

LENNAR®



The Riviera



RIO COLLECTION TOWNHOMES

LENNAR®

YOUR COMMUNITY

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EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative shutters (per plan)
- Spanish-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

- Shaker-style kitchen cabinets with 36" uppers 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

- Home Automation Wi-Fi Certified Home
- 18" x 18" ceramic tile in foyer, kitchen and laundry 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 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)
- Custom coffer ceilings in Master Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- 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 Master Bath
- Shower with clear glass enclosure in Master 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**



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 © 2020 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 03/20

The Riviera



AVIGNON RIO COLLECTION TOWNHOMES

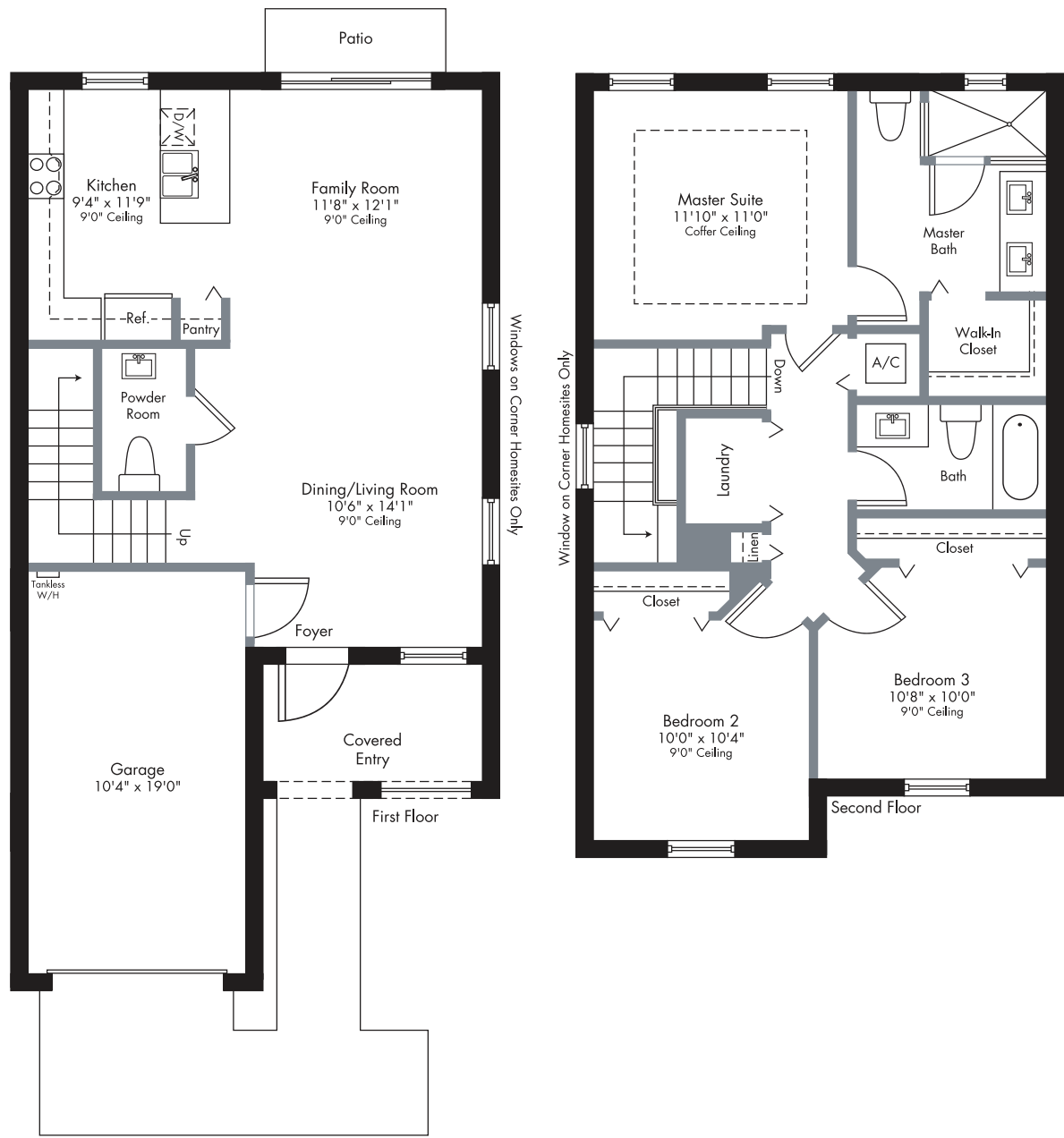
LENNAR®

AVIGNON

RIO COLLECTION - TOWNHOMES

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

1,334 SQ FT	A/C AREA
232 SQ FT	GARAGE
67 SQ FT	COVERED ENTRY
<hr/>	
1,633 SQ FT	TOTAL



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The Riviera



BORDEAUX RIO COLLECTION TOWNHOMES

LENNAR®

BORDEAUX

RIO COLLECTION - TOWNHOMES

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

1,443 SQ FT	A/C AREA
238 SQ FT	GARAGE
51 SQ FT	COVERED ENTRY
<hr/>	
1,732 SQ FT	TOTAL



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The Riviera



DIJON

RIO COLLECTION
TOWNHOMES

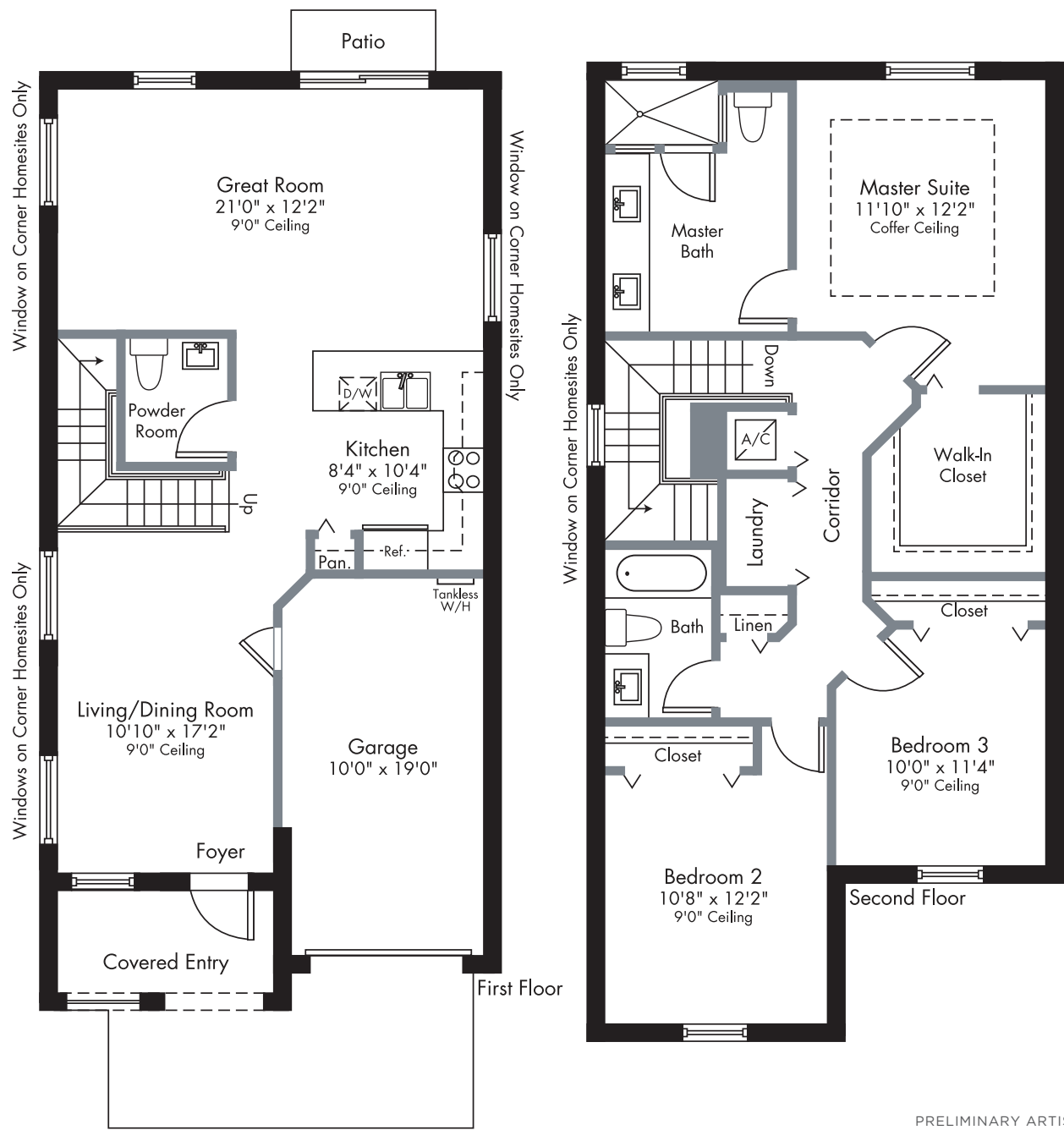
LENNAR®

DIJON

RIO COLLECTION - TOWNHOMES

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

1,697 SQ FT	A/C AREA
209 SQ FT	GARAGE
73 SQ FT	COVERED ENTRY
<hr/>	
1,979 SQ FT	TOTAL



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The Riviera



LORIENT RIO COLLECTION TOWNHOMES

LENNAR®

