

LENNAR

Greenview at Presidential

in Miami, FL



Greenview at Presidential

Greenview at Presidential is an amenity-rich, master-planned community offering luxury estate homes with private pools in the Aventura area in Miami, FL



Scan for online
brochure

Estate Collection



Nile

From \$2,575,990

3,455 sq. ft. · 2-story

5 bed · 3 ba · 2 car garage



Piedra

From \$2,700,990

3,533 sq. ft. · 2-story

4 bed · 4 ba · 3 car garage



Sommerset

From \$2,780,990

3,995 sq. ft. · 2-story

5 bed · 4 ba · 2 car garage

Presidential Collection



Ruby

From \$2,970,990

4,104 sq. ft. · 2-story

5 bed · 4 ba · 3 car garage



Silverstone

From \$3,173,990

4,331 sq. ft. · 2-story

5 bed · 5 ba · 2 car garage



Victoria

From \$3,393,990

4,677 sq. ft. · 2-story

6 bed · 6 ba · 3 car garage

Nile

Estate Collection

Available options include: Optional Loft, Optional Nursery, Optional Retreat,
Optional Bedroom 6

From \$2,575,990

3,455 sq. ft.

2-story

5 bed · 3 ba

2 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Nile

Estate Collection

Available options include: Optional Loft, Optional Nursery, Optional Retreat,
Optional Bedroom 6

From \$2,575,990

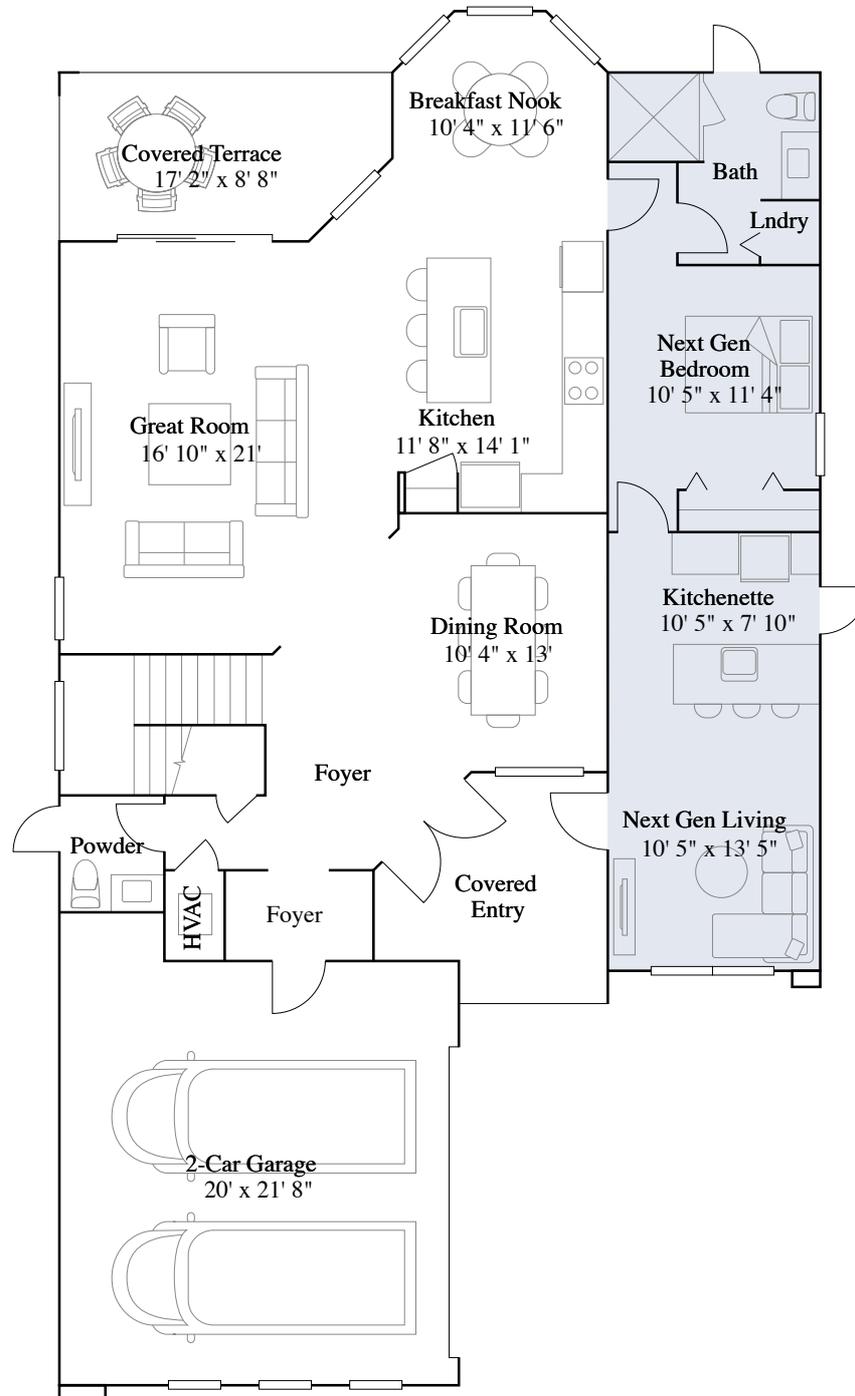
3,455 sq. ft.

