



ARDEN

Loxahatchee, FL

An Agrihood Community

LENNAR®

Welcome to The Agrihood

With nearly every homesite backed up to a park, greenway, or nature trail, this gloriously green, 1,200-acre master-planned community is a playground for those who love the great outdoors and a vibrant community social life.

Arden - referred to as the Agrihood - has a 5-acre working farm and event barn that can be enjoyed by all residents; with access to various herbs, vegetables, and fruits in our two You-Pick gardens! In addition to regularly scheduled gatherings, classes, and events, Arden residents can volunteer to help on the farm, alongside our full-time Farm Manager!



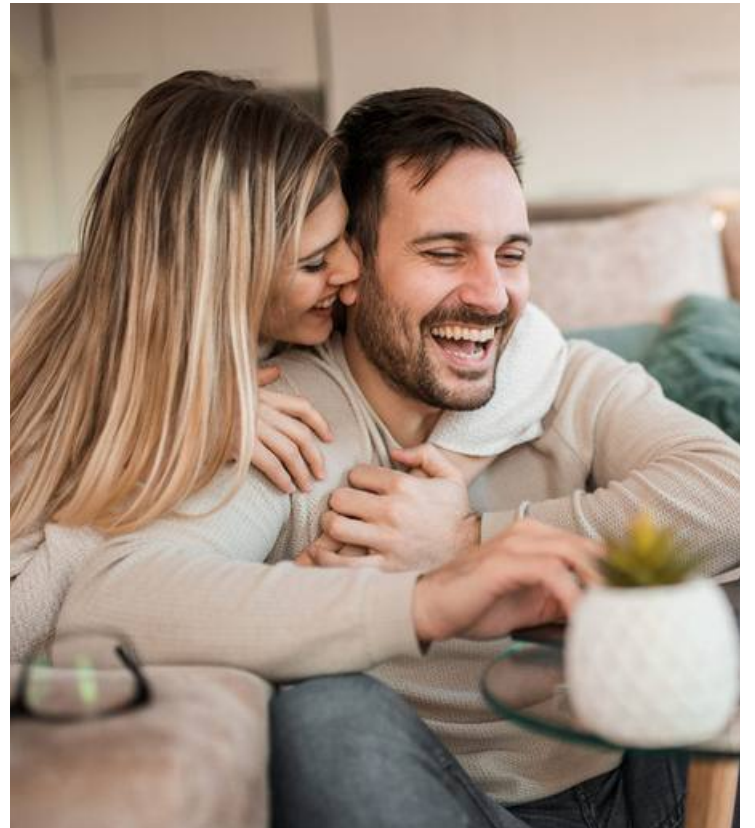


An Envable Golf Cart Lifestyle

Residents will enjoy peace of mind living in a 24-hour manned and gated community with beautiful homes designed around picturesque Arden Lake!

- Lakehouse Wi-Fi cafe & fitness studio
- Grand swimming pool with waterfall
- Tranquility pool & hot tub with cabanas and outdoor kitchen
- Kids' splash park
- Lakeside pavillion & even lawn
- Kayak launch & storage
- Har-tru tennis courts
- Pickleball courts
- Basketball court & sports field
- Barn & General Store
- 5-acre community farm
- You-Pick garden
- Children's garden
- 20-miles of nature trails
- Community parks
- Butterfly gardens
- Fishing pier
- And so much more!





PLAN	FEATURES	SQ FT
Twin Homes Collection		
Buttonwood	1 Story 3 Bed 2 Bath 2-Car Garage	1,954 A/C 2,522 Total
Juniper	1 Story 3 Bed 2 Bath 2-Car Garage	1,956 A/C 2,517 Total
Oakleaf	1 Story 2 Bed 2 Bath 2-Car Garage	1,816 A/C 2,468 Total
Arcadia Collection		
Dahlia	1 Story 3 Bed 2 Bath 2-Car Garage	1,826 A/C 2,689 Total
Iris	2 Story 3 Bed 2.5 Bath 2-Car Garage	2,138 A/C 2,988 Total
Lili	2 Story 4 Bed 3 Bath 2-Car Garage	2,389 A/C 3,120 Total
Providence Collection		
Coriander	1 Story 3 Bed 2.5 Bath Den 2-Car Garage	2,199 A/C 2,881 Total
Rosemary	1 Story 4 Bed 3 Bath 3-Car Garage	2,373 A/C 3,240 Total
Sage	2 Story 4 Bed 3 Bath 3-Car Garage	2,662 A/C 3,807 Total
Tarragon	2 Story 5 Bed 3.5 Bath Flex Room Loft 3-Car Garage	2,870 A/C 3,837 Total

