



CAMPO BELLO

OVERALL COMMUNITY
BROCHURE

HOMESTEAD, FL



CAMPO BELLO
CLUB

A RELAXING TROPICAL OASIS


Striking the perfect balance of fun and relaxation, your Campo Bello lifestyle will be one of daily rejuvenation, featuring family-friendly spaces where you can unwind and play.

Inviting amenities at your exclusive clubhouse range from a refreshing pool with outdoor spa and sundeck areas, to a beautiful social room perfect for entertaining on special occasions. A well-equipped fitness center ensures you never have to pay a gym membership again, while the nearby kids' tot-lot and onsite public park provide ample outdoor recreation.

Discover Campo Bello and all that it offers, and start creating unforgettable family memories today!



LENNAR[®]

 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 © 2021 Lennar Corporation. All rights reserved. Sellers Broker: Lennar Homes, LLC. Construction License: CGC 062343. 02/21



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY ARTIST'S CONCEPT



CAMPO BELLO

PRELIMINARY ARTIST'S CONCEPT



TWIN HOMES

LENNAR[®]

YOUR COMMUNITY

- 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
- Family friendly community of new contemporary style twin homes and single-family homes with tropical landscaping, sidewalks and street lighting throughout the community
- Conveniently located with easy access to the Florida Turnpike and other primary thoroughfares, nearby shopping and banking facilities, and a short drive to schools and nearby entertainment venues
- Residents will enjoy a future clubhouse with covered terrace, sparkling pool with sundeck areas and outdoor spa, state of the art fitness center and social party room
- Campo Bello is located within a Community Development District (CDD). Please ask a Lennar® New Home Consultant for Details

EXTERIOR DETAILS

- CBS construction
- 2-story Twin Home design which lives like a Single-Family Home
- Flat-style concrete roof tile
- Designer exterior stone on front elevations (per plan)
- Privacy fence in rear yard (Varies per homesite location)
- Brick paver walkway, entry and patio (per plan)
- Designer exterior paint
- Covered entry
- Exterior hose bib
- Code compliant hurricane panels

INNOVATIVE INTERIORS

- 18"x18" ceramic tile in foyer, kitchen, laundry and A/C closet in a choice of decorator colors (per plan)
- Stain resistant carpeting with padding in a choice of colors (per plan)
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & 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, or great room, home run to central distribution panel (per plan)

INNOVATIVE INTERIORS (CONT.)

- Pre-wired for ceiling fan in family room or great room, and all bedrooms (per plan)
- Coffered ceiling detail in Master Suite
- Quality interior paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated shelving in all closets
- Electric water heater
- Central air-conditioning and heating system

DESIGNER KITCHENS

- Kitchen cabinets with 36" uppers in choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Pantry closet with ventilated shelving
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30" free-standing electric range with ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over the range microwave with recirculating venting system
 - Built-in multi-cycle dishwasher
- USB charger outlet
- Recessed lighting

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble vanity tops, and brushed nickel hardware
- Double vanity sinks with faucets in master bath
- Shower with clear enclosure in master bath
- Pedestal Sink in Powder Room
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed lighting over vanities
- Oversized mirrors (per plan)

