



PARKLAND ROYALE



An Address that Speaks for Itself



Lennar History

Since 1954, Lennar has built over one million new homes for families across America. We build in some of the nation's most popular cities, and our communities cater to all lifestyles and family dynamics, whether you are a first-time or move-up buyer, multigenerational family, or Active Adult.



Parkland Royale

A Private Gated Community with Resort-Style Living

Welcome to Parkland Royale, a prestigious new community of luxury estate homes by Lennar – coming soon to the highly desirable city of Parkland, FL. This gated enclave blends timeless elegance with modern convenience, offering a refined, family-friendly lifestyle surrounded by top-rated schools, lush nature, and a true sense of serenity.

Choose from expansive single-family homes including Lennar's Next Gen floorplans, Parkland Royale offers open-concept layouts, sophisticated architecture, and premium designer finishes - all part of Lennar's signature Everything's Included package.

Residents will enjoy resort-style amenities, beautifully manicured landscaping, and nearby trails perfect for outdoor recreation. Whether you're hosting in your gourmet kitchen, unwinding in your private backyard retreat, or connecting with neighbors, Parkland Royale is where elevated living meets everyday ease.

Don't miss your opportunity to own in Parkland's premier luxury community. Schedule your private tour today.



Crown Collection





PARKLAND ROYALE



2-Story | 5 Bedrooms | 4 Bathrooms | Powder Room | Great Room
Breakfast Nook | Bonus Room (Optional Layout) | Covered Entry
Covered Terrace | Balcony | Split 3-Car Garage