2-story

5 bed · 3 ba

2 car garage

1st Floor



Nile

Estate Collection

Available options include: Optional Loft, Optional Nursery, Optional Retreat,
Optional Bedroom 6

From \$2,575,990

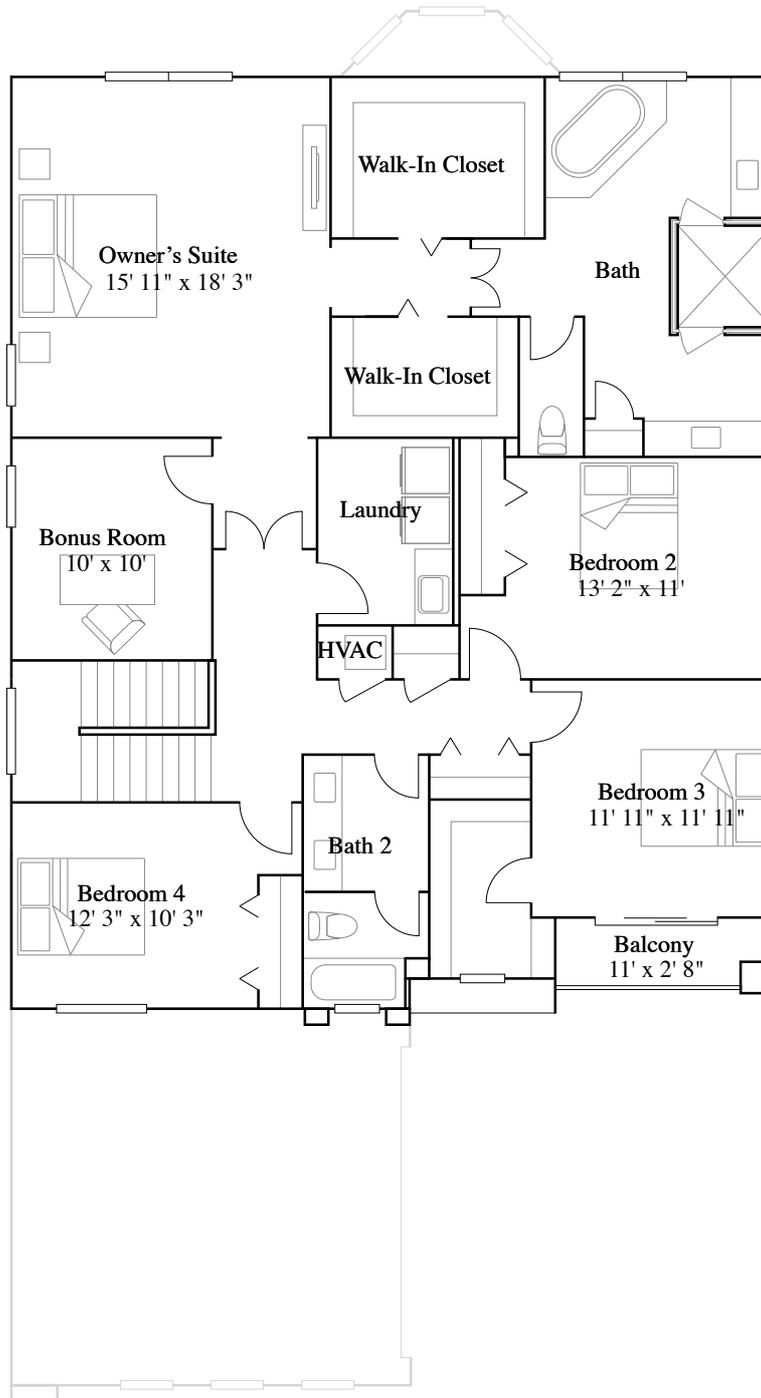
3,455 sq. ft.

