

ARDEN

LENNAR® The Messing

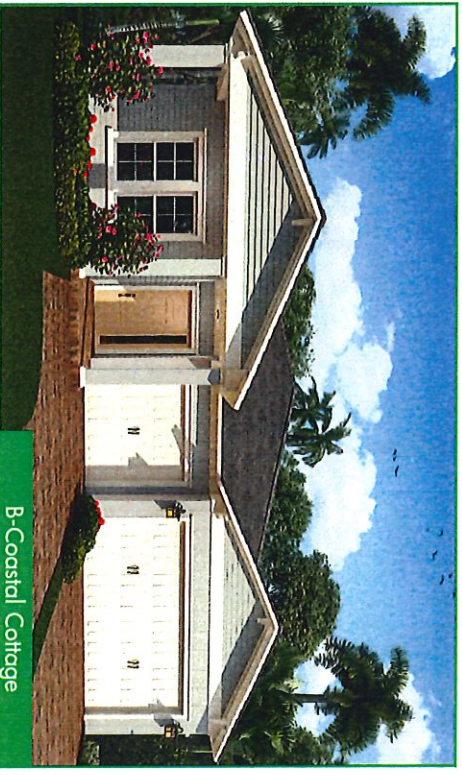
1-Story | 3 Bedrooms | 3 Baths | Den | Great Room | Dining Area | 3-Car Garage



C-Florida Craftsman



A-Coastal Spanish



B-Coastal Cottage

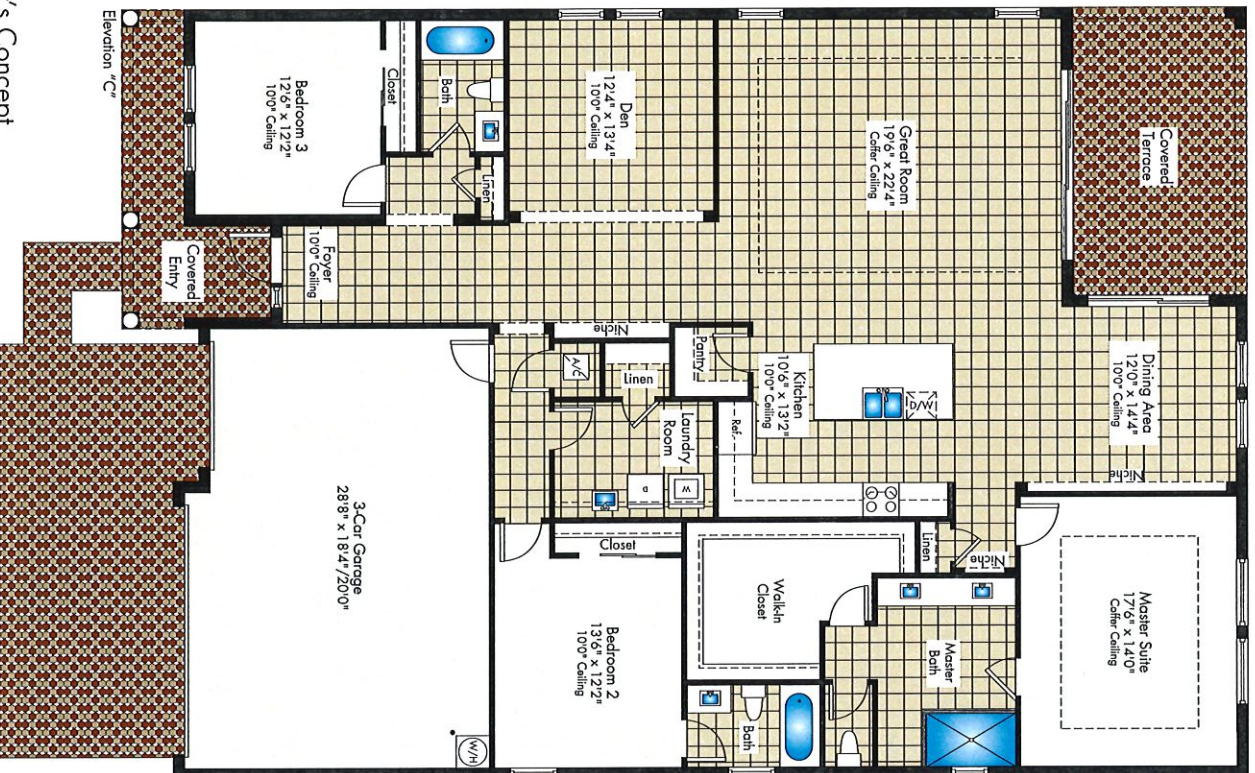
Preliminary Artist's Concept

LENNAR®

Arden Welcome Home Center located at
984 Sterling Pine Place, Loxahatchee, FL 33470 • 855.810.4956