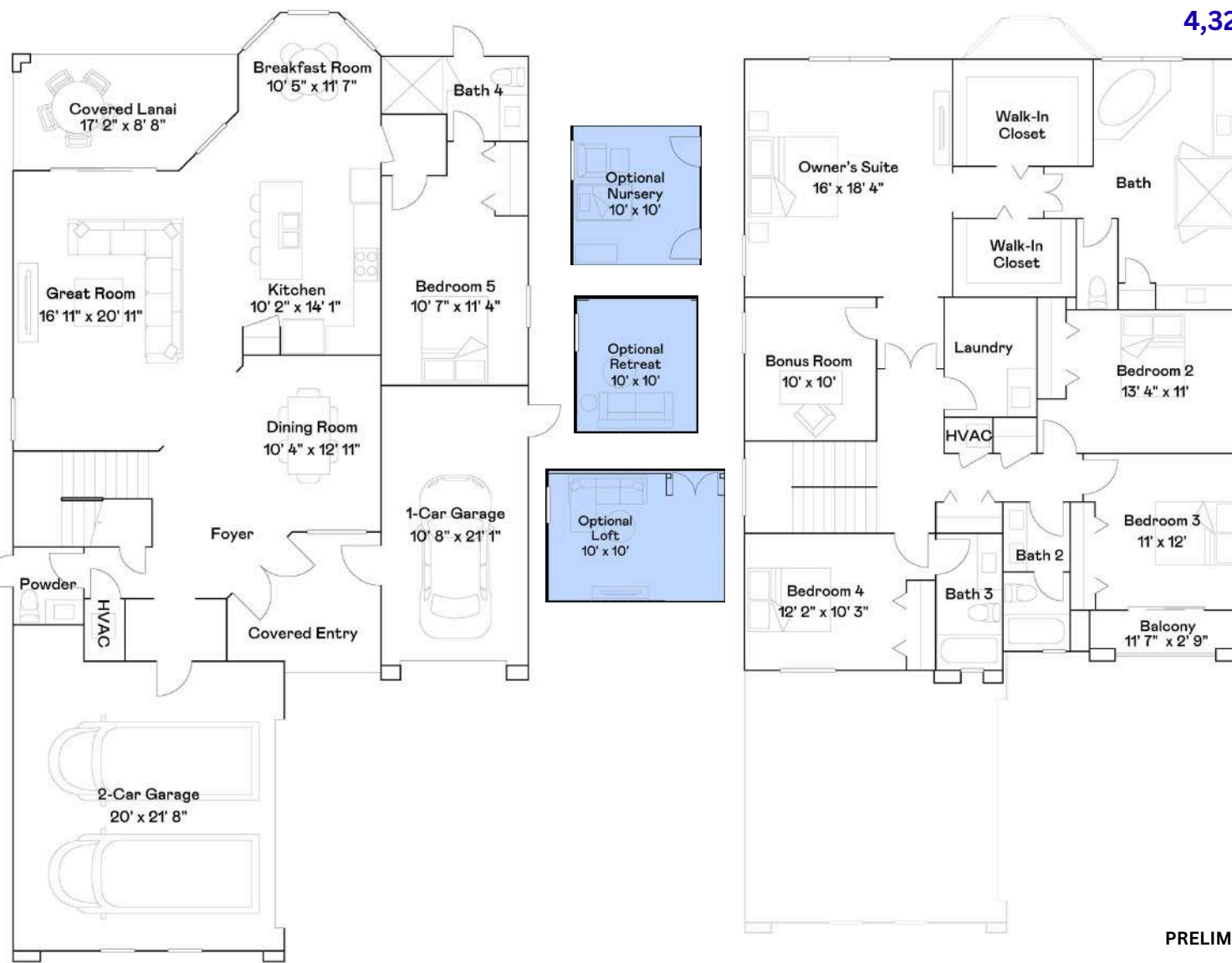
Barony



Barony

3,284 Sq. Ft. A/C Area

4,328 Sq. Ft. Total



PRELIMINARY ARTIST'S CONCEPT

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 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 © 2022 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 07/25



PARKLAND ROYALE



Highgrove

MAIN HOME: 2-Story | 4 Bedrooms | 3 Bathrooms | Powder Room
Bonus Room (Optional Layout) | Family Room | Breakfast Nook
Balcony | 2-Car Garage

NEXT GEN SUITE: Living Room | Bedroom | Private Entry | Kitchenette Cabana Bath





Highgrove

3,546 Sq. Ft. A/C Area
4,336 Sq. Ft. Total



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Kingsmont

PARKLAND ROYALE



2-Story | 4 Bedrooms | 4 Bathrooms | Family Room | Breakfast Nook
Game Room | Covered Entry | Covered Terrace | Balcony
Split 3-Car Garage



Kingsmont

3,613 Sq. Ft. A/C Area
4,666 Sq. Ft. Total



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Valemont

PARKLAND ROYALE



2-Story | 5 Bedrooms | 4 Bathrooms | Family Room | Breakfast Nook
Game Room | Covered Entry | Covered Terrace | Balcony | 2-Car
Garage