PLAN	FEATURES	SQ FT
Stanton Collection		
Acacia	1 Story 3 Bed 3 Bath Flex Room 3-Car Garage	2,631 A/C 3,503 Total
Cocoplum	1 Story 4 Bed 3 Bath 3-Car Garage	2,807 A/C 3,729 Total
Holly	2 Story 5 Bed 3.5 Bath Flex Room Bonus 3-Car Garage	3,326 A/C 4,205 Total
Lyonia	2 Story 5 Bed 4 Bath Flex Room Loft 3-Car Garage	3,360 A/C 4,172 Total
Waterford Collection		
Broadleaf	1 Story 4 Bed 3 Bath Flex Room 3-Car Garage	3,110 A/C 4,141 Total
Flora	1 Story 4 Bed 3.5 Bath Flex Room 3-Car Garage	3,444 A/C 4,590 Total
Hart	2 Story 5 Bed 4 Bath Flex Room 3-Car Garage	3,730 A/C 4,848 Total
Lotus	2 Story 5 Bed 4 Bath Flex Room 3-Car Garage	4,012 A/C 5,120 Total



ARDEN



Exceptional ei-Features

TWIN HOMES COLLECTION INCLUDED FEATURES

COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
- Luscious Landscaping with Lakes
- 2-Story, 9,900 sq. ft. Clubhouse with a Resort-Style Pool that flows over 2 levels with Play Pool and Swim Lanes surrounded by Cabanas
- 3,000 sq. ft. Fitness Center with Private Group Exercise Studio
- Manned Gatehouse
- Indoor and Outdoor Gathering Places
- Event Lawn, Playground and Playfields
- Illuminated Har Tru Tennis Courts
- Charming Wooden Footbridge offers access to Small Island with a Gazebo, Fishing Area and Wildlife Observation
- Year-Round Event and Activities Programming with On-Site Lifestyle Director
- Seasonal Classes will focus on Healthy Eating, Farm-to-Fork Cuisine and Lifestyle
- Community boat ramp offers easy access for kayaking, canoeing, and small electric boats
- Shops, Restaurants, and World-Famous Equestrian Center just 12 miles from Entrance
- Nearby wildlife preserve with 165,000 acres of conservation land

EXTERIOR FEATURES

- Impact Windows and Sliding Glass Doors
- Brick Paver Driveway, Walkway, Front Entry and Terrace (per plan)
- Designer Exterior Paint in Decorator Schemes
- Raised Panel Hurricane Code Approved Garage Door
- Automatic Garage Door Opener
- Insulated Hurricane Code Approved Raised Panel Front Entry Door with Chime
- Exterior Hose Bibs
- Tile Roof Standard for Elevation A. Dimensional Shingle Roof Standard for Elevation D and F

INTERIOR FEATURES

- 18"x18" Tile in Foyer, Kitchen, Breakfast Area, Laundry Room, Family Room, Dining, Living and Great Room in Choice of Decorator Colors
- Tankless Water Heater
- Central Air Conditioning and Heating System with Programmable Thermostat
- Plush Stain Resistant Carpeting in all Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
- Raised Panel Interior Doors
- Raised Panel Bi-Fold Closet Doors
- Orange Peel Smooth Walls
- Colonial Style Baseboards and Door Casings • Lever Style Interior Door Hardware
- Designer Quality Paint on all Walls and Ceilings
- Rocker Style Switches Throughout Home
- Category 5e Structured Wiring for Phone in Kitchen. Family Room and Master Bedroom Wired for Internet, Home Run to Central Distribution Panel
- RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
- Decorative Marble Windowsills Throughout
- Smoke and Carbon Monoxide Detectors Throughout
- Pre-wired for Ceiling Fan in Family Room and All Bedrooms
- Vinyl-Clad Ventilated Closet Shelving