The Messing

1-Story | 3 Bedrooms | 3 Baths | Den | Great Room | Dining Area | 3-Car Garage



Elevation C	
2,631 Sq. Ft.	A/C Area
593 Sq. Ft.	Garage
204 Sq. Ft.	Covered Entry
212 Sq. Ft.	Covered Terrace
3,640 Sq. Ft.	Total

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ARDEN

LENNAR® The Chelsee

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



B-Coastal Cottage



A-Coastal Spanish



C-Florida Craftsman

Preliminary Artist's Concept

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ARDEN

LENNAR[®] The Chelsee

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



Elevation B

	Sq. Ft.	A/C Area
3,301	Sq. Ft.	Garage
734	Sq. Ft.	Covered Entry
202	Sq. Ft.	Covered Terrace
220	Sq. Ft.	Covered Terrace
4,457	Sq. Ft.	Total

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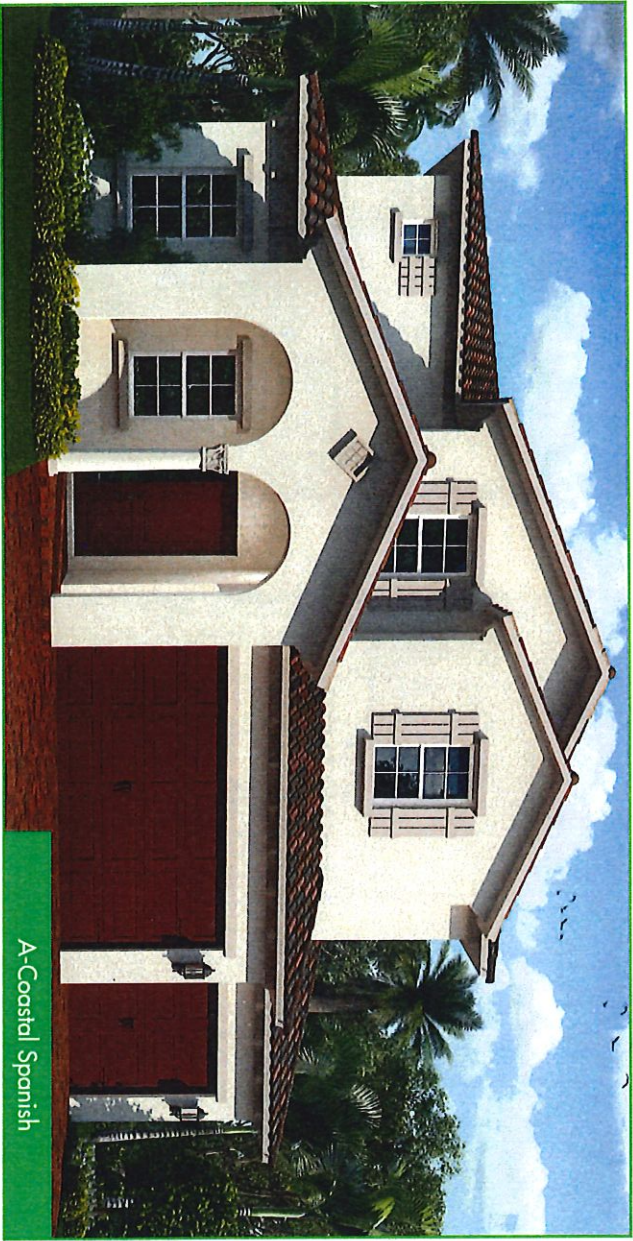
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ARDEN

LENNAR® The Easton

2-Story | 4 Bedrooms | 4 Baths | Loft | Den | Great Room | Dining Room | Breakfast Room | 3-Car Garage