Valemont

4,093 Sq. Ft. A/C Area
5,202 Sq. Ft. Total



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Monarch Collection





CONCEPTUAL IMAGE

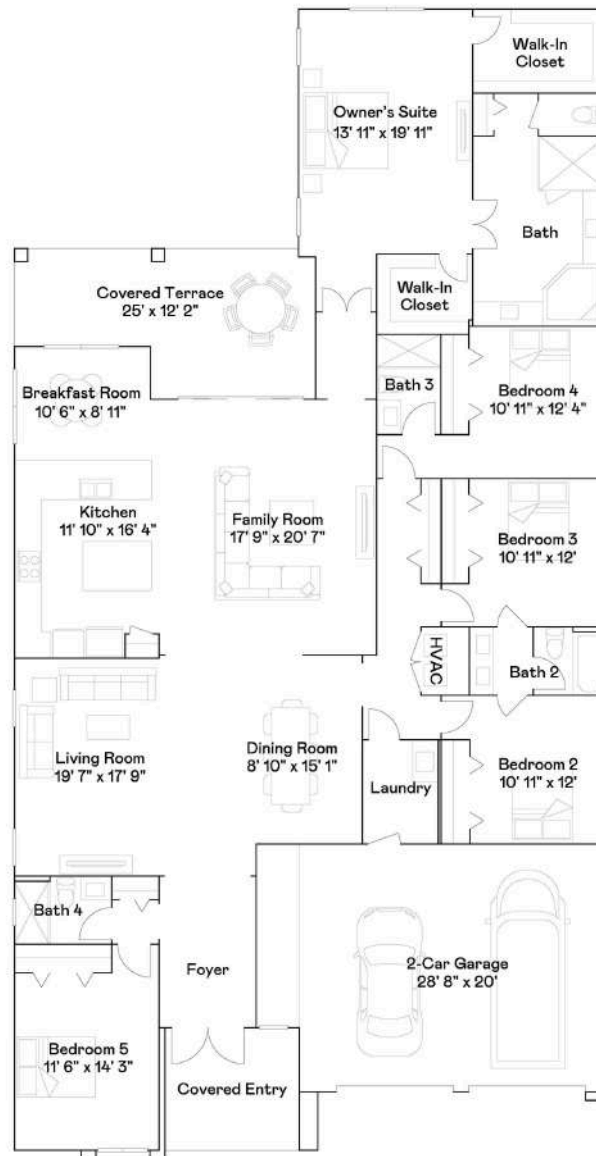
Astoria

PARKLAND ROYALE 1-Story | 5 Bedrooms | 4 Bathrooms | Family Room | Covered Entry |