2-story

5 bed · 3 ba

2 car garage

2nd Floor



Nile

Estate Collection

Available options include: Optional Loft, Optional Nursery, Optional Retreat,
Optional Bedroom 6

From \$2,575,990

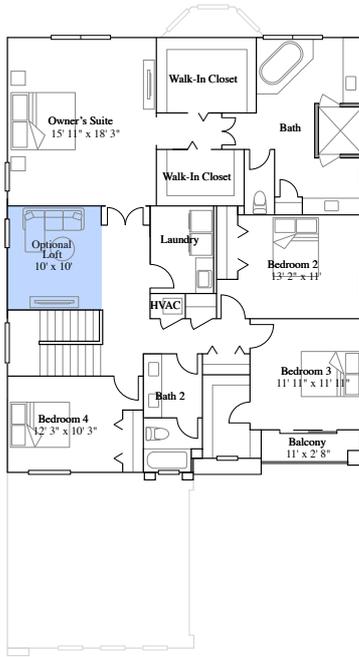
3,455 sq. ft.

2-story

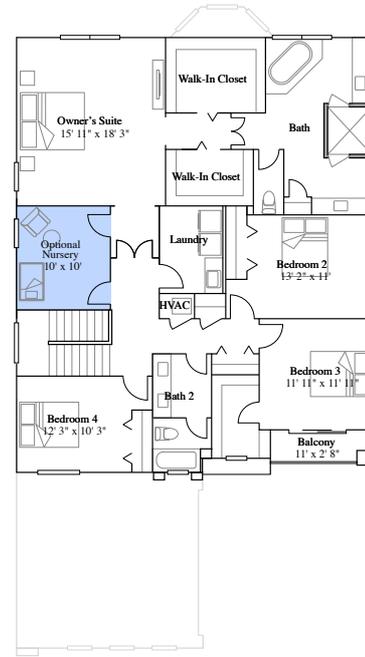
5 bed · 3 ba

2 car garage

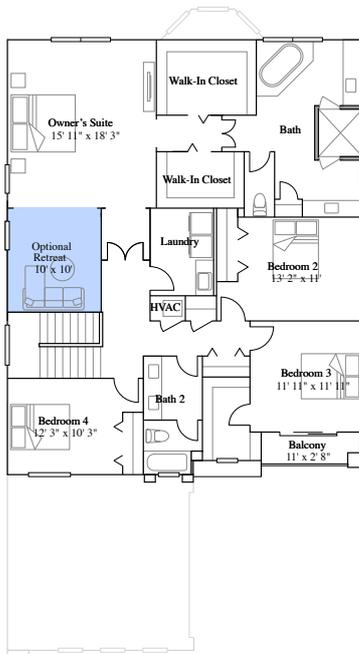