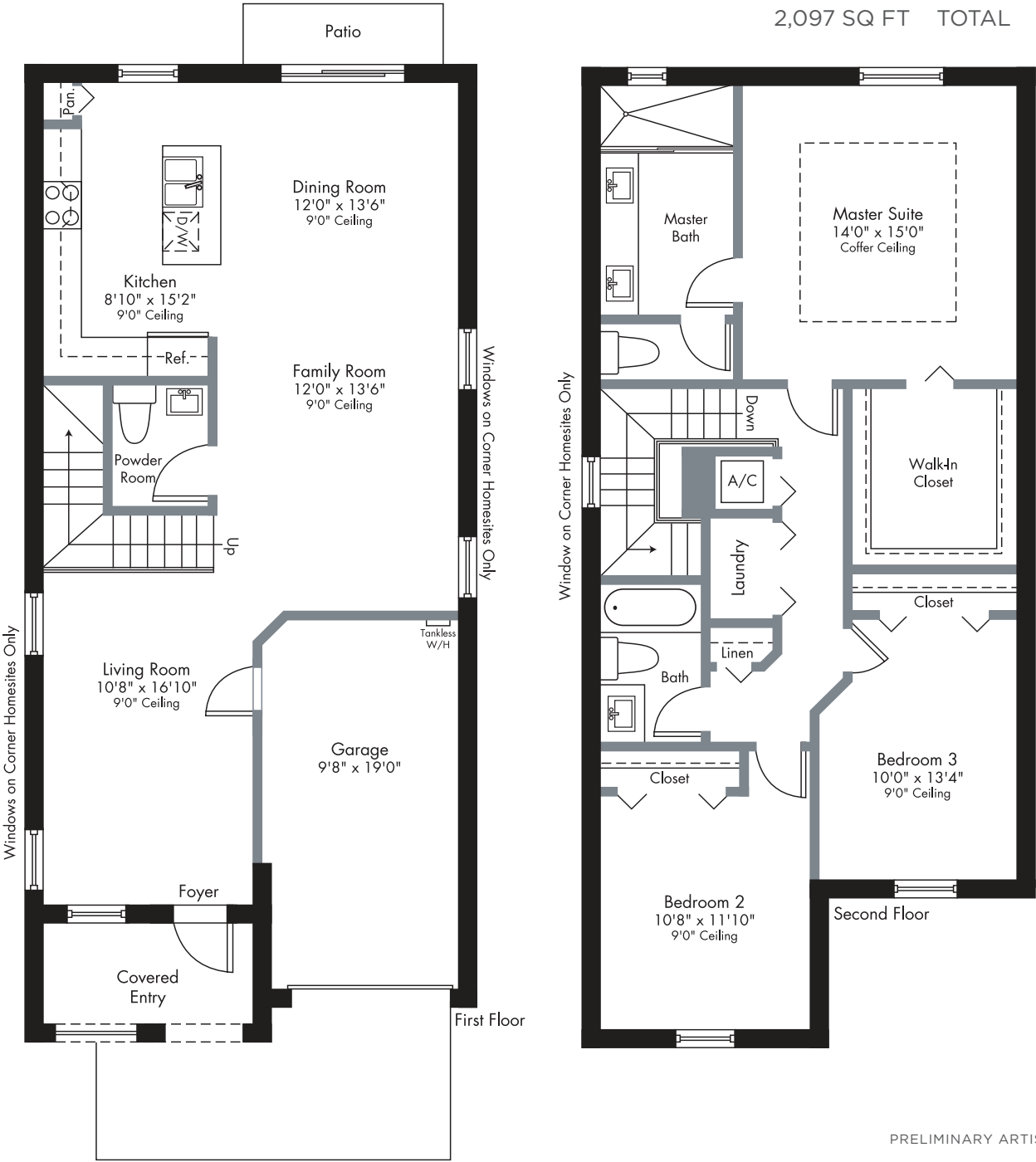
LORIENT

RIO COLLECTION - TOWNHOMES

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

1,828 SQ FT	A/C AREA
198 SQ FT	GARAGE
71 SQ FT	COVERED ENTRY

2,097 SQ FT TOTAL



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The Riviera



MARSEILLE RIO COLLECTION TOWNHOMES

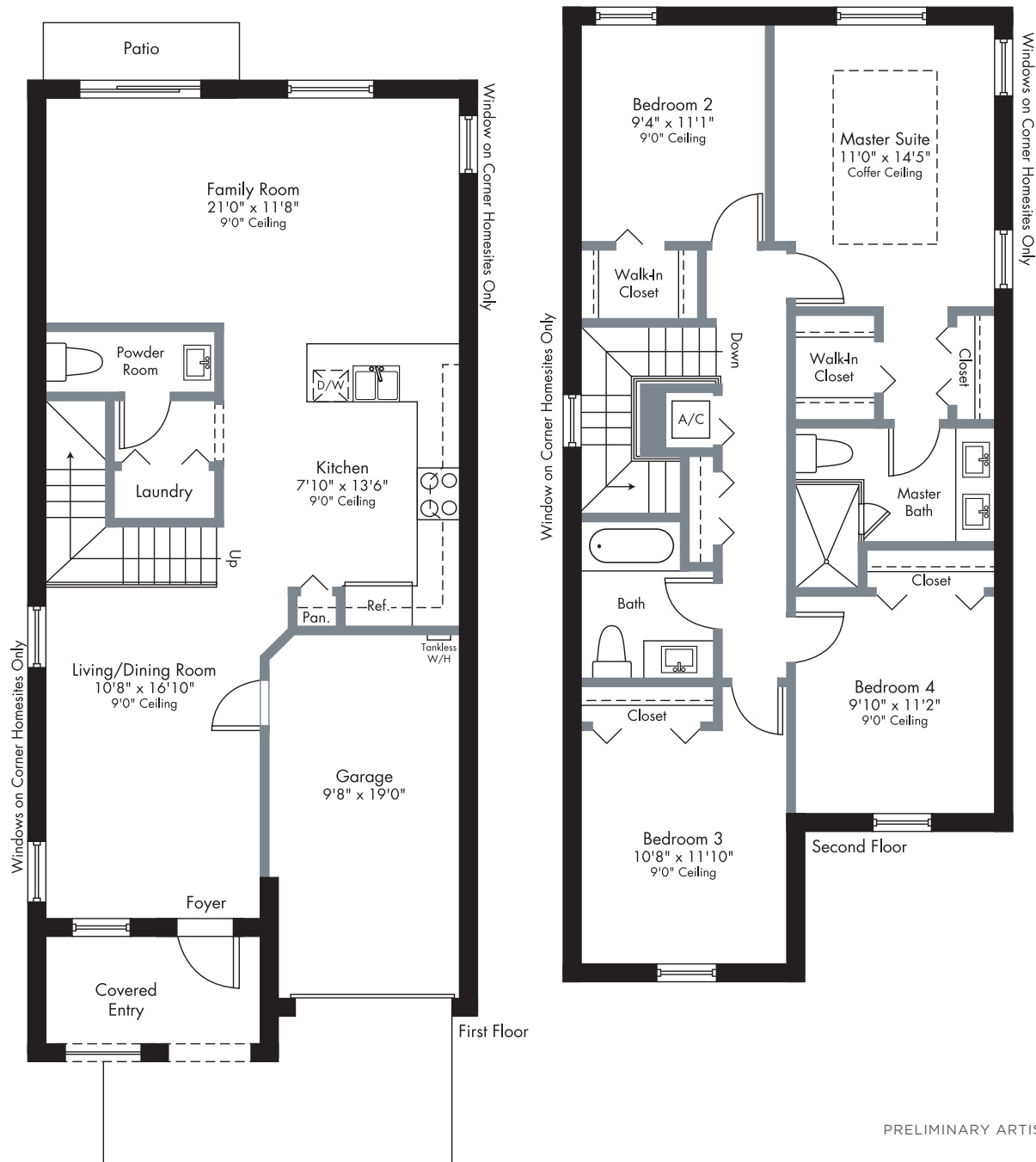
LENNAR®

MARSEILLE


RIO COLLECTION - 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/>	
2,103 SQ FT	TOTAL



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The Riviera



RIO COLLECTION TOWNHOMES

LENNAR®

PRELIMINARY COMMUNITY SITE PLAN



**PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE**

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, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OF THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice. Select homesites have premiums. 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 © 2020 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 03/20

The Riviera



COSTA COLLECTION
SINGLE-FAMILY

LENNAR®

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- Quality CBS construction
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- Designer exterior paint schemes
- Covered entry
- Insulated hurricane approved entry door
- Raised-panel hurricane code approved garage door
- Pre-wired for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels

DESIGNER KITCHEN

- Contemporary shaker-style kitchen cabinets with 36" uppers (in choice of colors) with brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops in choice of decorator colors
- Stainless steel double bowl over-mount kitchen sink with decorative faucet with sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
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 - 30" Free-standing electric range system with ceramic glass cooktop and super large oven capacity with self-cleaning system
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INNOVATIVE INTERIORS