Covered Terrace | 2-Car Garage



Astoria

3,205 Sq. Ft. A/C Area
4,183 Sq. Ft. Total



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Marquis

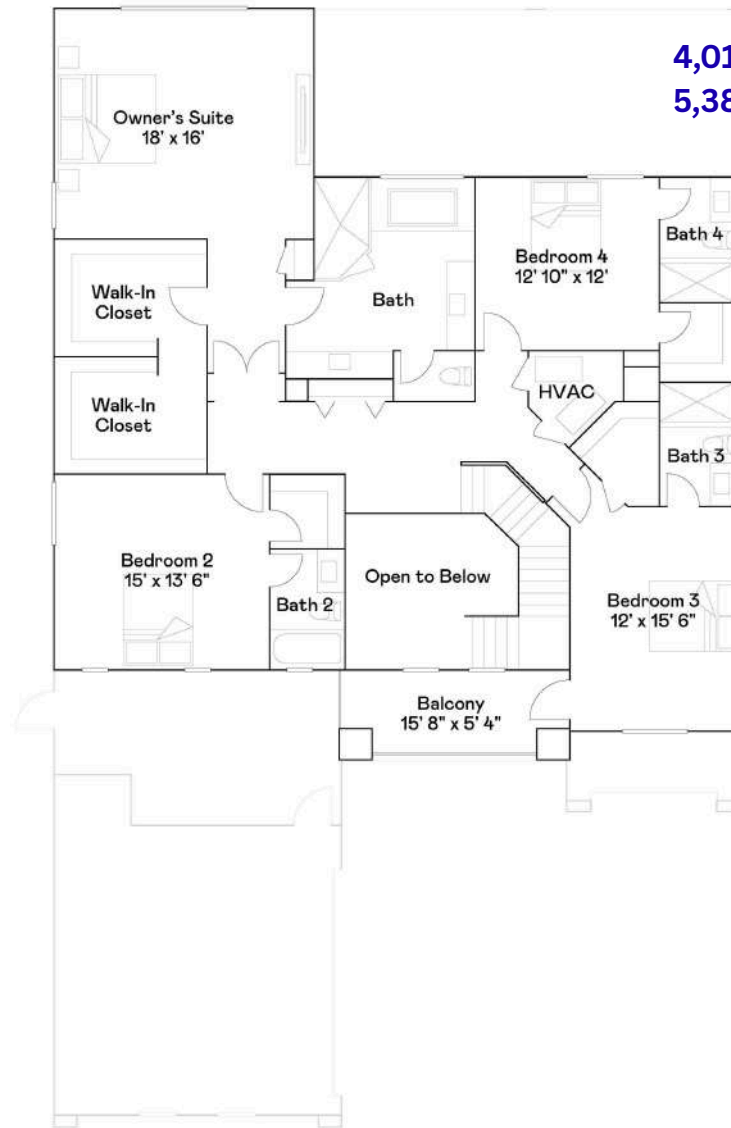
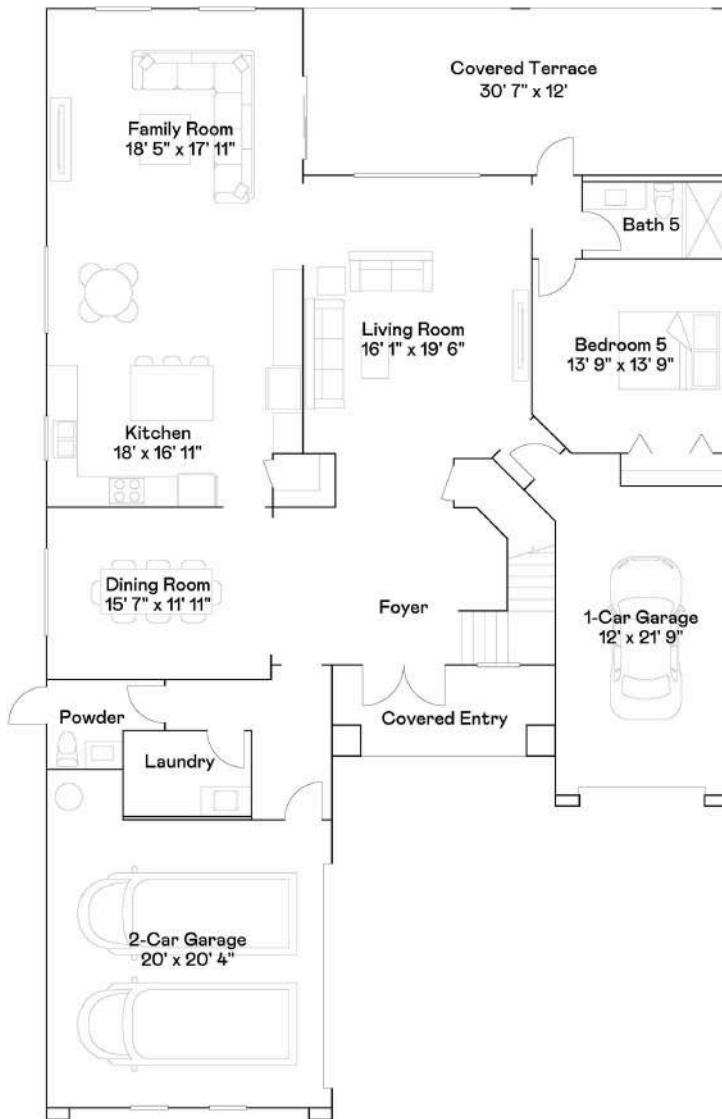
PARKLAND ROYALE