2nd Floor Options



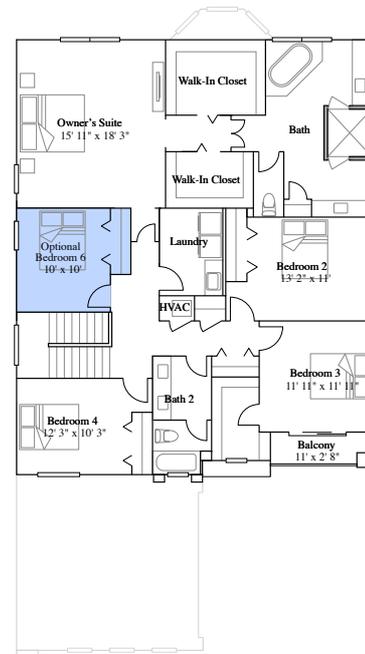
Optional Loft



Optional Nursery



Optional Retreat



Optional Bedroom 6

Piedra

Estate Collection

From \$2,700,990

3,533 sq. ft.

2-story

4 bed · 4 ba

3 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Piedra

Estate Collection

From \$2,700,990

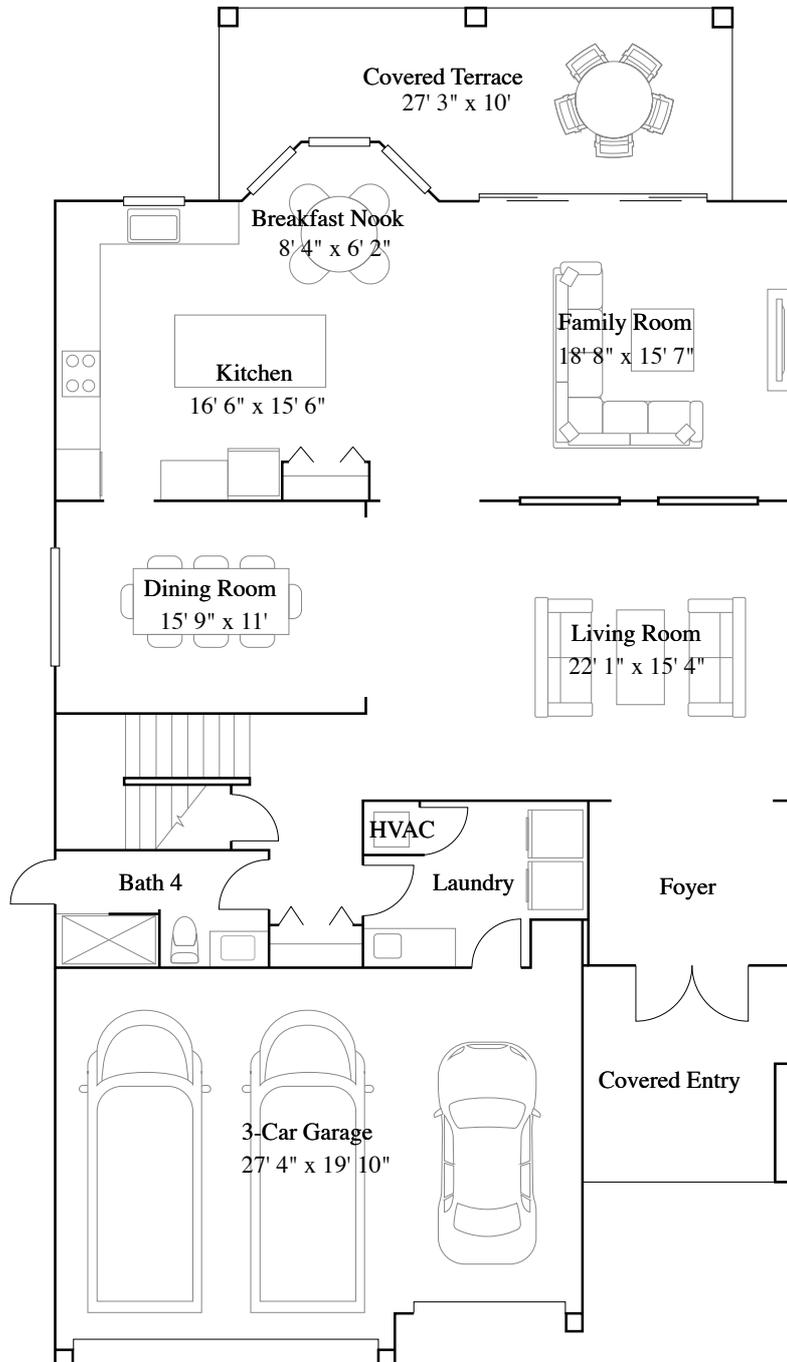
3,533 sq. ft.