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- 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
- Colonial-style baseboards and door casings throughout
- Lever-style interior door hardware
- Designer quality paint on all walls and ceilings
- Textured walls and ceilings in designated areas
- Rocker-style light switches throughout
- Paint grade side mount stair handrail (White)
- Category 5e structured wiring for voice in kitchen and master bedroom, home run to central distribution panel
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- 6" x 6" ceramic shower floor tile
- Exhaust fans (per plan)
- Recessed LED downlighting
- Oversized vanity mirrors (per plan)
- Clear glass corner shelf soap dish
- Elegant pedestal sink in first floor Powder Room

LAUNDRY

- Washer and dryer connections provided



**EVERYTHING'S
INCLUDED**

The Riviera

ANTIBES

COSTA COLLECTION - SINGLE-FAMILY



LENNAR®

ANTIBES

COSTA COLLECTION - SINGLE-FAMILY

2-Story | 3 Bedrooms | 2.5 Baths
Family Room | 2-Car Garage

1,965 SQ FT	A/C AREA
514 SQ FT	2-CAR GARAGE
29 SQ FT	COVERED ENTRY

2,508 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

The Riviera

CANNES

COSTA COLLECTION - SINGLE-FAMILY



LENNAR®

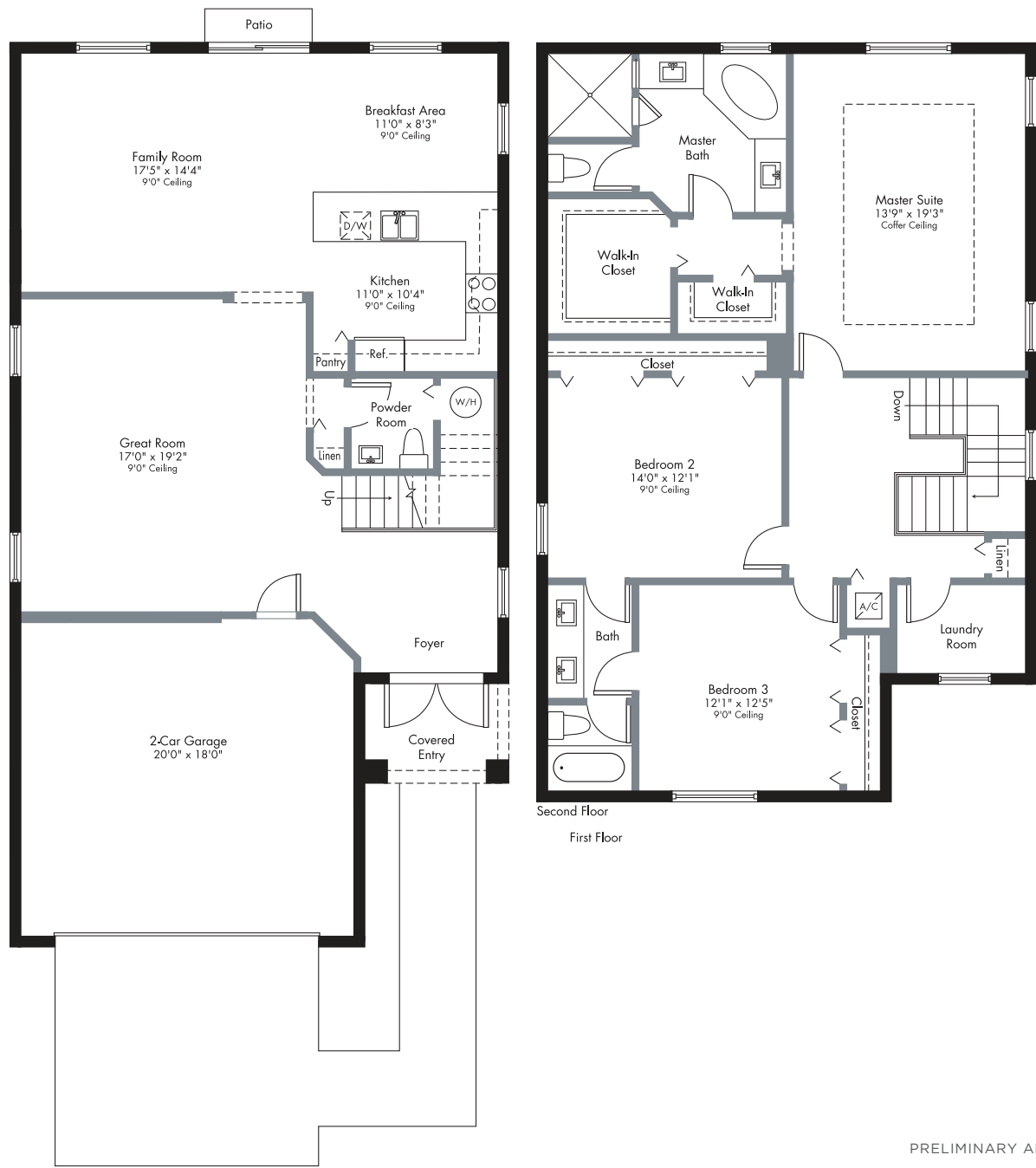
CANNES

COSTA COLLECTION - SINGLE-FAMILY

2-Story | 3 Bedrooms | 2.5 Baths
Breakfast Area | Family Room
2-Car Garage

2,417 SQ FT	A/C AREA
415 SQ FT	2-CAR GARAGE
52 SQ FT	COVERED ENTRY

2,884 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 ©2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 08/19.