KITCHEN FEATURES

- White, Grey, or Wood finish Cabinets, featuring 36" Uppers and Decorative Handles
- Quality Stainless Steel Appliance Package Featuring:
 - Refrigerator connection
 - Gas Range with Self Cleaning Oven
 - Energy Saving Dishwasher
 - Over-the-range Microwave vented outside
 - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Undermount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

BATH FEATURES

- White, Grey, or Wood finish Vanities with Cultured Marble Vanity Tops and Decorative Handles
- Elongated Standard Height Toilets
- Framed Shower Enclosure in Master Bathroom
- Full Width Vanity Mirrors
- Exhaust Fan (per plan)

HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell Smart Thermostat
- Smart Lock

LAUNDRY FEATURES

- Washer & Dryer connections
- Vinyl-Clad Shelving Above Washer/Dryer

CONSTRUCTION EXCELLENCE

- In-wall Pest Control System
- One Year Warranty on Workmanship
- Manufacturers Warranties for A/C, Appliances and Fixtures
- Smoke and Carbon Monoxide Detectors throughout Home (located per plan)



EVERYTHING'S
INCLUDED

LENNAR

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Buttonwood



1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,954 SQ FT	A/C AREA
388 SQ FT	GARAGE
31 SQ FT	COVERED ENTRY
149 SQ FT	COVERED LANAI
2,522 SQ FT	TOTAL



ELEVATION D



ELEVATION F

1,954 A/C
2,522 Total

Juniper



1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,956 SQ FT	A/C AREA
381 SQ FT	GARAGE
31 SQ FT	COVERED ENTRY
149 SQ FT	COVERED LANAI
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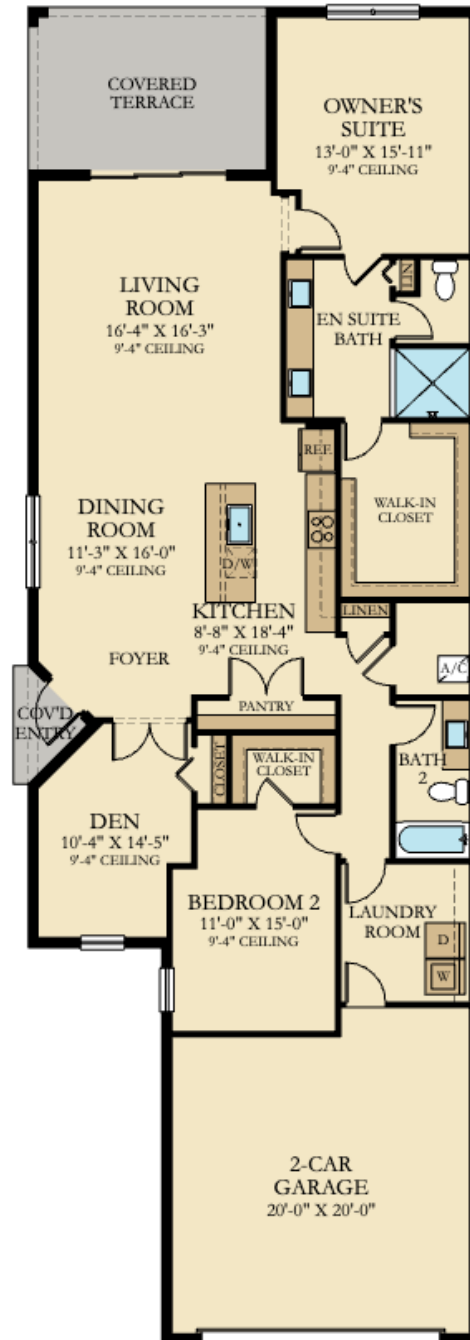


1,956 A/C
2,517 Total

Oakleaf



1 Story | 2 Bed | 2 Bath | 2-Car Garage

1,816 A/C
2,468 Total



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Exceptional ei-Features

ARCADIA (48s) COLLECTION
INCLUDED FEATURES

COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
- 5-acre Community Farm that will produce Fruits, Vegetables, and Herbs with events for Residents by the Farm Director
- Luscious Landscaping with Lakes
- 2-Story, 9,900 sq. ft. Clubhouse with a Resort-Style Pool that flows over 2 levels with Play Pool and Swim Lanes surrounded by Cabanas
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- Manned Gatehouse
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- Nearby wildlife preserve with 165,000 acres of conservation land