LAUNDRY

- Washer and Dryer hook ups provided



**EVERYTHING'S
INCLUDED®**



CAMPO BELLO

PRELIMINARY ARTIST'S CONCEPT



MEADOW

BARTELO

BARTELO

TWIN HOMES

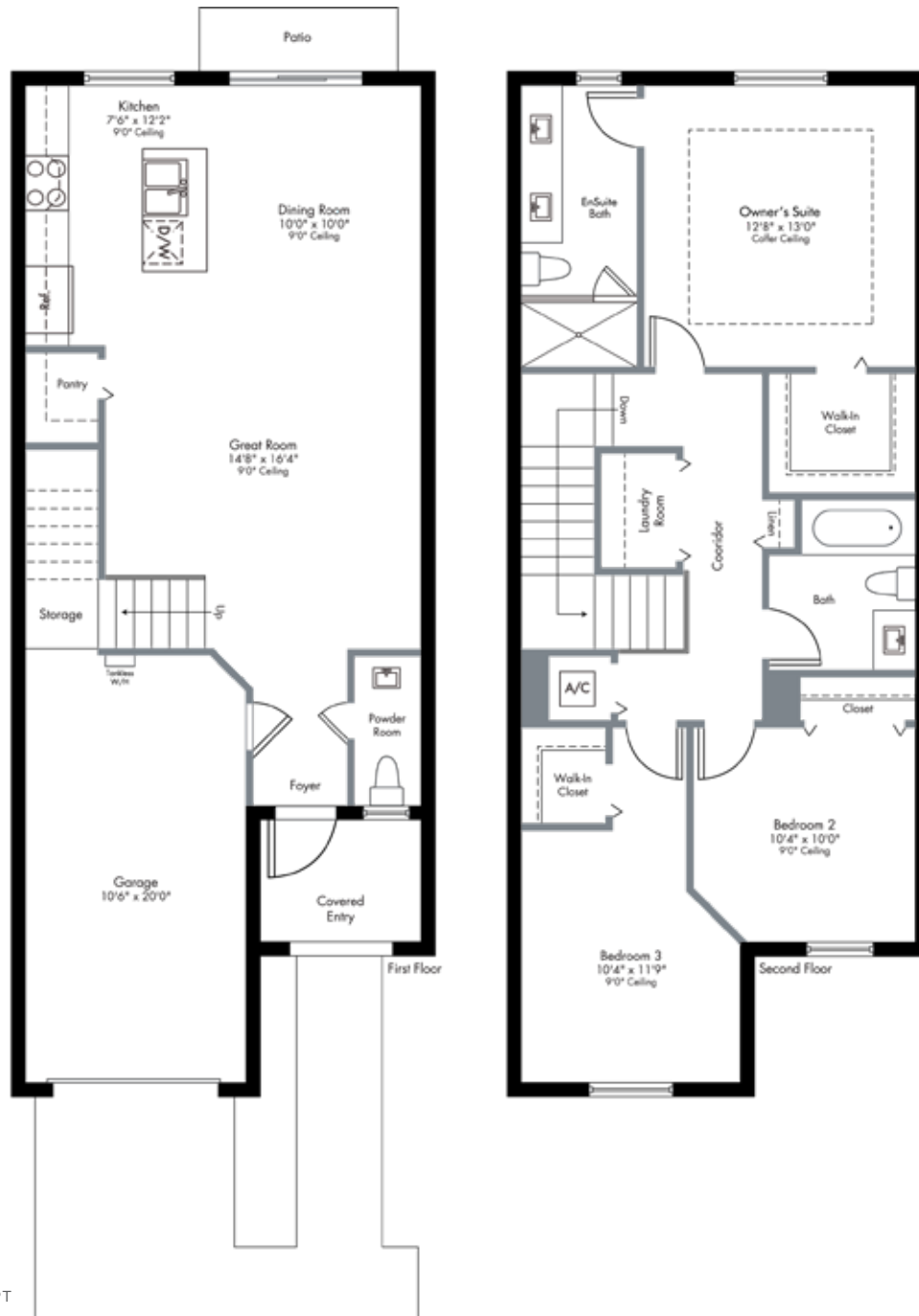
LENNAR[®]

BARTELO

TWIN HOMES

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

1,501 SQ FT	A/C AREA
231 SQ FT	GARAGE
52 SQ FT	COVERED ENTRY
1,784 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 © 2021 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 02/21.



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PRELIMINARY ARTIST'S CONCEPT



ROSEBROOK

LUCERNE

LUCERNE

TWIN HOMES

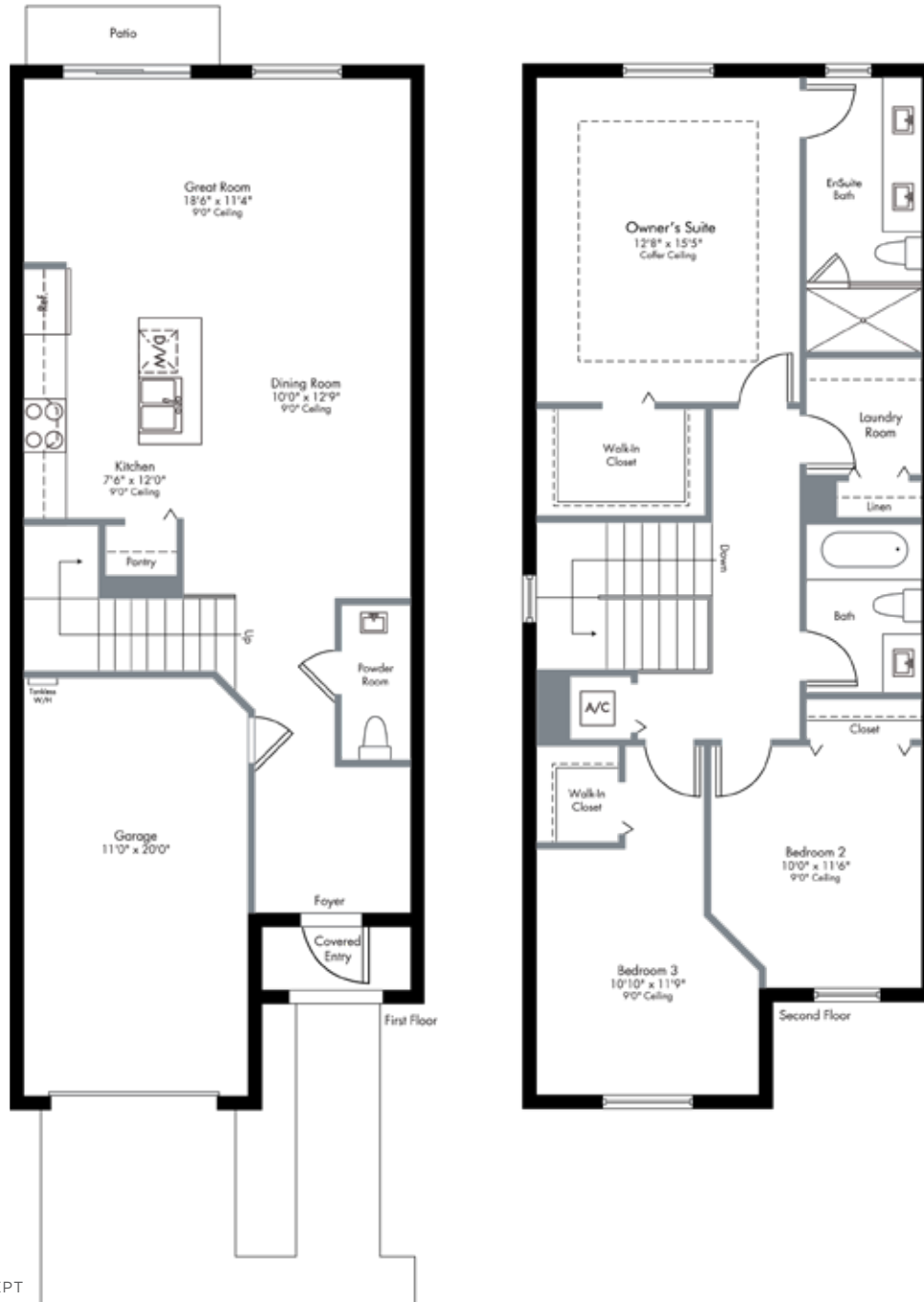
LENNAR[®]