NORMANDY
COSTA COLLECTION - SINGLE-FAMILY



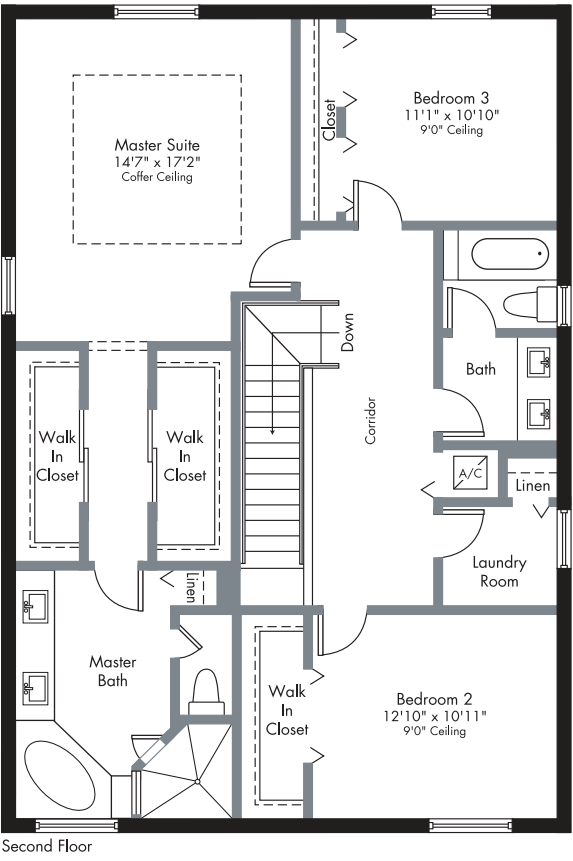
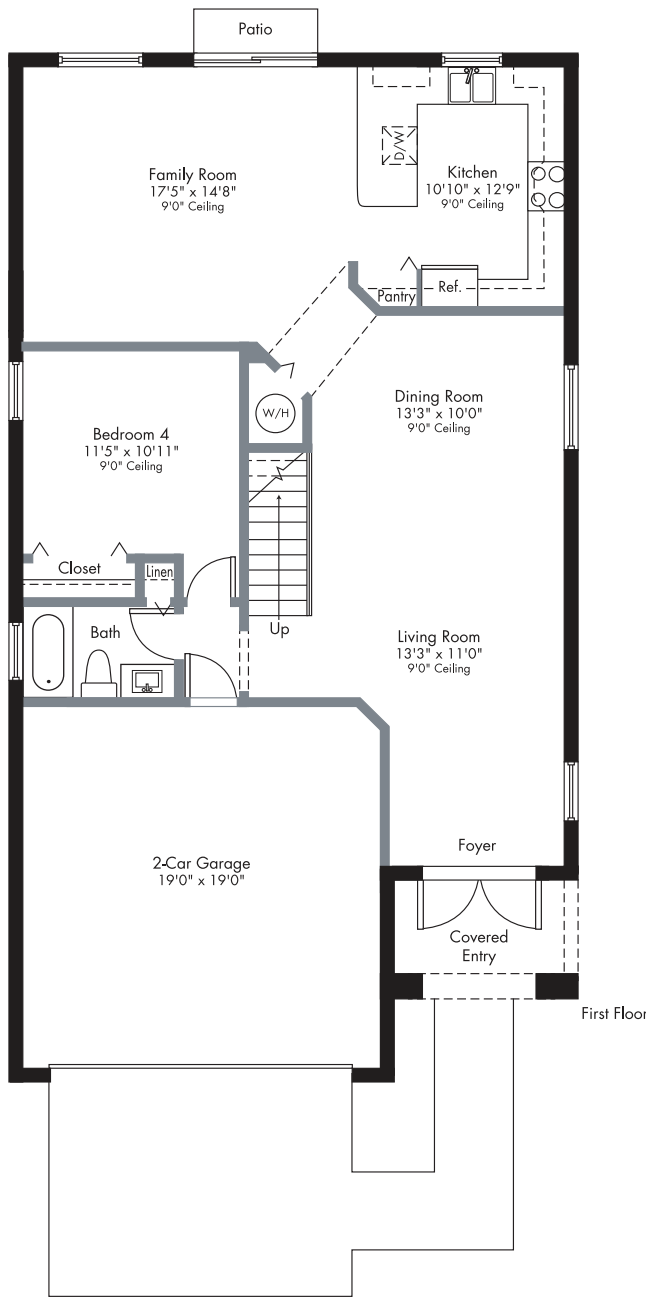
LENNAR®