2-Story | 5 Bedrooms | 5 Bathrooms | Powder Room | Family Room
Living Room | Dining Room | Covered Entry | Covered Terrace
Balcony | Split 3-Car Garage



Marquis



4,019 Sq. Ft. A/C Area
5,384 Sq. Ft. Total

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Regent

PARKLAND ROYALE

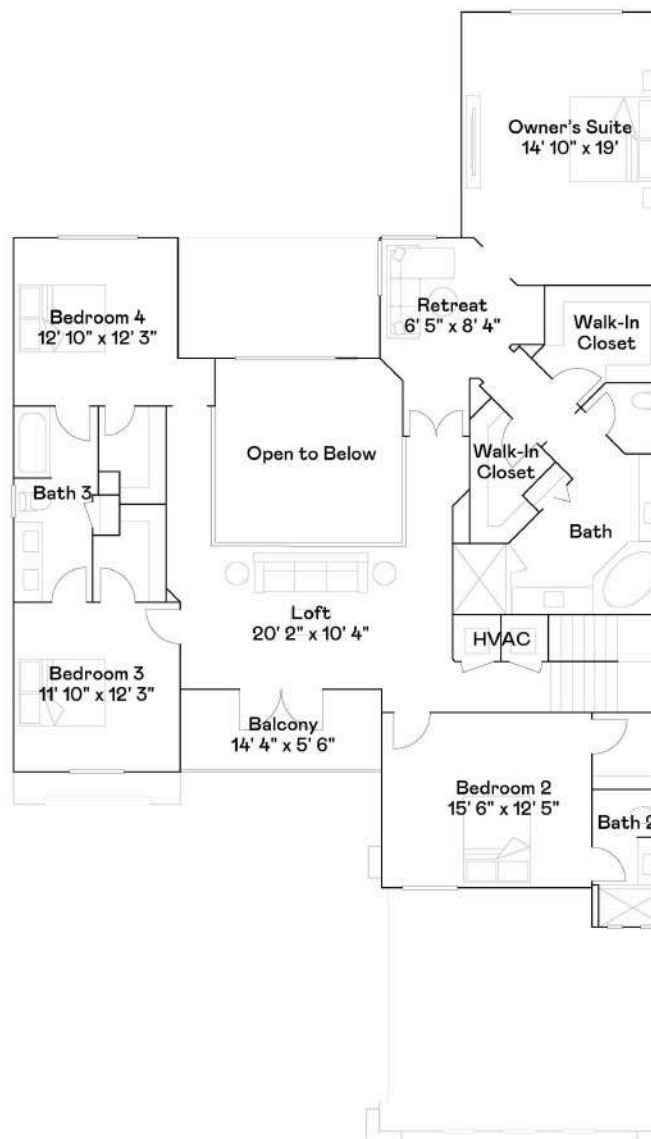
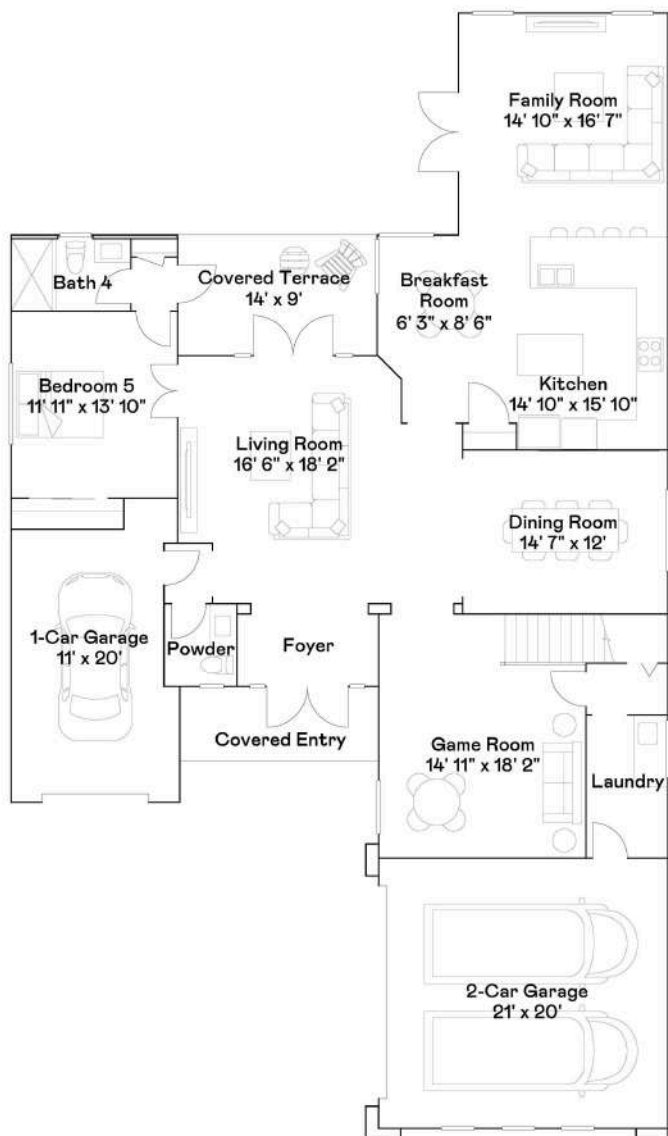


2-Story | 5 Bedrooms | 4 Bathrooms | Powder Room | Family Room | Loft
Covered Entry | Covered Terrace | Balcony | Split 3-Car Garage