A-Coastal Spanish



C-Florida Craftsman

Preliminary Artist's Concept

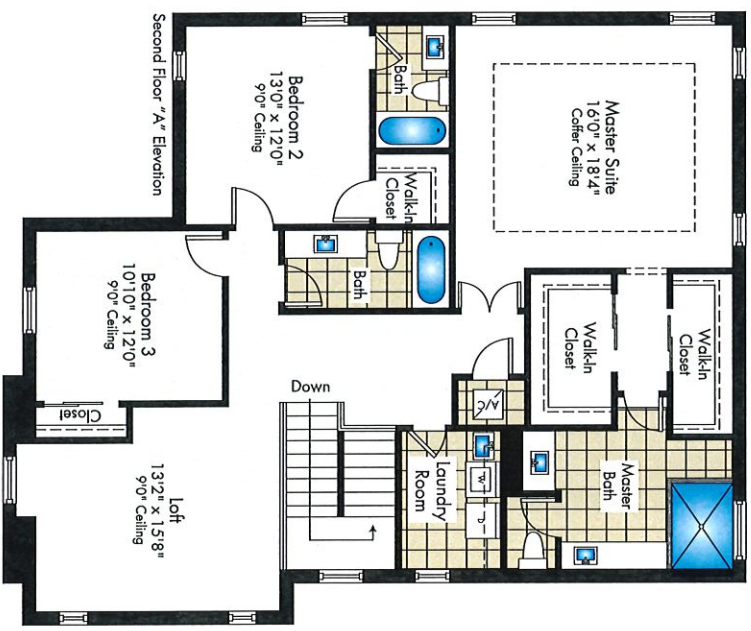
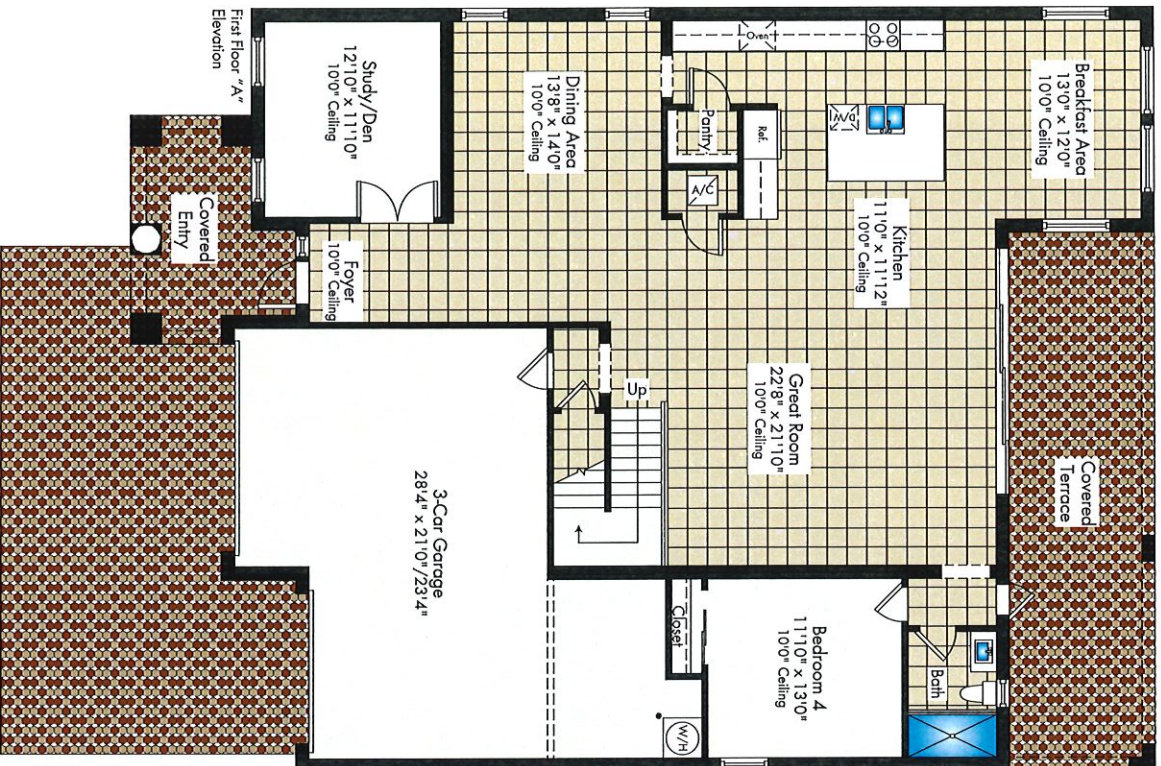
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ARDEN

LENNAR® The Easton

2-Story | 4 Bedrooms | 4 Baths | Loft | Den | Great Room | Dining Room | Breakfast Room | 3-Car Garage