NORMANDY

COSTA COLLECTION - SINGLE-FAMILY

2-Story | 4 Bedrooms | 3 Baths
Family Room | 2-Car Garage

2,479 SQ FT	A/C AREA
393 SQ FT	2-CAR GARAGE
61 SQ FT	COVERED ENTRY
<hr/>	
2,933 SQ FT	TOTAL



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PALOMA

COSTA COLLECTION - SINGLE-FAMILY

2-Story | 4 Bedrooms | 3.5 Baths
Family Room | Breakfast Area
2-Car Garage

2,662 SQ FT	A/C AREA
395 SQ FT	2-CAR GARAGE
48 SQ FT	COVERED ENTRY
<hr/>	
3,105 SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT

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The Riviera

ST. TROPEZ

COSTA COLLECTION - SINGLE-FAMILY



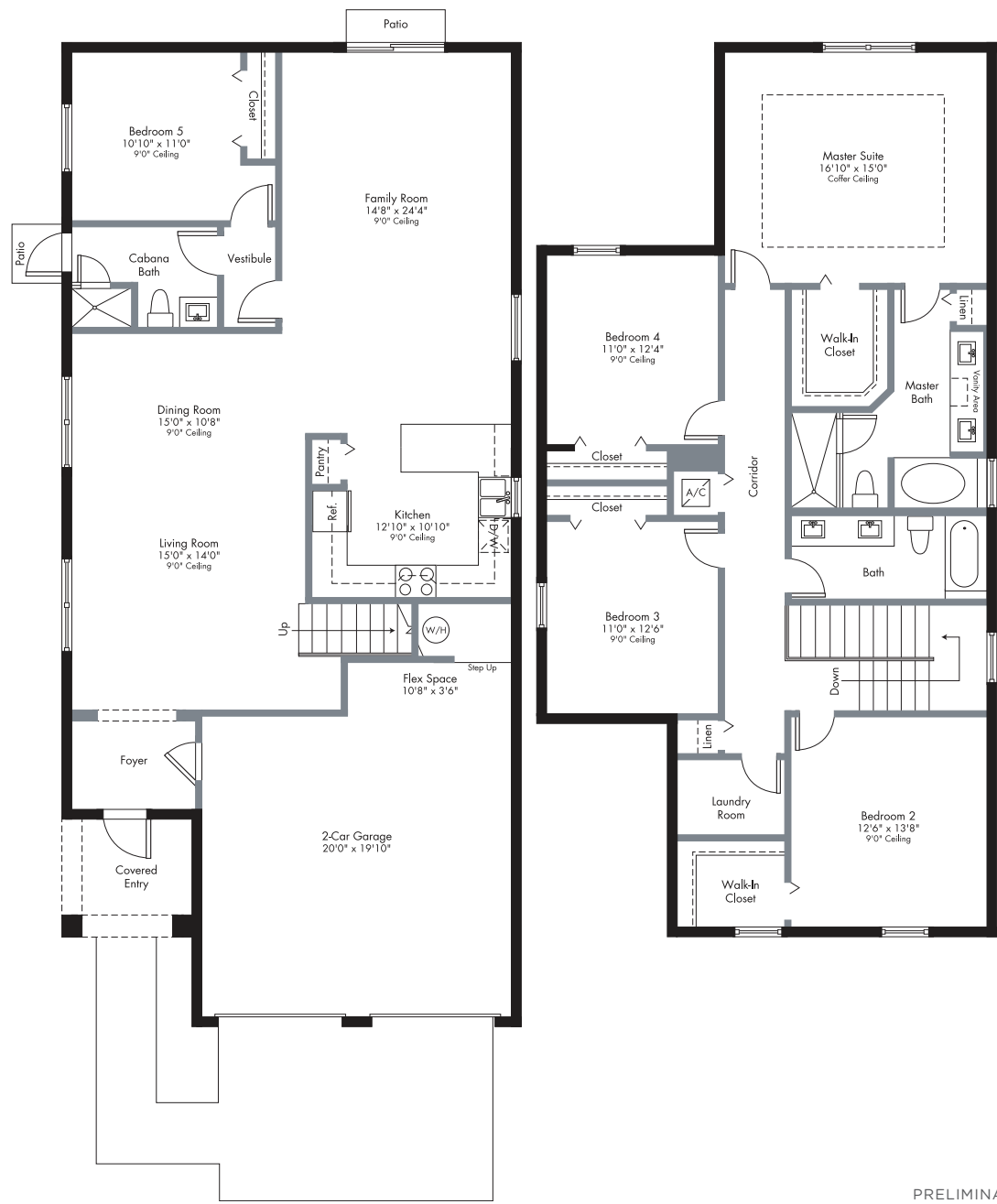
LENNAR®

ST. TROPEZ


COSTA COLLECTION - SINGLE-FAMILY

2-Story | 5 Bedrooms | 3 Baths
Family Room | 2-Car Garage

2,805 SQ FT	A/C AREA
498 SQ FT	2-CAR GARAGE
65 SQ FT	COVERED ENTRY
<hr/>	
3,368 SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT

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The Riviera



COSTA COLLECTION
SINGLE-FAMILY

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PRELIMINARY COMMUNITY SITE PLAN



**PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE**

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New Home. New Adventures.

Lennar's new community of Wi-Fi CERTIFIED™ townhomes and single-family homes, **The Riviera**, is ideally situated near many of South Miami-Dade County's most desirable attractions and destinations.

Practically around the corner, you'll find a gorgeous tennis club, as well as Homestead's newest and established shopping centers, restaurants and medical facilities. Plus, The Riviera's convenient location near the Florida Turnpike provides seamless access to Greater Miami, South Florida Beaches and the Florida Keys for endless family fun.

Discover a community where life will be rich with new adventures, and make yourself at home at **The Riviera by Lennar** today!





Schools

- Keys Gate Charter School (0.9 mi)
- Gateway Environmental K-8 Learning Center (1.1 mi)
- Campbell Drive K-8 Center (1.9 mi)
- The Charter School at Waterstone (2.1 mi)
- Homestead Senior High School (2.8 mi)
- Somerset Academy South Homestead (2.9 mi)