LUCERNE

TWIN HOMES

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

1,621 SQ FT	A/C AREA
239 SQ FT	GARAGE
28 SQ FT	COVERED ENTRY
1,888 SQ FT	TOTAL



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MEADOW

BARTELO

MEADOW

TWIN HOMES

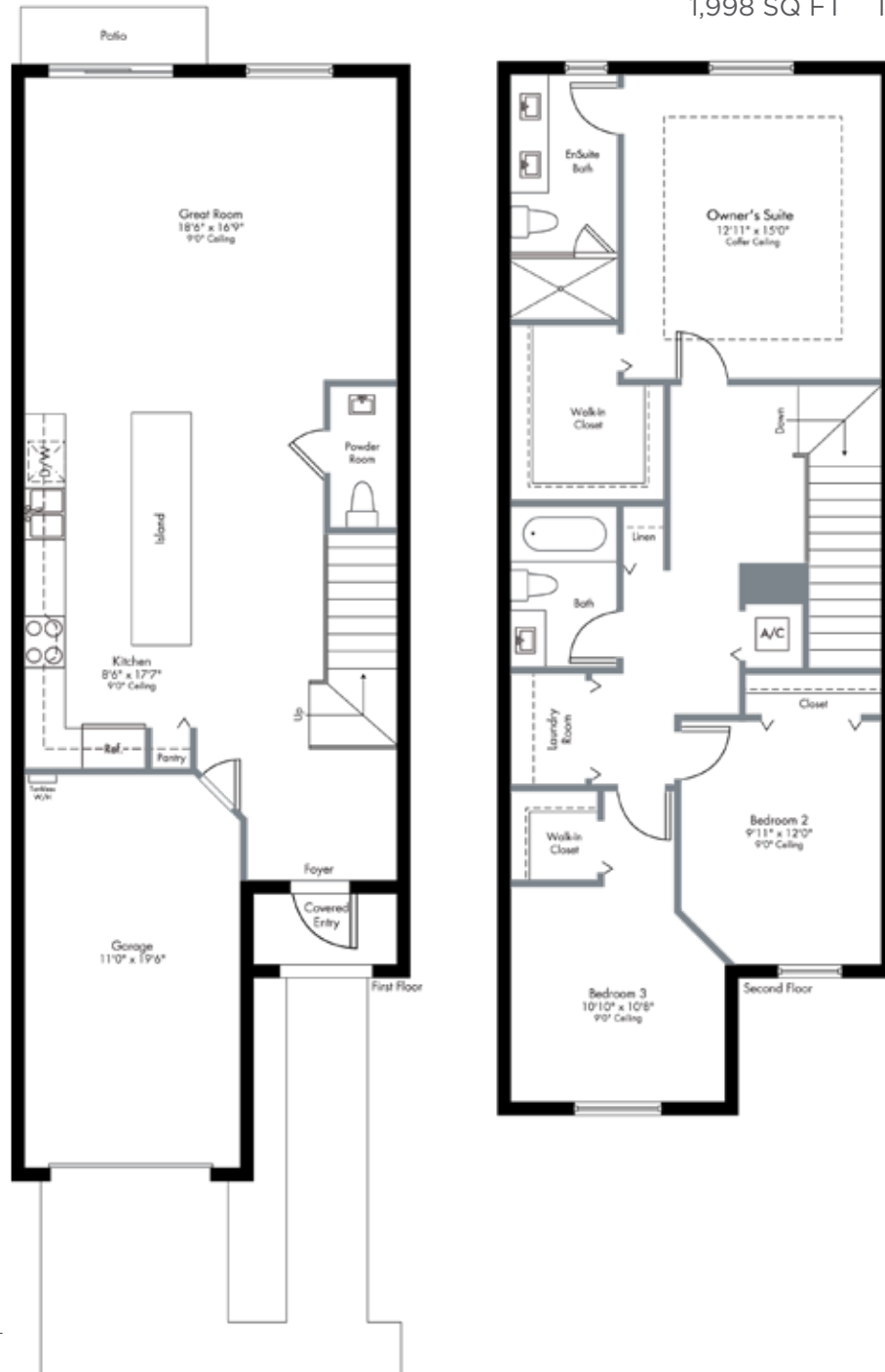
LENNAR[®]