Regent

4,143 Sq. Ft. A/C Area
5,205 Sq. Ft. Total



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Sovereign

PARKLAND ROYALE



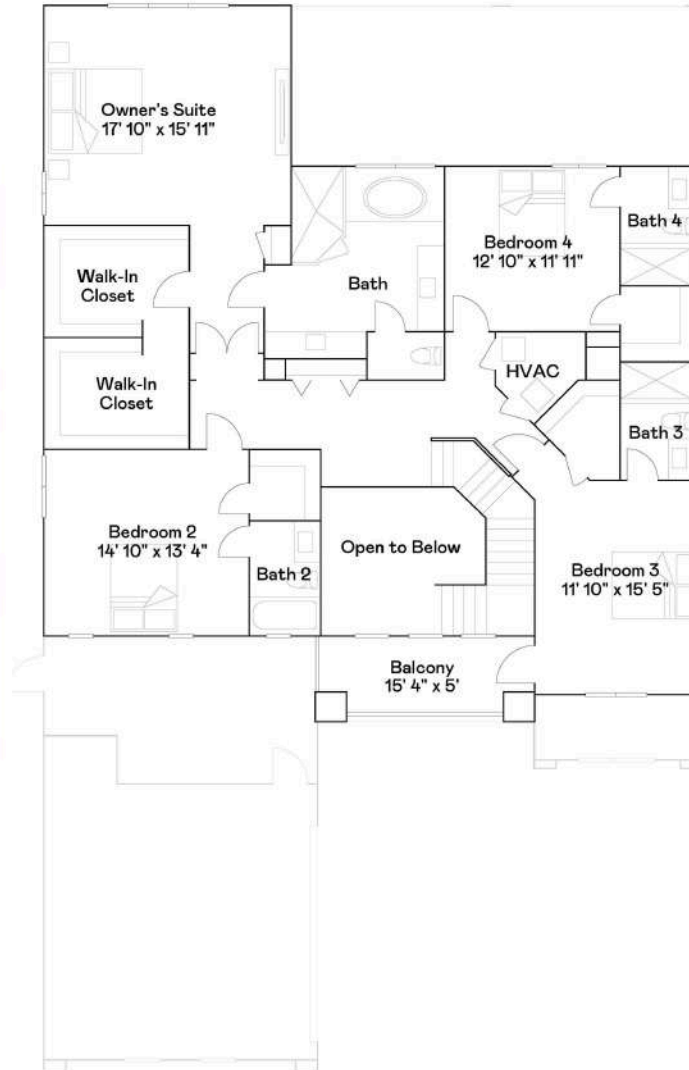
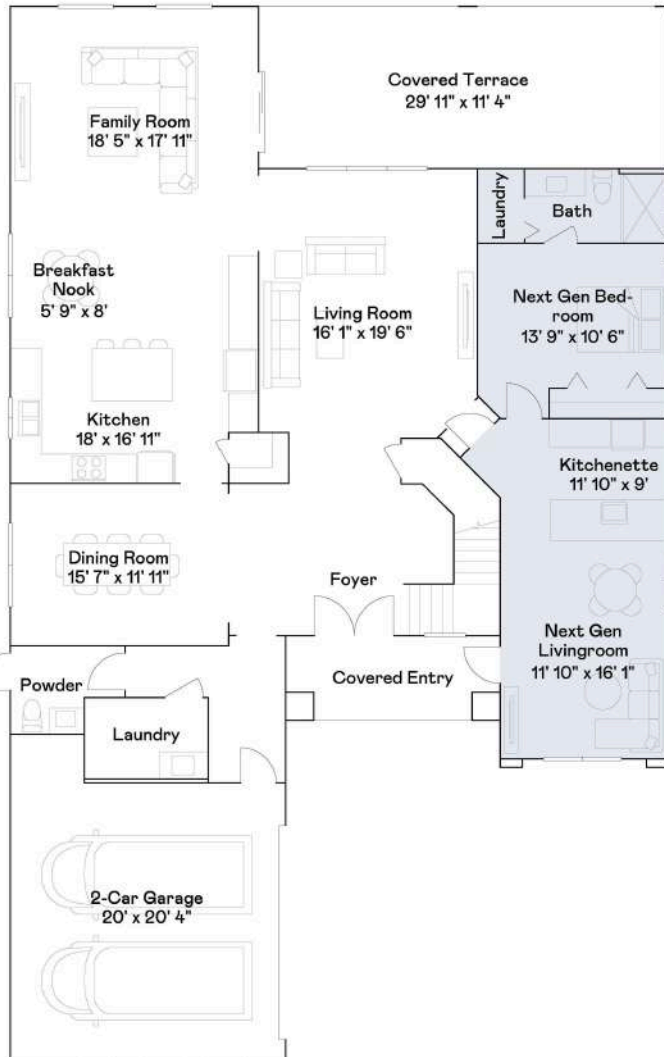
MAIN HOME: 2-Story | 4 Bedrooms | 4 Bathrooms | Powder Room
Family Room | Covered Terrace | Balcony | 2-Car Garage
NEXT GEN SUITE: Private entry | Living Room | Kitchenette
Bedroom | Bath