EXTERIOR FEATURES

- Impact Windows and Sliding Glass Doors
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- Designer Exterior Paint in Decorator Schemes
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- Automatic Garage Door Opener
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INTERIOR FEATURES

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- Rocker Style Switches Throughout Home
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- Smoke and Carbon Monoxide Detectors Throughout
- Pre-wired for Ceiling Fan in Family Room and All Bedrooms
- Vinyl-Clad Ventilated Closet Shelving

KITCHEN FEATURES

- White, Grey, or Wood finish Cabinets, featuring 42" Uppers and Decorative Handles
- Quality Stainless Steel Appliance Package Featuring:
 - Refrigerator connection
 - Gas Range with Self Cleaning Oven
 - Energy Saving Dishwasher
 - Over-the-range Microwave vented outside
 - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Under-mount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

BATH FEATURES

- White, Grey, or Wood finish Vanities with Cultured Marble Vanity Tops and Decorative Handles
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- Powder Baths with Pedestal Lav (per plan)
- Full Width Vanity Mirrors
- Exhaust Fan (per plan)

HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell Smart Thermostat
- Smart Lock

LAUNDRY FEATURES

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- Vinyl-Clad Shelving Above Washer/Dryer

CONSTRUCTION EXCELLENCE

- In-wall Pest Control System
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Dahlia

A



D



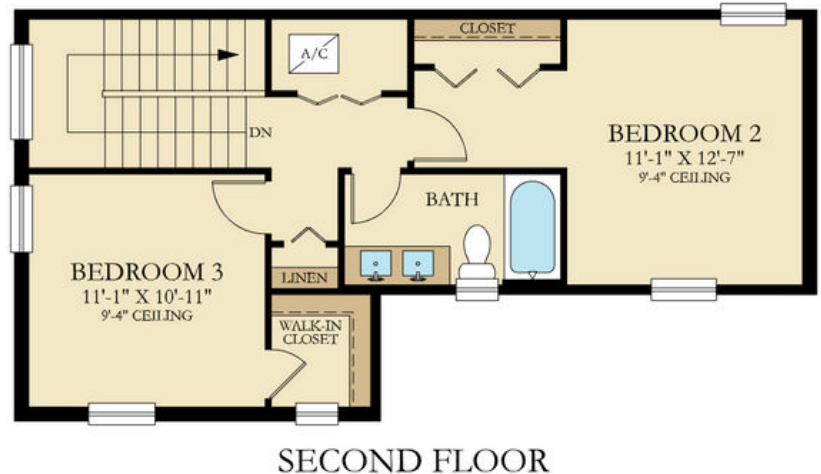
F

1 Story | 3 Bed | 2 Bath | 2-Car Garage

1,826 A/C
2,689 Total



2 Story | 3 Bed | 2.5 Bath | 2-Car Garage



2,134 A/C
2,988 Total



2 Story | 4 Bed | 3 Bath | 2-Car Garage

2,389 A/C
3,120 Total



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Exceptional ei-Features

PROVIDENCE (58s) COLLECTION
INCLUDED FEATURES

COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
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KITCHEN FEATURES

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 - Refrigerator connection
 - Gas Range with Self Cleaning Oven
 - Energy Saving Dishwasher
 - Over-the-range Microwave vented outside
 - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Under-mount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