MEADOW

TWIN HOMES

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

1,725 SQ FT	A/C AREA
242 SQ FT	GARAGE
31 SQ FT	COVERED ENTRY
1,998 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



PERENNIAL

TWIN HOMES

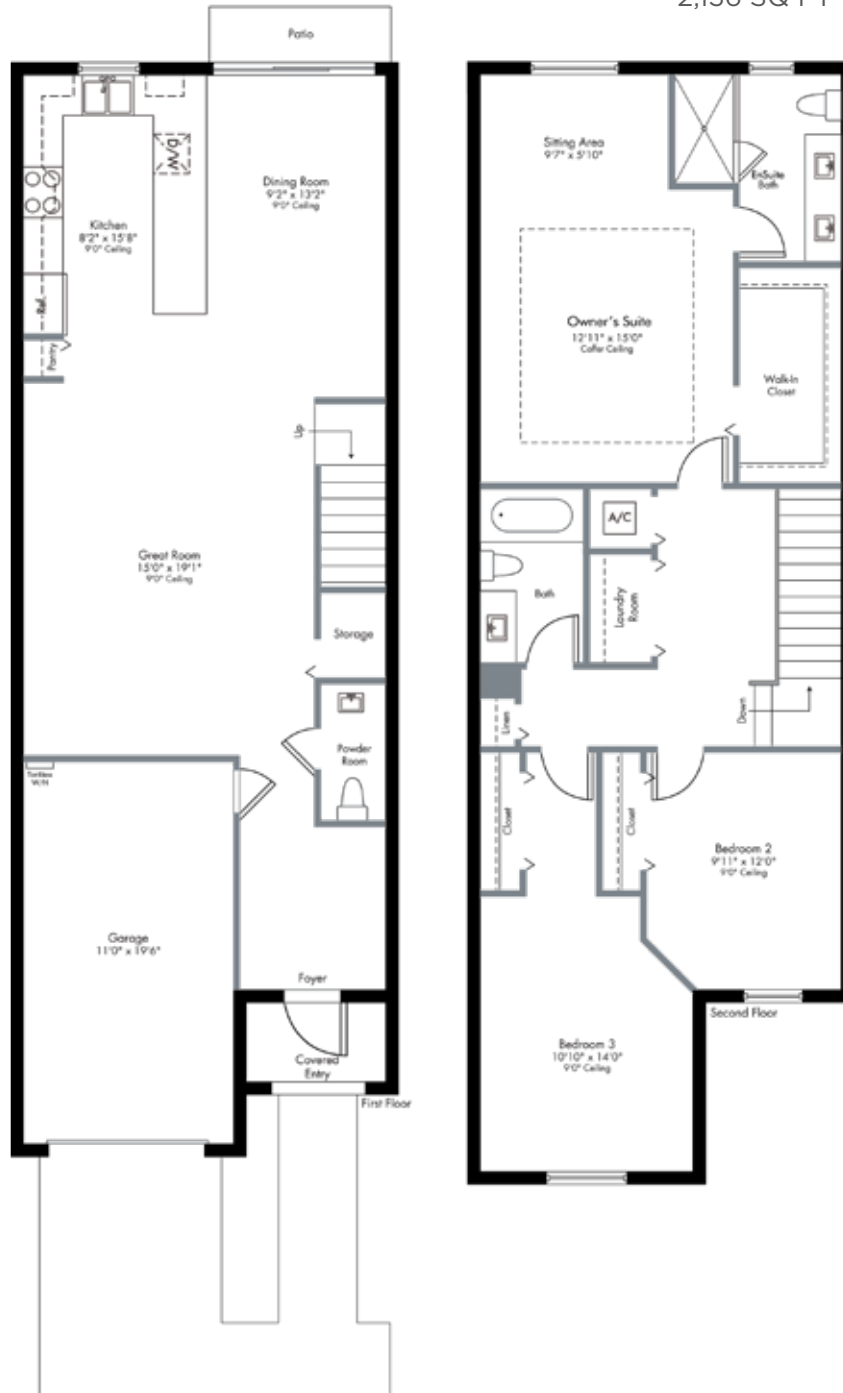
LENNAR[®]