Preliminary Artist's Concept

Elevation A	
3,555 Sq. Ft.	A/C Area
694 Sq. Ft.	Garage
135 Sq. Ft.	Covered Entry
342 Sq. Ft.	Covered Terrace
4,726 Sq. Ft.	Total

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ARDEN

Arden

Lennar Site Plan



Future Welcome Home Center

Future Model Homes

Available Homes

Preliminary Artist's Concept - Map Not to Scale

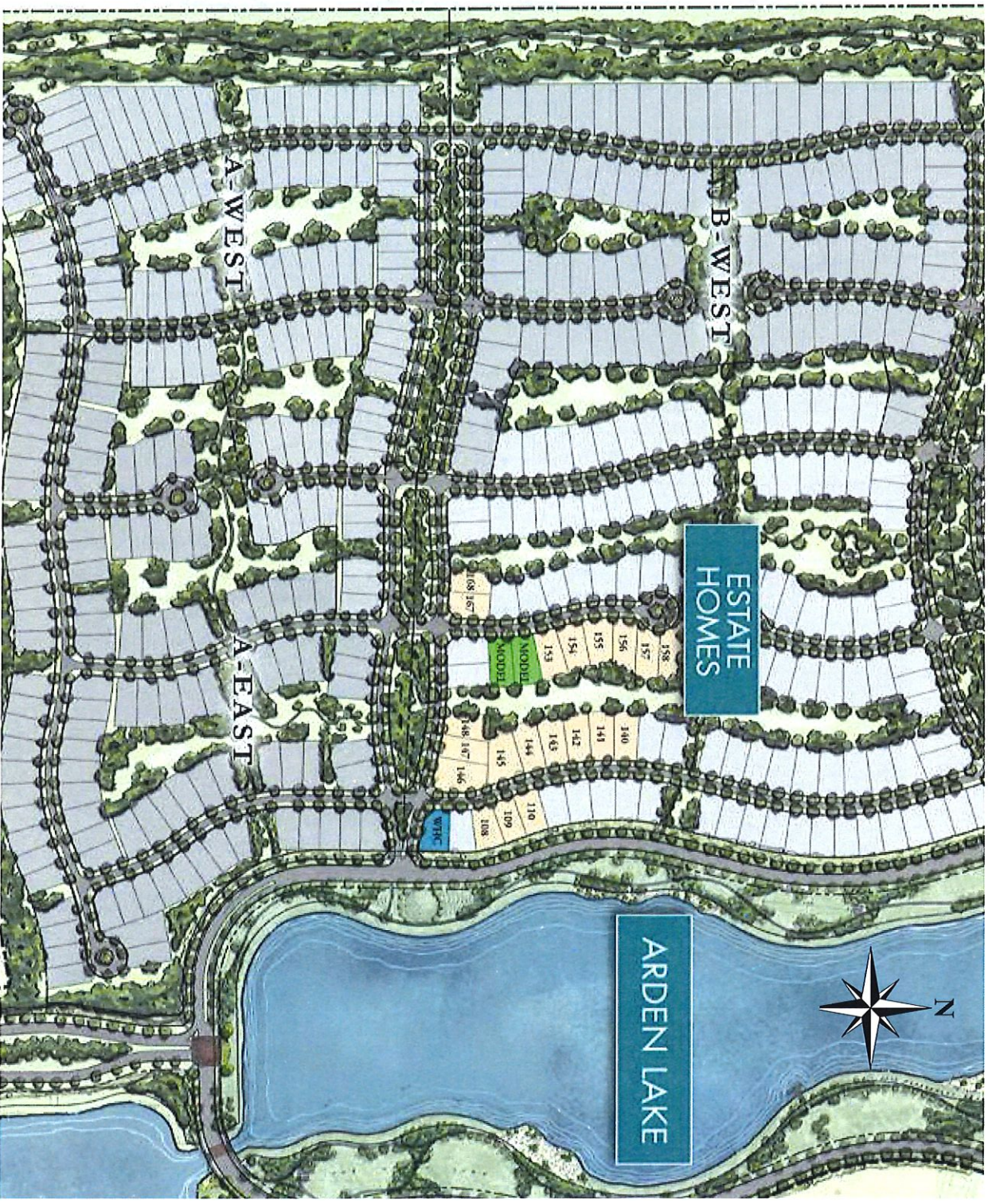
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Arden