BATH FEATURES

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HOME AUTOMATION

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LAUNDRY FEATURES

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CONSTRUCTION EXCELLENCE

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Coriander

A



D



F



1 Story | 3 Bed | 2.5 Bath | Den | 2-Car Garage



2,200 SQ FT	A/C AREA
481 SQ FT	GARAGE
61 SQ FT	COVERED ENTRY
140 SQ FT	COVERED TERRACE
2,882 SQ FT	TOTAL

2,199 A/C
2,881 Total

Rosemary

A



D



F

1 Story | 4 Bed | 3 Bath | 3-Car Garage



2,373 SQ FT	A/C AREA
605 SQ FT	GARAGE
102 SQ FT	COVERED ENTRY
160 SQ FT	COVERED TERRACE
3,270 SQ FT	TOTAL

2,373 A/C
3,240 Total

Sage

A



D

F



2 Story | 4 Bed | 3 Bath | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

2,648 SQ FT	A/C AREA
760 SQ FT III	GARAGE
SQ FT	COVERED ENTRY
288 SQ FT	COVERED TERRACE
3,807 SQ FT	TOTAL

2,662 A/C
3807 Total



Tarragon



2 Story | 5 Bed | 3.5 Bath | Flex Room | Loft | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

2,868 SQ FT	A/C AREA
618 SQ FT 75	GARAGE
SQ FT	COVERED ENTRY
213 SQ FT	COVERED TERRACE
3,774 SQ FT	TOTAL

2,870 A/C
3,837 Total

COMMUNITY FEATURES

- 176 acres of Lakes, with a 1-mile long Central Lake, 20 miles of Trails, Parks and Green Open Spaces
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BATH FEATURES

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Acacia

A



D



F

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Holly

A



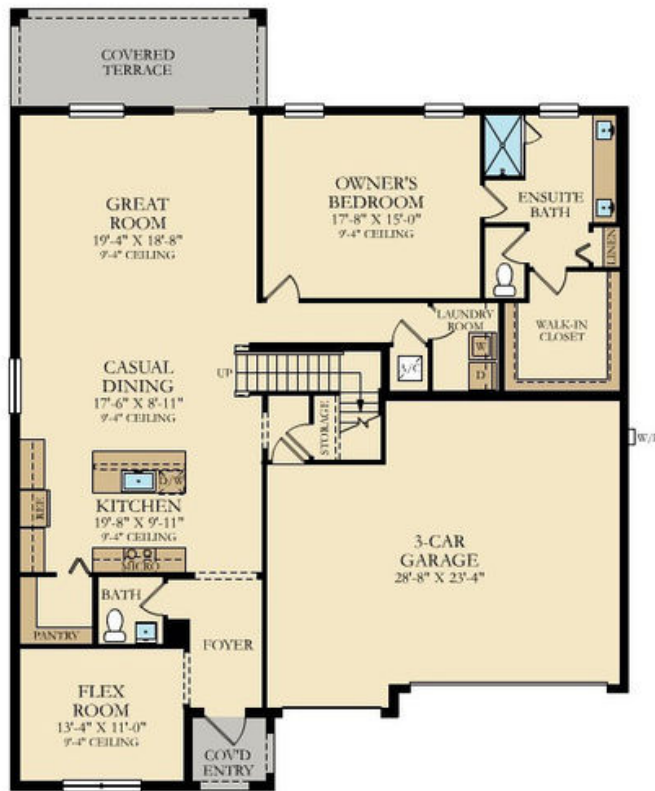
D



F



2-Story | 5 Bedrooms | 3.5 Baths | Dining Room | Great Room Flex Room |
Bonus Room | 3-Car Garage



FIRST FLOOR



SECOND FLOOR

3,326 A/C
4,205 Total

Lyonia

A



D



F



2-Story | 5 Bedrooms | 4 Baths | Dining Room | Great Room | Flex Room
Loft | 3-Car Garage



3,360 A/C
4,172 Total





COMMUNITY FEATURES

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- Aluminum Gutters Entire Home

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- RG6 Shielded Coaxial Television Cable in Master Bedroom and Family Room, home run to Central Distribution Media Panel
- Decorative Marble Windowsills Throughout
- Smoke and Carbon Monoxide Detectors Throughout
- Pre-wired for Ceiling Fan in Family Room and All Bedrooms
- Tankless Water Heater
- Central Air Conditioning and Heating system with Programmable Thermostat
- Vinyl-Clad Ventilated Closet Shelving
- Coffered Ceilings (per plan)

KITCHEN FEATURES

- White, Grey, or Wood finish Cabinets, featuring 42" Uppers and Decorative Handles
- Quality Stainless Steel Appliance Package Featuring:
 - Refrigerator connection
 - Gourmet Kitchen with Gas Cooktop, Built in Microwave/Oven Combo with Recirculating Venting System
 - Built-in Multi-cycle Dishwasher
- Luxurious Quartz Countertops
- Stainless Steel Undermount Kitchen Sink
- Recessed LED Overhead Lighting
- Food Waste Disposal