PERENNIAL

TWIN HOMES

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

1,866 SQ FT	A/C AREA
234 SQ FT	GARAGE
36 SQ FT	COVERED ENTRY
2,136 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT



ROSEBROOK

TWIN HOMES

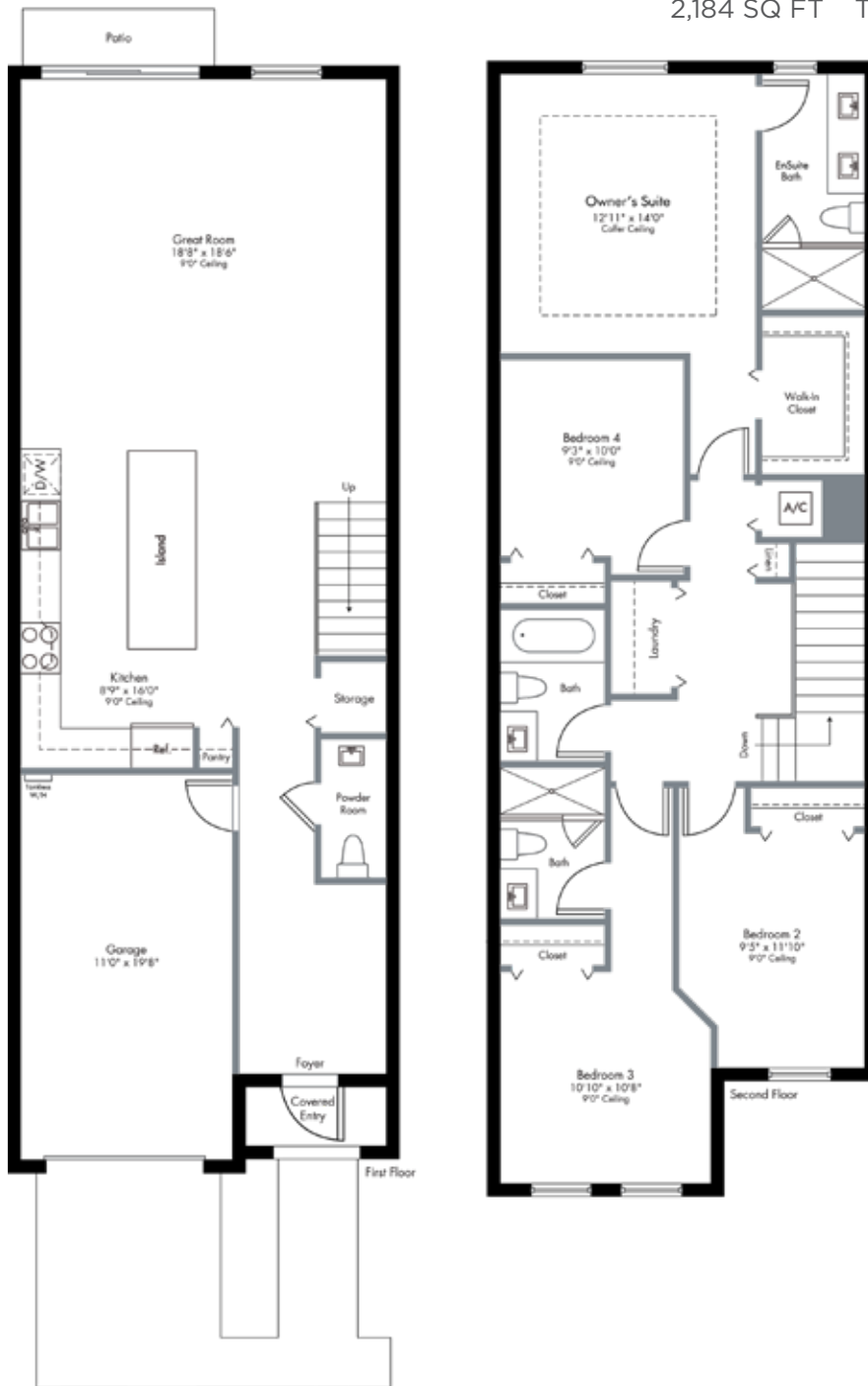
LENNAR[®]

ROSEBROOK

TWIN HOMES

2-Story | 4 Bedrooms | 3.5 Baths | Great Room
 Covered Entry | Garage

1,919 SQ FT	A/C AREA
238 SQ FT	GARAGE
27 SQ FT	COVERED ENTRY
2,184 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT

SINGLE-FAMILY

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- Conveniently located with easy access to the Florida Turnpike and other primary thoroughfares, nearby shopping and banking facilities, and a short drive to schools and nearby entertainment venues
- Residents will enjoy a future clubhouse with covered terrace, sparkling pool with sundeck areas and outdoor spa, state of the art fitness center and social party room
- Campo Bello is located within a Community Development District (CDD). Please ask a Lennar® New Home Consultant for Details

EXTERIOR DETAILS

- CBS construction
- Flat-style concrete roof tile
- Designer exterior stone on front elevations (per plan)
- Brick paver walkway, entry and patio (per plan)
- Designer exterior paint
- Covered entry
- Exterior hose bib
- Code compliant hurricane panels

INNOVATIVE INTERIORS

- 18"x18" ceramic tile in foyer, kitchen, laundry and A/C closet in a choice of decorator colors (per plan)
- Stain resistant carpeting with padding in a choice of colors (per plan)
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & 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, or great room, home run to central distribution panel (per plan)

INNOVATIVE INTERIORS (CONT.)