Community Site Plan



 Future Welcome Home Center

 Future Model Homes

 Available Homes

Preliminary Artist's Concept - Map Not to Scale

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COMMUNITY FEATURES

- 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
- 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
- 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
- Manned Gatehouse
- 3,000 sq. ft. Fitness Center with Private Group Exercise Studio
- Indoor and Outdoor Gathering Places
- Event Lawn, Playground and Playfields
- Playing Fields and 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
- Shops, Restaurants, and World-Famous Equestrian Center just 12 miles from Entrance
- Nearby wildlife preserve with 165,000 acres of conservation land
- Community boat ramp offers easy access for kayaking, canoeing, and small electric boats

EXTERIOR FEATURES

- Spanish Style Concrete Roof Tile
- Brick Paver Driveway, Walkway, Front Entry and Terrace (per plan)
- Designer Exterior Paint in Decorator Schemes
- Impact Windows Throughout
- Raised Panel Hurricane Code Approved Garage Door
- Automatic Garage Door Opener with Remote
- Insulated Hurricane Code Approved Raised Panel Front Entry Door with Chime
- Exterior Hose Bibs

INTERIOR FEATURES

- World's First Wi-Fi CERTIFIED™ Home Design, Featuring Home Automation Activated and Supported by Amazon and Voice Controlled by Alexa (see reverse side)
- Gypsum Flooring Underlayment on Second Floor
- 18" x 18" Tile in Foyer, Kitchen, Breakfast Area, Laundry Room, Family Room, Dining, Living and Great Room in Choice of Decorator Colors
- Plush Stain Resistant Carpeting in all Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
- Raised Panel Interior Doors
- Colonial Style Bi-Fold Closet Doors
- Lever Style Interior Door Hardware
- Textured Walls and Ceilings in Designated Areas

INTERIOR FEATURES (CONT.)

- Designer Quality Paint on all Walls and Ceilings
- Rocker Style Switches Throughout Home
- Category 5e Structured Wiring for Phone in Kitchen only, 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
- Gas Water Heater
- Central Air Conditioning and Heating System
- Vinyl-Clad Ventilated Closet Shelving

KITCHEN FEATURES

- Quality Stainless Steel Appliance Package Featuring:
 - Side-by-Side Refrigerator with Ice and Water Dispenser in Door
 - Gas Range with Self Cleaning Oven
 - Energy Saving Dishwasher
 - Over-the-range Microwave with Recirculating Venting System
- 42" Wood Finish Cabinetry Crown Molding with Brushed Nickel Hardware
- Countertops in Choice of Granite or Quartz
- Stainless Steel Undermount Kitchen Sink
- Food Waste Disposal
- Recessed Overhead Lighting

BATH FEATURES

- Wood Finish Double Vanities with Choice of Granite or Quartz Vanity Tops, Decorator Faucets and Brushed Nickel Hardware in Master Bathroom
- Recessed Lighting in Master Bathroom
- Clear Glass Shower Enclosure in Master Bathroom
- Wood Finish Vanity with Choice of Granite or Quartz and Decorator Faucets in Secondary Bathrooms and Powder Bath
- Designer Style Lighting Over Vanities in Secondary Bathrooms
- Elongated Toilets with Soft Closing Lids
- Full Width Vanity Mirrors
- Exhaust Fan (per plan)

LAUNDRY FEATURES

- Large Capacity Washer
- Large Capacity Gas Dryer
- Ventilated Wire Shelving above Washer/Dryer

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EVERYTHING'S
INCLUDED

LENNAR

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 © 2018 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. CCC-1506052_06/18

ARDEN



Everything's Included
in your new dream home.

Lennar has reimaged the home-buying experience by including the most desired new home features at no extra cost to you.