BATH FEATURES

- Wood Finish Vanities with Decorative Nickel Hardware
- Quartz Countertops in all Baths
- Frameless Glass Shower Enclosure in Master Bathroom
- Elongated Standard Height Toilets
 - Free Standing Tub in Owner's Suite
 - Powder Baths with Pedestal Lav (per plan)
 - Full Width Vanity Mirrors
- Exhaust Fan (per plan)

HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell Smart Thermostat
- Smart Lock

LAUNDRY FEATURES

- Washer & Dryer connections
- Vinyl-Clad Shelving Above Washer/Dryer
- Laundry Sink in White, Grey or Wood Finish Base Cabinets

CONSTRUCTION EXCELLENCE

- In-wall Pest Control System
- One Year Warranty on Workmanship
- Manufacturers Warranties for A/C, Appliances and Fixtures
- Smoke and Carbon Monoxide Detectors throughout Home (located per plan)



EVERYTHING'S
INCLUDED

LENNAR



Broadleaf

A



D



F



1-Story | 4 Bedrooms | 3 Baths | Study | Covered Patio Split 3-Car Garage

3,110 A/C
4,141 Total

Flora

A

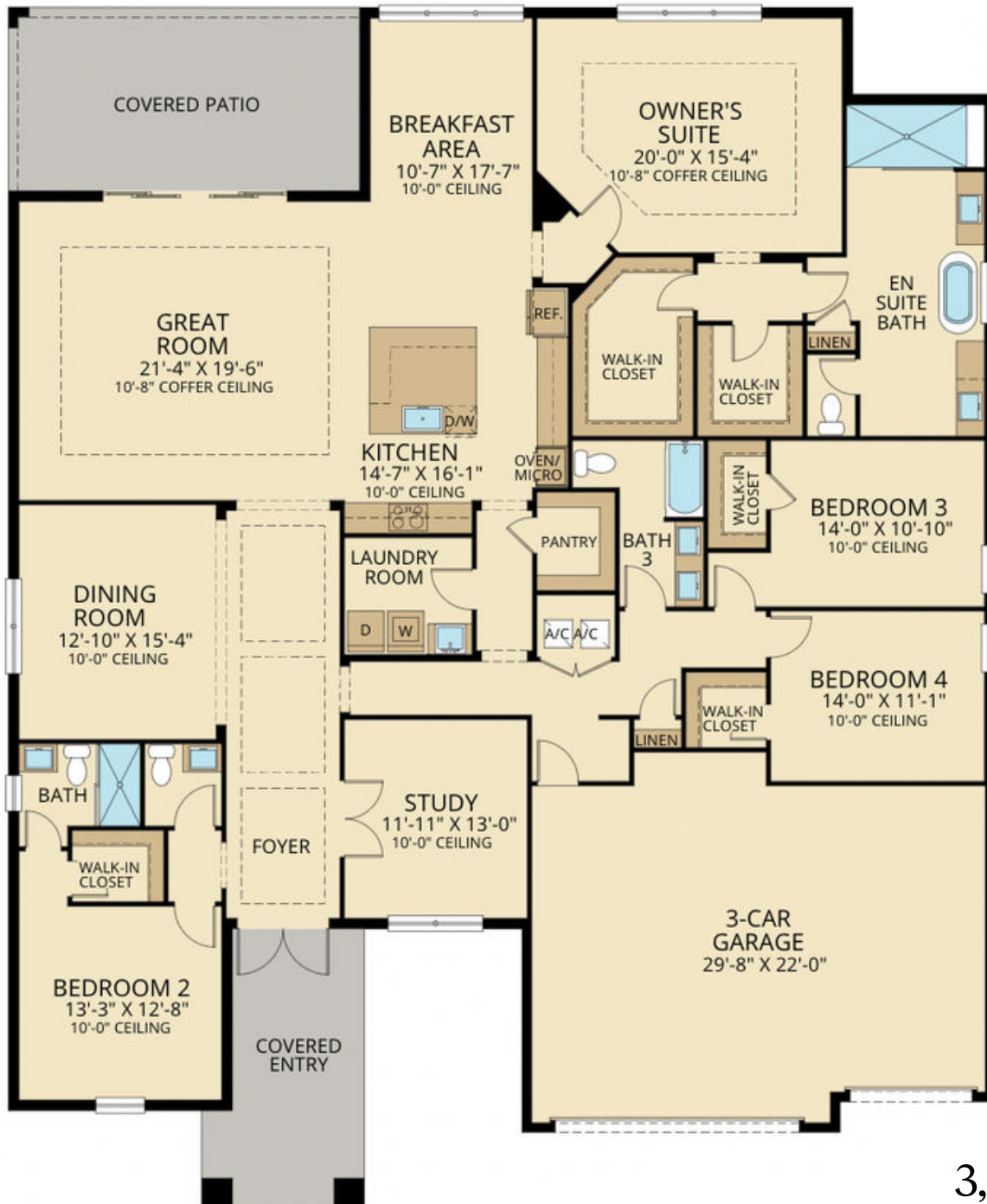


D



F

1-Story | 4 Bedrooms | 3.5 Baths | Study | Breakfast Area Covered Patio |
3-Car Garage



3,444 A/C
4,590 Total

Hart

A



D



F

2-Story | 5 Bedrooms | 4 Baths | Study | Breakfast Area | Loft Covered
Patio | Split 3-Car Garage



FIRST FLOOR



SECOND FLOOR

3,730 A/C
4,848 Total

Lotus

A



D



F



2-Story | 5 Bedrooms | 4 Baths | Study | Breakfast Area |
Loft Covered Patio | 3-Car Garage



4,012 SQ A/C
5,120 SQ Total



- The Waterford Collection
- The Arcadia Collection
- The Providence Collection
- The Stanton East Collection
- The Stanton West Collection
- The Twinhomes Collection
- Models
- Drainage Easement

Monthly Homeowner's Association Fees 2023

Homesites \$847.00 per quarter per home