- Pre-wired for ceiling fan in family room or great room, and all bedrooms (per plan)
- Coffered ceiling detail in Master Suite (per plan)
- Quality interior paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Ample closets throughout with ventilated shelves
- Electric water heater
- Central air-conditioning and heating system

DESIGNER KITCHENS

- Kitchen cabinets with 36" uppers in choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Pantry closet with ventilated shelving
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30" free-standing electric range with ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over the range microwave with recirculating venting system
 - Built-in multi-cycle dishwasher
- USB charger outlet
- Recessed lighting

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble vanity tops, and brushed nickel hardware
- Double vanity sinks with faucets in master bath and second floor secondary bathroom
- Shower with clear enclosure in master bath
- Roman tub in master bath
- Pedestal Sink in Powder Room
- Garden tub in second floor secondary bathroom
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Recessed lighting over vanities
- Oversized mirrors (per plan)

LAUNDRY

- Washer and Dryer hook ups provided



EVERYTHING'S
INCLUDED®



CAMPO BELLO



PRELIMINARY ARTIST'S CONCEPT

BANYAN

SINGLE-FAMILY

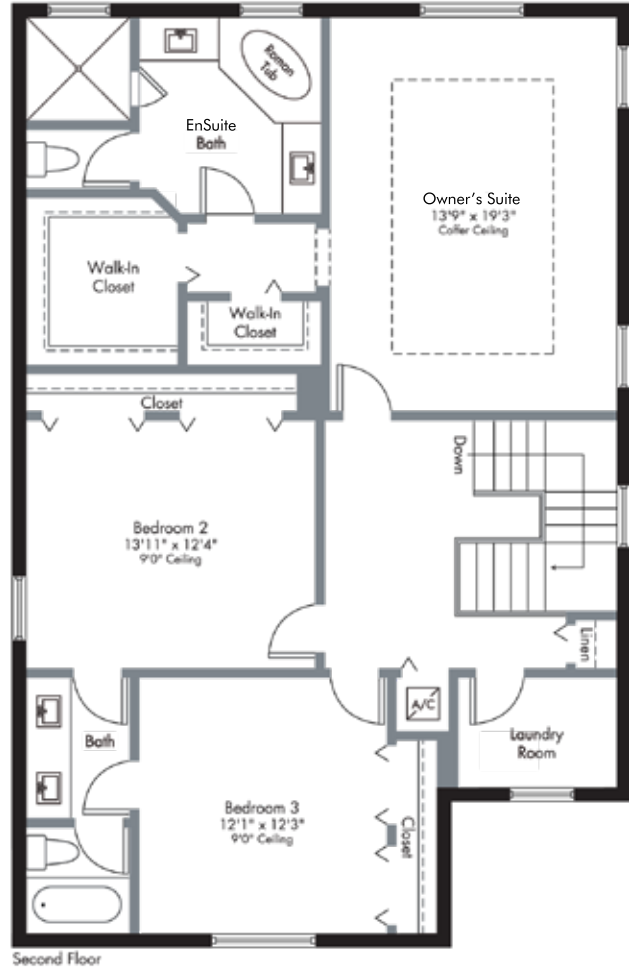
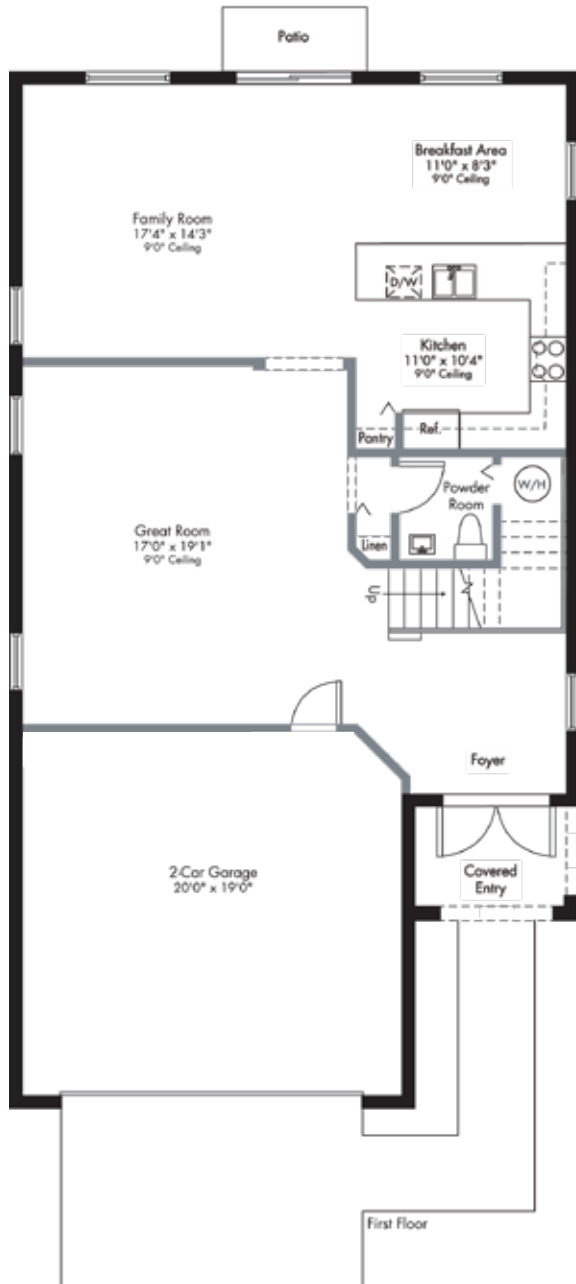
LENNAR[®]