INFRASTRUCTURE - WORLD'S FIRST WI-FI CERTIFIED HOME DESIGN

- Ruckus Wireless ZoneFlex™ R510
- Heat Mapping (Engineering)
- Brocade® Ruckus® ICX® 7150 12-port switch
- CAT 6A Wiring
- Legrand 42" RF Transparent Media® Enclosure
- Leviton® Surge Protective Receptacles
- Lutron Caseta® occupancy sensor

SMART PRODUCTS - CONTROLLED BY AMAZON ALEXA

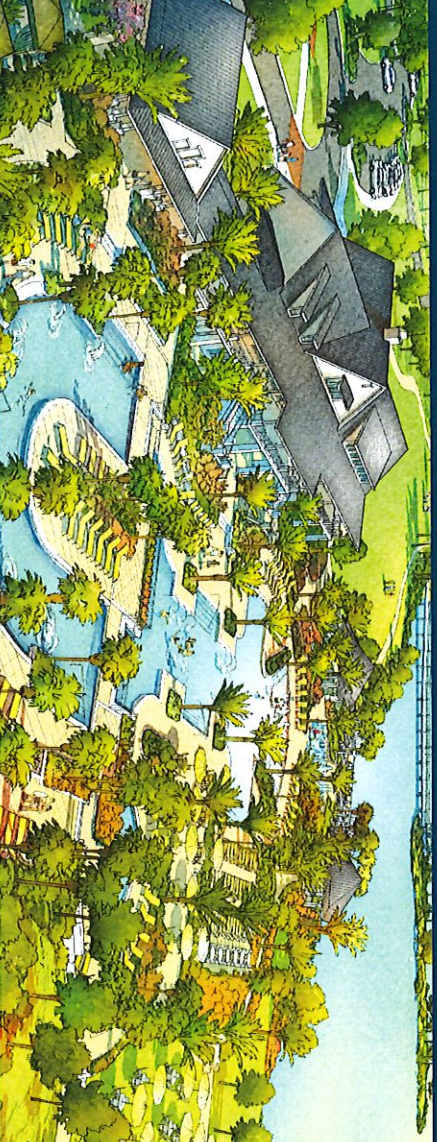
- Ring® Video Doorbell
- Baldwin® Evolved smart lock
- Amazon Echo Show®
- Amazon Echo Dot
- Honeywell Lyric Round™ Wi-Fi Thermostat
- Sonos® ONE: 1 wireless speaker
- Lutron Caseta® wireless Smart Bridge Pro, Wireless Lamp Module, Pico Remote with Double Stand
- Lutron Caseta® wireless in-wall dimmer
- Samsung SmartThings®
- Leviton Z-Wave Plug-in Module
- 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!



Arden by the numbers

- 1,200+/- acres of homes, parks, trails and lakes
- 2,000 homes planned
- 20+/- miles of expertly-mapped walking and biking trails
- 3,000+/- sq. ft. fitness center
- 176+/- acres of magnificent lakes
- 1 mile-long +/- central lake
- 30+/- acres of parks surrounding Arden Lake
- 5+/- acre working farm that will produce fruits, vegetables and herbs
- 450+/- acres of open space throughout the community
- 40+/- acres dedicated for future county park and public school
- Advantageous elevation at 21 feet above sea level. Flood zone X (no flood insurance required)