2-story

4 bed · 4 ba

3 car garage

1st Floor



Piedra

Estate Collection

From \$2,700,990

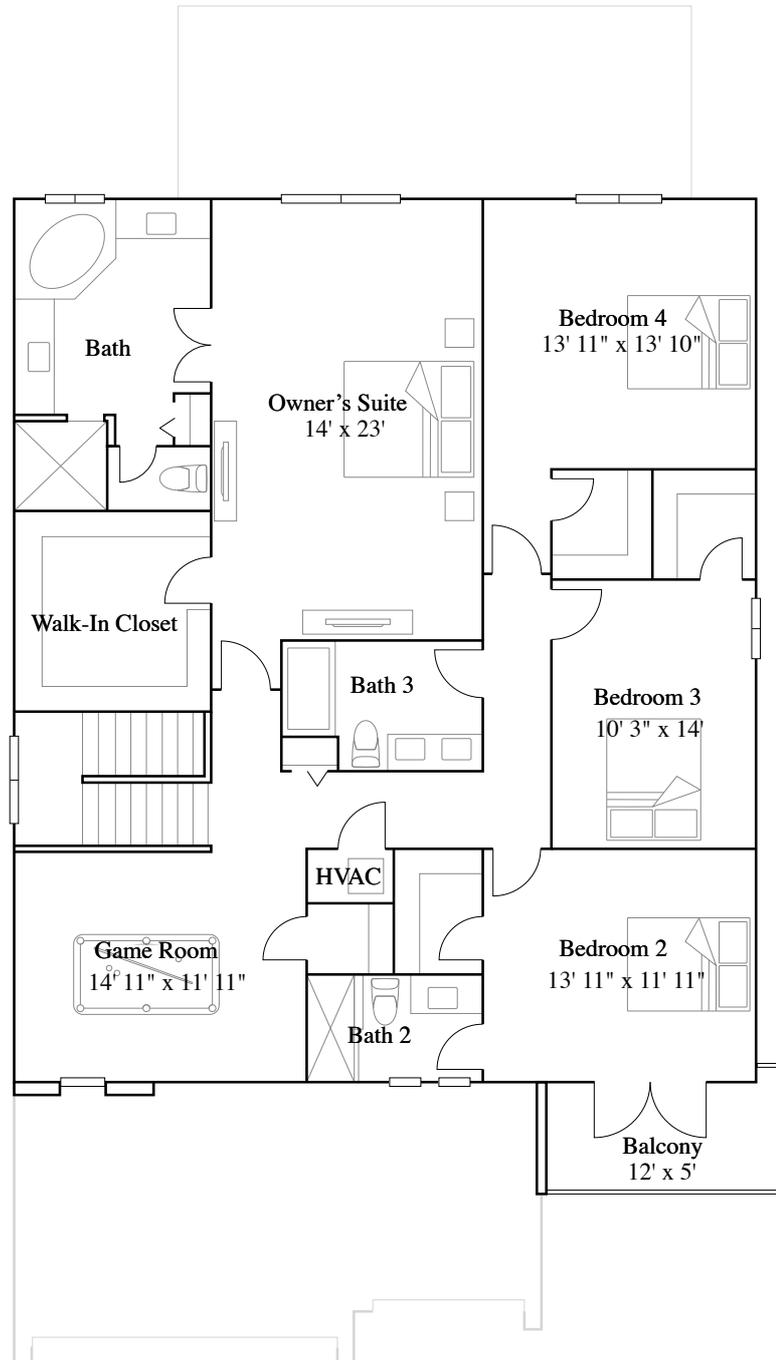
3,533 sq. ft.