BANYAN

SINGLE-FAMILY

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

2,417 SQ FT	A/C AREA
415 SQ FT	2-CAR GARAGE
52 SQ FT	COVERED ENTRY
<hr/>	
2,884 SQ FT	TOTAL



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PRELIMINARY ARTIST'S CONCEPT

FLORA

SINGLE-FAMILY

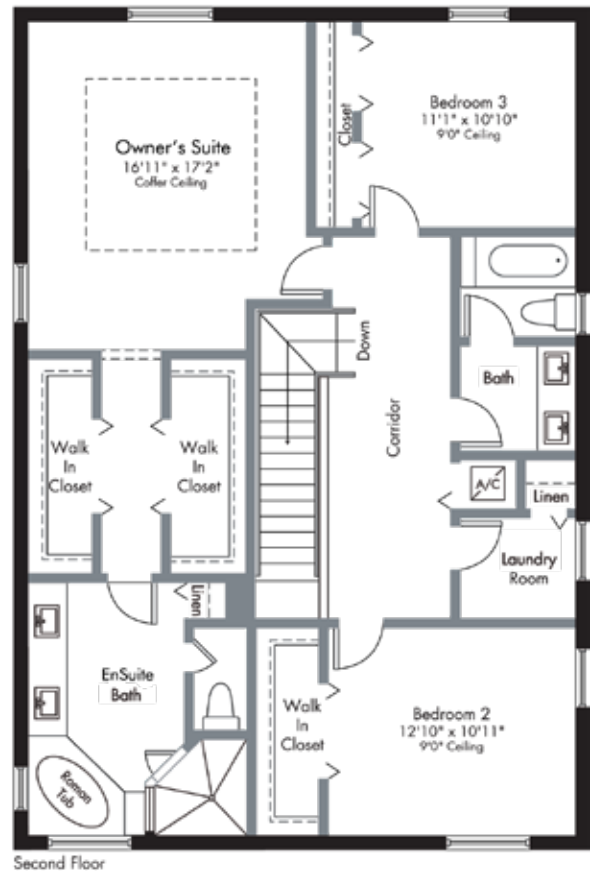
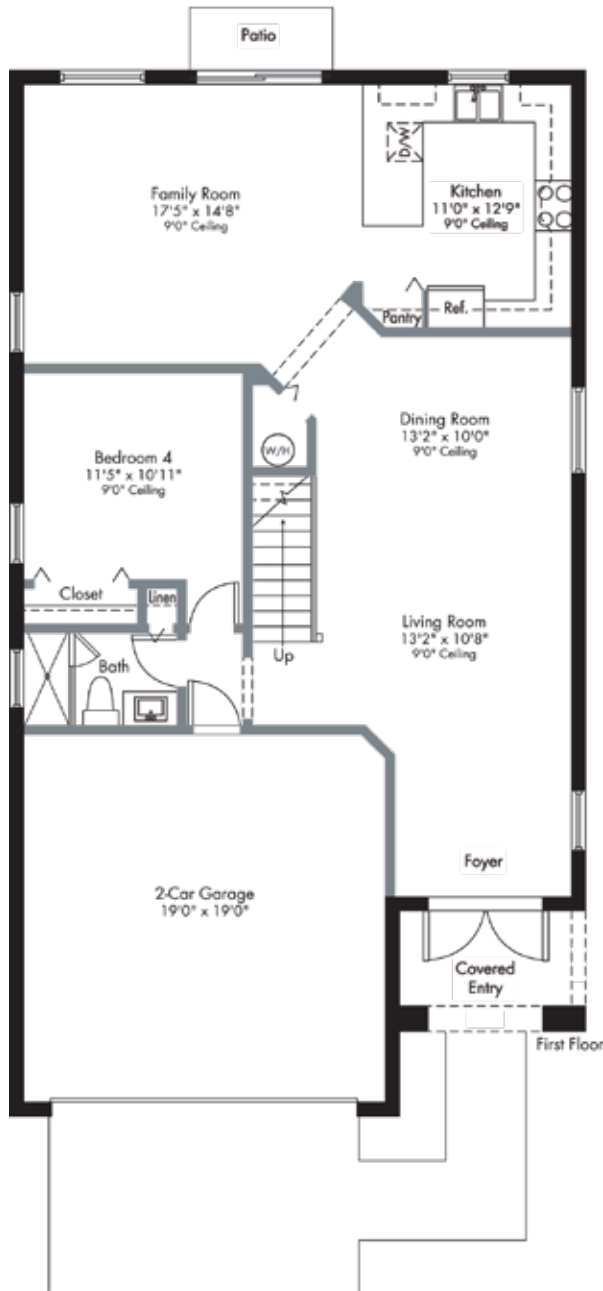
LENNAR[®]