Local Public Schools

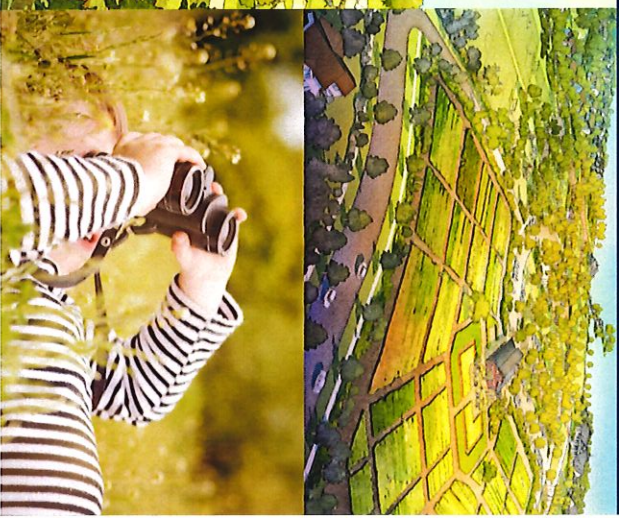
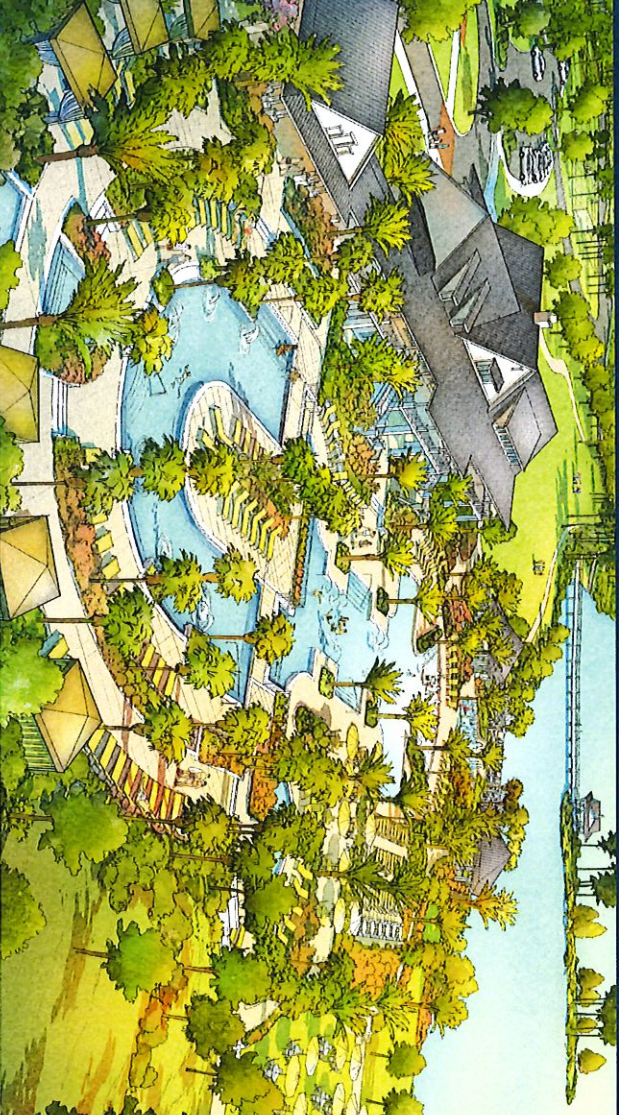
Arden is zoned for A-rated Palm Beach County public schools. Current schools assigned are*:

- Binks Forest Elementary School
- Wellington Landings Middle School
- Wellington High School

* School assignment is not guaranteed. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s).

Features

- Elegant entry with manned gatehouse
- Gracious, two-story community clubhouse featuring:
 - Social Hub with inviting wifi cafe, spacious club room and plenty of indoor and outdoor gathering places
 - Extra-large, fully-equipped fitness center with private group exercise studio
 - Four illuminated Har-Tru tennis courts
 - Playfields and playgrounds
 - Resort-style pool flowing over two levels:
 - Peaceful upper pool surrounded by cabanas
 - Lower play pool with swim lanes
 - Interactive splash pad
 - Community boat ramp offers easy access to Arden Lake
 - 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
 - Community farm that will produce fruits, vegetables and herbs is a central feature
 - Seasonal classes with the Farm Manager will focus on healthy eating, farm-to-fork cuisine and lifestyle, cultivating herbs, flower arranging, among others
 - Kayaking, canoeing and small electric boats on Arden Lake
 - Shops, restaurants and world-famous equestrian center just 12 miles from entrance
 - Nearby wildlife preserve with 165,000 acres of conservation land in Palm Beach and Martin counties



What are my Homeowner Association fees?

- The estimated resident Homeowner Association (HOA) fees are \$246 per month*

What will my Homeowner Association fees include?

- Once completed, the use and full-time maintenance of the Arden amenities will include:
 - Elegant entry with 24 hour manned gatehouse
 - Gracious, two-story community clubhouse with staffed WiFi café, spacious Club Room, plenty of indoor meeting rooms and outdoor gathering places
 - Extra-large, fully equipped fitness center with group exercise studio
 - Four illuminated Har-Tru tennis courts
 - Playfields and playgrounds
 - Resort-style pool flowing over two levels, cabanas, and interactive water play feature
 - Lake side pavilion
 - Community boat ramp with Kayak / Canoe launches for easy access to Lake Arden
 - Charming wooden footbridge for access to a small island with a gazebo, fishing area and wildlife observation
 - A large, staffed, community farm that grows fruits, vegetables and herbs is a central feature. Every resident will enjoy seasonal crops as they are harvested
 - Seasonal classes with the Farm Manager to focus on healthy eating, farm-to-fork cuisine and lifestyle; cultivating herbs, flower arranging, etc.
 - 20+/- miles of expertly mapped walking and biking trails
 - 450+/- acres of HOA maintained open space throughout the community
 - 176+/- acres of magnificent lakes
- Irrigation water for every home site included in the assessment
- Full expert landscape maintenance of all community common areas
- Year-round event and activities programming with on-site Lifestyle Director
- Full-time, onsite Community Director to handle all HOA needs and requests

* HOA fees are subject to change based on annual community budget reviews.