Sovereign

4,339 Sq. Ft. A/C Area
5,377 Sq. Ft. Total



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PARKLAND ROYALE



EXTERIOR FEATURES

- Quality concrete block construction
- Concrete roof tile
- Impact resistant glass windows and doors
- Elegant covered entries
- Brick paver entry walk, driveway, patios/terrace areas (per plan)
- Designer exterior paint schemes
- Hurricane resistant garage door
- Automatic garage door opener with remote
- Contemporary-style exterior lighting (per elevation)
- Gutters throughout
- Irrigation system

KITCHEN FEATURES

- Elegant and spacious kitchen designs with island and/or built-in desk area (per plan) featuring:
 - Sub-Zero 42" French Door Refrigerator/Freezer With Internal Dispenser
 - Wolf 30" Transitional Speed Oven
 - Wolf 30" Built-In Single Oven
 - Wolf 36" Cooktop Wall Hood
 - Wolf 36" Electric Cooktop
 - Cove Dishwasher
- 42" Contemporary-style flat panel cabinets in choice of colors with brushed nickel hardware
- Contemporary-style quartz kitchen countertops with square edge and 6" backsplash

- Stainless steel rectangular undermount kitchen sink
- Contemporary-style kitchen faucet with pullout spray
- Food waste disposal
- Recessed overhead lighting

INTERIOR FEATURES

- Stylish 20"x 20" porcelain floor tile in foyer, kitchen, great room, breakfast room, family room, dining room, living room and laundry room in choice of designer colors (per plan)
- Plush stain resistant carpet with upgraded padding in a choice of designer colors on 1st floor bedrooms and den, on stairs & 2nd floor areas (except bathrooms & laundry room)
- 8' High Contemporary 2 panel solid core interior doors
- Contemporary-style baseboards and door casings throughout home
- Contemporary-style recessed downlighting throughout home
- Lever style interior door hardware
- Textured finish walls and ceilings throughout
- Designer quality paint on all walls and ceilings
- 10' Ceilings in first floor living areas
- 9' Ceilings in 2nd floor living areas
- Contemporary style stair handrail
- Rocker style light switches throughout home
- Category 6 wiring in kitchen, family room or great room and owner's suite, home run to central distribution panel (per plan)

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Scenes may be of locations or activities not on a Lennar property. Models/lifestyle photos do not reflect racial or ethnic preference. Please contact the school district for the most current information about specific schools. Seller does not represent and cannot guarantee that the community will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Schools that your children are eligible to attend may change over time. All product and/or company names are trademarks TM or registered trademarks ® of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and Lennar. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License: CGC 062343. Date 08/07/2025

INTERIOR FEATURES (CONT)

- Pre-wired for ceiling fan in family room, game room and all bedrooms (per plan)
- Modern AC vents throughout (per plan)
- Decorative marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Central air conditioning and heating system
- Electric water heater

BATH FEATURES

- Bath features:
 - Contemporary-style chrome faucets in all baths
 - Full width vanity mirrors
 - Recessed lighting
 - Shampoo niches
 - Elongated toilet in all baths
 - Exhaust fan (per plan)
- En-suite bath:
 - Contemporary-style floating vanities with quartz countertops and 4" backsplash
 - 8" Rain style shower head
 - One-piece elongated skirted toilet
- Soaking tubs (per plan)

En-suite bath(CONT.)