FLORA

SINGLE-FAMILY

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

2,470 SQ FT	A/C AREA
403 SQ FT	2-CAR GARAGE
61 SQ FT	COVERED ENTRY
2,934 SQ FT	TOTAL



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CAMPO BELLO



NEWBURY
SINGLE-FAMILY

LENNAR[®]

NEWBURY

SINGLE-FAMILY

2-Story | 4 Bedrooms | 2.5 Baths | Breakfast Area
Family Room | 2-Car Garage

2,541 SQ FT	A/C AREA
461 SQ FT	2-CAR GARAGE
98 SQ FT	COVERED ENTRY
3,100 SQ FT	TOTAL



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New Home. New Adventures.

Campo Bello, a new community of single-family homes and Lennar's one-of-a-kind Twin Home designs, is located in the heart of Miami's dynamic Homestead neighborhood.

From everyday essentials to exciting excursions, your new home will be just a few minutes away from everything you want and need. Destinations like Coral Castle and Homestead-Miami Speedway make for fun-filled family weekends, and you'll love the vast selection nearby restaurants and bars when a long day leaves you looking for a convenient meal.

Discover a community where life will thrive with new adventures, and make yourself at home at **Campo Bello by Lennar** today!





 Schools

- Goulds Elementary School (1.3 mi)
- Palm Glades Preparatory Academy (1.9 mi)
- Bayside Enviromental, LLC (2.2 mi)
- Mater Academy Bay (4.1 mi)
- Gulfstream Elementary School (4.4 mi)
- Dr. Edward L. Whigham Elementary School (5.1 mi)
- Cutler Bay Senior High School (5.4 mi)
- Centennial Junior High School (5.4 mi)
- Miami Douglas Macarthur South Senior High School (4.4 mi)
- Naranja Elementary School (4.4 mi)
- Keys Gate Charter High School (9.6 mi)

 Shopping

- Publix Super Market at Promenade at Silver Palm (1.5 mi)
- Goodwill (3.2 mi)
- Southland Mall (3.7mi)
- Walmart Supercenter (4.9 mi)
- Homestead Pavilion (7.5 mi)
- BrandsMart USA (8.6 mi)
- Florida Keys Outlet Marketplace (10.4 mi)

 Medical

- CVS (0.5 mi)
- Silver Palms Dentistry (1.6 mi)
- Walgreens (1.7 mi)
- Doctor's Medical Center (4.1 mi)
- Jackson South Medical Center (9.3 mi)

 Fun

- South Miami-Dade Cultural Arts Center (3.0 mi)
- Regal Cinemas at Southland Mall (3.7 mi)
- Miami South BMX (4.1 mi)
- Sky Zone Cutler Bay (5.1 mi)
- Monkey Jungle (5.9 mi)
- Coral Castle (6.4 mi)
- Homestead-Miami Speedway (7.9 mi)
- Homestead Sports Complex (9.3 mi)
- Palmetto Golf Course (9.4 mi)
- Gold Coast Railroad Museum (10.0 mi)
- Zoo Miami (10.1 mi)

 Dining

- Little Caesars Pizza (0.6 mi)
- Dunkin' (0.7 mi)
- Pollo Tropical (1.7 mi)
- Black Point Ocean Grill (2.4 mi)
- Puerto Vallarta Mexican Seafood (2.9 mi)
- Tea Room at Cauley Square (3.0 mi)
- Cold Stone Creamery (4.8 mi)
- Keg South of Homestead (6.0 mi)
- Shiver's BBQ (6.6 mi)
- Krispy Kreme (8.1 mi)
- Taco Rico Tex Mex Café (11.2 mi)



CAMPO BELLO

PRELIMINARY OVERALL COMMUNITY SITE PLAN

- TWIN-HOMES
- SINGLE FAMILY HOMES
- NOT OWNED BY LENNAR
NOT PART OF CAMPO BELLO



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE



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LENNAR®

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 21 states and over 77 popular 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 1 million homes built, this commitment continues to guide us forward.



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