One-time initial contribution equal to three months of the above fees - paid at closing

Additional \$68 monthly for the Twin Homes Collection only

- Landscaping services for the Twin Homes Collection includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system



ENTERTAINMENT

- Regal Cinemas 18
- Paragon Wellington
- Lion Country Safari
- South Florida Fair
- Norton Museum of Art
- Museum of Polo & Hall of Fame
- City Place Downtown
- Madison Green

DINING

- Casa Tequila
- Lutinas Pizza
- CR Chicks
- Smokey Bones
- Olive Gardens
- Chili's

PETS

- PetSmart
- Pet Supermarket
- Community Animal Hospital

MUNICIPAL

- Royal Palm Library
- Wellington Library
- U.S Post Office
- Royal Palm Fire Station
- Palm Beach County Sheriff's office
- Palm Beach Tax Collector

SCHOOLS

- Wellington High School
- Palm Beach State College
- Wellington Landings Middle
- Binks Forest Elementary

SHOPPING

- Mall at Wellington Green
- Home Depot
- Lowes
- Costco
- Fresh Market in Wellington

MEDICAL

- Palms West Hospital
- Wellington Regional Hospital
- MD Now
- Walgreens
- CVS

TRAVEL

- Palm Beach Airport
- Ft. Lauderdale Int'l Airport
- Miami Int'l Airport
- Tri-Rail

Relax & Stay Awhile



Near Wellington, FL





ARDEN





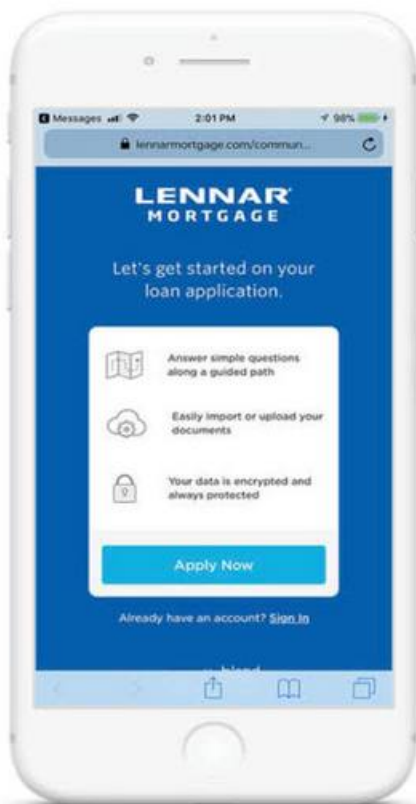
PRODUCE

GENERAL STORE



Your simple homeownership path

At Lennar® Mortgage, we understand a home is more than just four walls and a roof. It's a place to build a life for you and your family, create memories, build community ties and achieve financial stability. A home is the biggest purchase of your life and you deserve a knowledgeable advisor to guide you every step of the way ensuring a smooth and simple home buying journey.