- Clear glass frameless shower enclosure with header
- 12" x 24" porcelain tile on bathroom shower walls
- 20" x 20" porcelain tile on bathroom floors
- 13"x13" porcelain tile on shower floors
- Secondary baths:
 - Contemporary-style floating vanities with quartz countertops and 4" backsplash
 - 20" x 20" porcelain tile on bathroom floors
 - 13" x 13" porcelain tile on shower/tub walls
 - 13" x 13" coordinating mosaic tile on shower floor
 - Two-piece elongated skirted toilet
 - Tub or shower with fixed single panel glass
- Powder bath:
 - Includes contemporary-style floating vanity with quartz countertop and 4" backsplash or pedestal sink (per plan)

LAUNDRY FEATURES

- GE Front Loader Washer & Dryer
- 20" x 20" Porcelain tile flooring in choice of color
- White flat panel cabinets with 6" pull handles, laundry sink, and quartz countertops with 4" backsplash (per plan)



A Life Well Shared



KEEP LOVED ONES CLOSE **all of the time.**

The world is changing and now more than ever we are seeing the value in being able to double up to save money and keep our families together and close by. Designed to accommodate your changing lifestyles, Lennar's Next Gen® - The Home Within A Home® opens the door to an array of financial and logistical benefits, while providing the opportunity to live every day close to the ones you love. Whether it is affordability, shared responsibility or room for more, Next Gen® is the ideal solution for many homebuyers.

Privacy

More than just dual Owner's Suites or an extra bedroom, the Next Gen® home offers an attached private suite with its own separate entrance, living room, bedroom, bathroom, laundry area and kitchenette – all without sacrificing anyone's privacy or independence.

Flexibility

The Next Gen® suite is a flexible space for any lifestyle. While the additional space is often used as separate living accommodations for parents, grandparents or adult children, the suite can also be used for long term guests, transformed into a private office, gym, or personal studio for your hobbies.



Shared Costs

With our Next Gen® design, it's like getting two homes for one payment®, where you can share home costs, share responsibilities and potentially save money while keeping everyone together. Plus, why pay high assisted living fees, when you can have your loved ones with you for less money?

Togetherness

More than ever families are living together under the same roof. Share your home with your loved ones and enjoy more of life's special moments together.”





NEXT GEN® - THE HOME WITHIN

A HOME INCLUDED FEATURES

Next Gen® - The home within a home, a new concept in living space designed to comfortably accommodate a private suite adjacent to the main home. These new, innovative floorplans allow families to live together and still have their own private quarters.

INTERIOR FEATURES

- 20”x 20” porcelain tile in foyer, kitchenette, living room/office, a/c closet and laundry
- Plush stain resistant carpet with upgraded padding in private suite bedroom
- 8’ High Contemporary 2 panel style, solid core interior doors
- 10’ ceilings throughout
- Elegant interior door hardware
- Contemporary-style baseboards
- Textured walls and ceilings in designated areas
- Contemporary-style recessed downlighting with rocker-style switches throughout
- Pre-wired for ceiling fan in bedroom/office and living room/office
- Quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

LAUNDRY

- Unitized washer-dryer (per plan)

DESIGNER KITCHEN

- Contemporary –style flat panel double stacked cabinets with integrated hardware (same as main home)
- Contemporary-style quartz countertop with square edge & 6" backsplash
- Undermount stainless steel kitchen sink and designer faucet with sprayer in chrome
- Wolf / Sub-Zero / stainless steel appliance package featuring:
 - Sub-Zero 42” French door refrigerator/freezer with internal dispenser
 - Built-in 24” microwave oven
- Recessed LED downlighting

INSIDE YOUR BATH

- Contemporary-style floating vanity with quartz countertops and 4” backsplash
- Contemporary-style chrome faucets
- Full-width vanity mirror
- Elongated two-piece skirted toilet
- Shower with fixed single glass panel
 - 20” x 20” Porcelain tile on bathroom floors (same as main home)
 - 13” x 13” porcelain tile on shower walls
 - 13” x 13” porcelain tile on shower floor
- Exhaust fan (per plan) • Recessed LED downlighting

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