2-story

4 bed · 4 ba

3 car garage

2nd Floor



Sommerset

Estate Collection

From \$2,780,990

3,995 sq. ft.

2-story

5 bed · 4 ba

2 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Sommerset

Estate Collection

From \$2,780,990

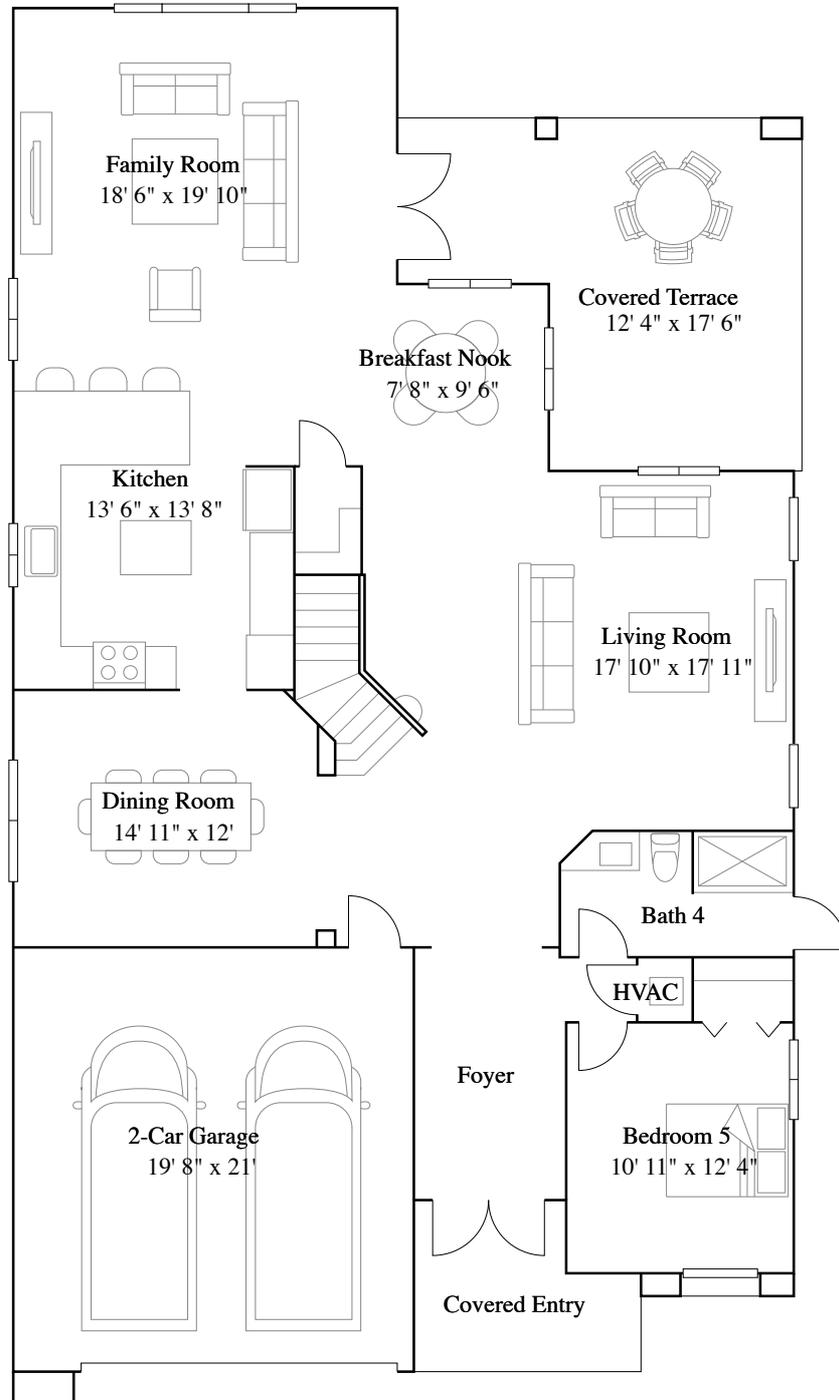
3,995 sq. ft.

