

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Tuscan Pines offers only 58 new Wi-Fi Certified Townhomes with garage.
- Desirable Pembroke Pines location, right on Pines Blvd.
- Residents will enjoy a beautiful community entry with access control and sidewalks throughout.
- A community Pool Pavillion will allow for relaxation and fun under the sun.

EXTERIOR DETAILS

- Flat concrete roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas
- Designer exterior paint
- Covered entry
- Insulated entry door
- Flat-panel hurricane code approved garage door
- Pre-wired for garage door opener
- Exterior hose bibs (per plan)
- Code compliant Hurricane steel panels

DESIGNER KITCHEN

- 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
- 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 (See Attached "Smart Home Features")
- 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 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
- 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
- Electric 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 (per plan)
- 12" x 12" ceramic floor tile
- 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

- Full size washer and dryer hook ups



EVERYTHING'S
INCLUDED

LennarTuscanPines.com

WELCOME HOME CENTER LOCATED AT

ATRIA SHOPPING CENTER
18501 PINES BLVD., SUITE 106
PEMBROKE PINES, FL 33029
866-684-9547

Over \$6,000 of 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			
• 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			
• Echo Dot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Schlage® smart lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Honeywell® Wi-Fi 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			
• 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			
• 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 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.

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