- Miami-Dade College - Homestead Campus (3.1 mi)
- St. John's Episcopal School (3.6 mi)
- Homestead Middle School (3.9 mi)
- Colonial Christian School (4.0 mi)
- South Dade Senior High School (4.2 mi)
- Medical Academy for Science and Technology (M.A.S.T.) (4.2 mi)
- McArthur High School (5.2 mi)
- Kingswood Montessori School (6.6 mi)
- Goulds Elementary School (8.4 mi)



Shopping

- Publix (1.0 mi)
- Ross Dress for Less (1.6 mi)
- Homestead Pavilion Shopping Mall (1.7 mi)
- Lowe's Home Improvement (2.1 mi)
- Walmart Supercenter (2.7 mi)
- Florida Keys Outlet Marketplace (3.5 mi)
- Knaus Berry Farms (6.4 mi)
- Southland Mall (10.7 mi)



Medical

- CVS (1.0 mi)
- Walgreens (1.1 mi)
- The Palace Gardens Assisted Living (1.4 mi)
- Main Street Children's Dentistry and Orthodontics (1.4 mi)
- Baptist Health Primary Care (1.5 mi)
- Homestead Hospital Baptist Health South Florida (1.5 mi)
- Campbell Urgent Care (2.2 mi)
- Homestead Dental, Inc. (3.7 mi)



Fun

- Homestead Sports Complex (0.9 mi)
- Flagship Cinemas (1.9 mi)
- Keys Gate Tennis Club (2.2 mi)
- Homestead-Miami Speedway (2.5 mi)
- Homestead Towne Square (2.6 mi)
- Coral Castle (3.1 mi)
- James Archer Smith Park (4.3 mi)
- Homestead Air Reserve Park (5.1 mi)
- Robert is Here Fruit Stand (5.2 mi)
- Homestead Bayfront Park (6.3 mi)
- The Little Farm Petting Zoo (7.9 mi)
- Fruit & Spice Park (8.5 mi)
- Everglades Alligator Farm (8.9 mi)
- Monkey Jungle (9.0 mi)



Dining

- Casavana Cuban Cuisine (0.9 mi)
- Olive Garden Italian Restaurant (1.6 mi)
- Dairy Queen (1.6 mi)
- LongHorn Steakhouse (1.6 mi)
- Menchie's Frozen Yogurt (1.6 mi)
- Chipotle (1.6 mi)
- Panera Bread (1.6 mi)
- Red Lobster (1.7 mi)
- Chili's (1.8 mi)
- Portofino Coal Fired Pizza (1.8 mi)
- Buffalo Wild Wings (1.9 mi)
- Schnebly Redland's Winery & Brewery (8.2 mi)





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 18 states and over 40 markets across the nation.

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 800,000 homes built, this commitment continues to guide us forward.



**EVERYTHING'S
INCLUDED®**



LennarRiviera.com

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