Home in Four Simple Steps:

- 1** Submit your pre-qualification online.
- 2** Allow your loan officer to assist in selecting the best loan option for you.
- 3** Complete your application with help of a dedicated loan team.
- 4** Enjoy your dream home!

FINANCING WITH **LENNAR**[®] MORTGAGE



Less paperwork



Streamlined Closing Experience



Accurate closing costs, no surprises



Estimates include state deed tax and
HOA start up fees, if applicable



No escrow charge to the buyer for
unfurnished exterior work



Hassle free

Financing with an outside lender



**May not know all of the fees
for new construction**



**All appraisal visits paid
by buyer**



**Daily charges imposed for
closing delays**



**Escrow charge* to the buyer
for unfinished work**

*Escrow charge: If work is incomplete, an outside lender may require you to pay into an escrow account at closing until the work is complete. Lennar[®] Mortgage covers this charge for certain conventional loan programs.

CONCEPTUAL IMAGE

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LENNAR[®]



Would you like to know how Lennar Insurance Agency is able to provide competitive pricing?

Lennar Insurance Agency takes the specific details of the home and curates offers from top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.

We are able to provide home insurance unique to new construction, saving homebuyers an average of 25% on their annual premiums.



How We Can Help

Three Great Benefits



Competitive Pricing

By using our size, we secure very competitive prices on insurance for homebuyers, saving an average of 25% on a typical Lennar home. Plus, we only work with top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.



Tailored Home Insurance

Lennar built the home and knows all its details. With Lennar Insurance Agency, the Customer doesn't need to spend time on lengthy insurance questionnaires and can avoid under - or over-insuring their new home.



Simple Completion

In just a few clicks, with no required credit checks or forms changing hands, homebuyers can purchase their policy, reducing time and work for them, for you and for all parties involved.

Need to sell your home first?

We can help with that, too!





Opendoor

Unlock your dream home with a stress-free sale

Get a competitive offer, sell your home safely, and move on to your dream home.

How it works

1.

Free offer estimate within 24-hrs

Receive a value range for your home in your inbox. This range is backed by local real estate expertise and comparable homes sold in your area.

2.

Show us your home virtually

Walk us through your home via a safe and contact-free video tour. We then provide your final offer price.

3.

Close on your home

Align the closings of your current home and your new home. Choose any time between 14-days and 9-months. We'll also provide complimentary two-day Late Checkout.

Why sell to Opendoor?



Unlock your buying power

Get the funds you need to buy your new home with a competitive cash offer.



Move on your schedule

Skip double-moves and double-mortgages by aligning your closing dates for a completely flexible and seamless transition.



No showings required

Skip the hassle and uncertainty of listing your home on the market.



Sell it safely

Avoid home showings and manage every step of your sale online.

Join over 600,000 homeowners who have requested an offer.

Get a free offer at: opendoor.com/lennar



LENNAR®

Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Lennar makes homes available for sale to all persons without regard to race, color, religion, national origin, or other characteristics protected by law. Offer price is in addition to closing costs and other fees to be paid by customer (including any builder fee as described in the purchase agreement). Lennar reserves the right to change this process at any time. By participating in this offers program, customer agrees that any claims/disputes relating to the process will be resolved by binding arbitration as described in <https://www.lennar.com/termsandconditions>. Copyright © 2022 Lennar Corporation and Lennar Mortgage, LLC. All Rights Reserved. Lennar, the Lennar logo, Lennar Mortgage and the Lennar Mortgage logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries.











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 24 states across the country.

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.



EVERYTHING'S
INCLUDED®

Welcome Home



LENNAR®