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The Palm Beach Post

PALMBEACHPOST.COM

BREAKING NEWS STARTS HERE

SUNDAY, APRIL 8, 2018

LOCAL

Arden ‘agrihood’ begins to grow



Once completed, Arden’s farm will have a 4,000-square-foot barn and 5 acres of soil being tilled by the neighborhood’s recently hired farm directors, Tripp Eldridge and Carmen Franz. RICHARD GRAULICH PHOTOS / THE PALM BEACH POST

Community farm starts to take shape, offering residents fresh produce.

By Kristina Webb

Palm Beach Post Staff/Writer

Brenda and Bob Helman had a certain lifestyle in mind when looking for a home in which to retire. The couple hoped to move from Cooper City to a place that would be healthy, active and centrally located.

They found those things in Arden, a community rising just west of Lion Country Safari on Southern Boulevard in Loxahatchee.

“It’s like going back in time,” Brenda Helman said. The houses have front porches, and all the neighbors know each other, she added. “We were looking for the simpler times.”

But they also found something in Arden no other South Florida community can offer: A working farm where residents will be able to partake of the fresh produce.

The neighborhood planned by Freehold Communities of Boston is one of more than 100 throughout the United States called an

“agrihood,” or agricultural neighborhood. Willowsford in Virginia is one of the largest agrihoods, sitting on about 4,000 acres with a 300-acre working farm.

Once completed, Arden’s farm will have a 4,000-square-foot barn and 5 acres of soil being tilled by the neighborhood’s recently hired farm directors, Tripp Eldridge and Carmen Franz.

The farming couple met two years ago at an agriculture conference and most recently worked together at a sprawling organic farm they helped start in Tennessee. Both started their farming careers in the Peace Corps.

“We love the creative process,” Franz

said of digging her hands into a new project and building Arden's farm from the ground up.

Sprouts were rising from the farm's sandy soil on a recent Monday: Eldridge, 36, and Franz, 31, are building organic matter into the soil with a round of ground cover in the form of iron clay cowpeas and sunflowers.

Another round of ground cover will follow before the farm's "first real growing season" begins in the fall – about the same time the barn will be completed, Franz said.

She added that part of her excitement in moving to Florida from Tennessee – in addition to warmer weather – comes from the diversity of crops that can be grown in the Sunshine State.

"I'm obsessed with Florida's agricultural abundance," she said. The farm will start on a portion of the 5-acre plot, but once finished will grow vegetables, flowers, herbs and fruit trees.

Eldridge and Franz also will direct events in the barn. They plan to hold workshops on organic gardening and flower arranging, farm-to-table dinners and eventually to host farmer's markets with outside vendors. A retail space inside the barn will sell products from local vendors, including honey and olive oil, Franz said.

The farm will focus on "serving our resident customers first," Eldridge said. "We've got to get pretty fine-tuned, but also make sure we're tending to the growing needs of the residents."

Plans for Arden call for 2,000 homes. More than 70 homes have been sold since summer, when the neighborhood held its grand opening. A monthly \$246 homeowners association fee helps cover the costs of running the farm and Arden's 9,900-square-foot clubhouse.

"It's just something you don't see anywhere," Arden marketing director Susan Moguel said of the agrihood. "People just want to get back to the earth."

Eldridge noted Arden is one of the only agrihoods in Florida – making it an example for those to come. "Nobody's seen how the model really works in South Florida," he said. "We have a lot of ideas."

Bob Helman, who moved with Brenda into Arden in December, said he is excited for his family to visit once the farm is completed. "Our grand kids are going to love it," he said.



Eldridge and Franz are currently building organic matter into the soil with a round of ground cover in the form of iron clay cowpeas (shown above) and sunflowers at the Arden farm.

RICHARD GRAULICH PHOTOS / THE PALM BEACH POST



Plans for Arden call for 2,000 homes. More than 70 homes have been sold since summer, when the neighborhood held its grand opening. A monthly \$246 homeowners association fee helps cover cost of running the farm and Arden's 9,900-square-foot clubhouse.

The agrihood concept is one Brenda Helman said she was drawn to immediately. "You don't have to leave your neighborhood to find healthy produce," she said. "There

was not any kind of lifestyle anywhere that was like this."

kwebb@pbpost.com