2-story

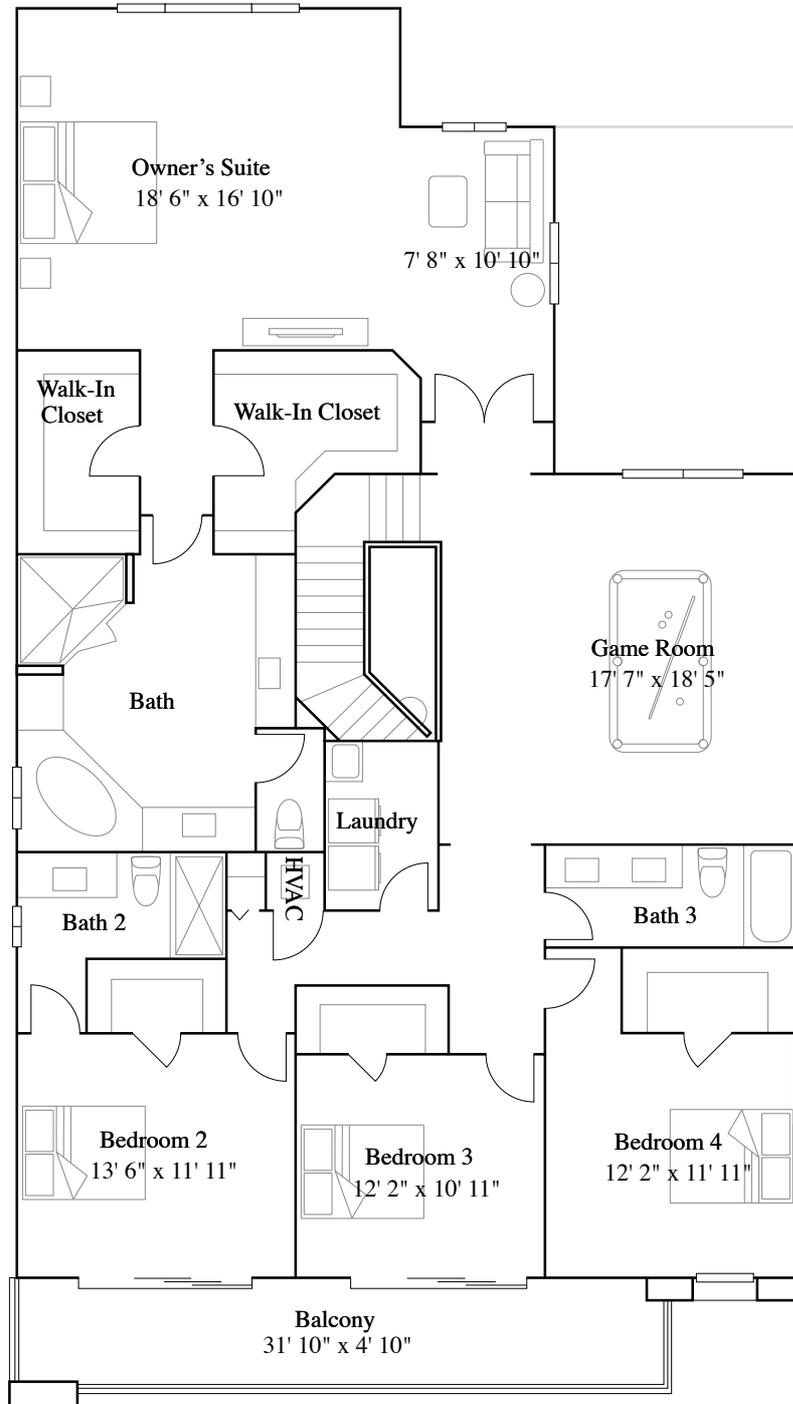
5 bed · 4 ba

2 car garage

1st Floor



2nd Floor



Ruby

Presidential Collection

From \$2,970,990

4,104 sq. ft.

2-story

5 bed · 4 ba

3 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Ruby

Presidential Collection

From \$2,970,990

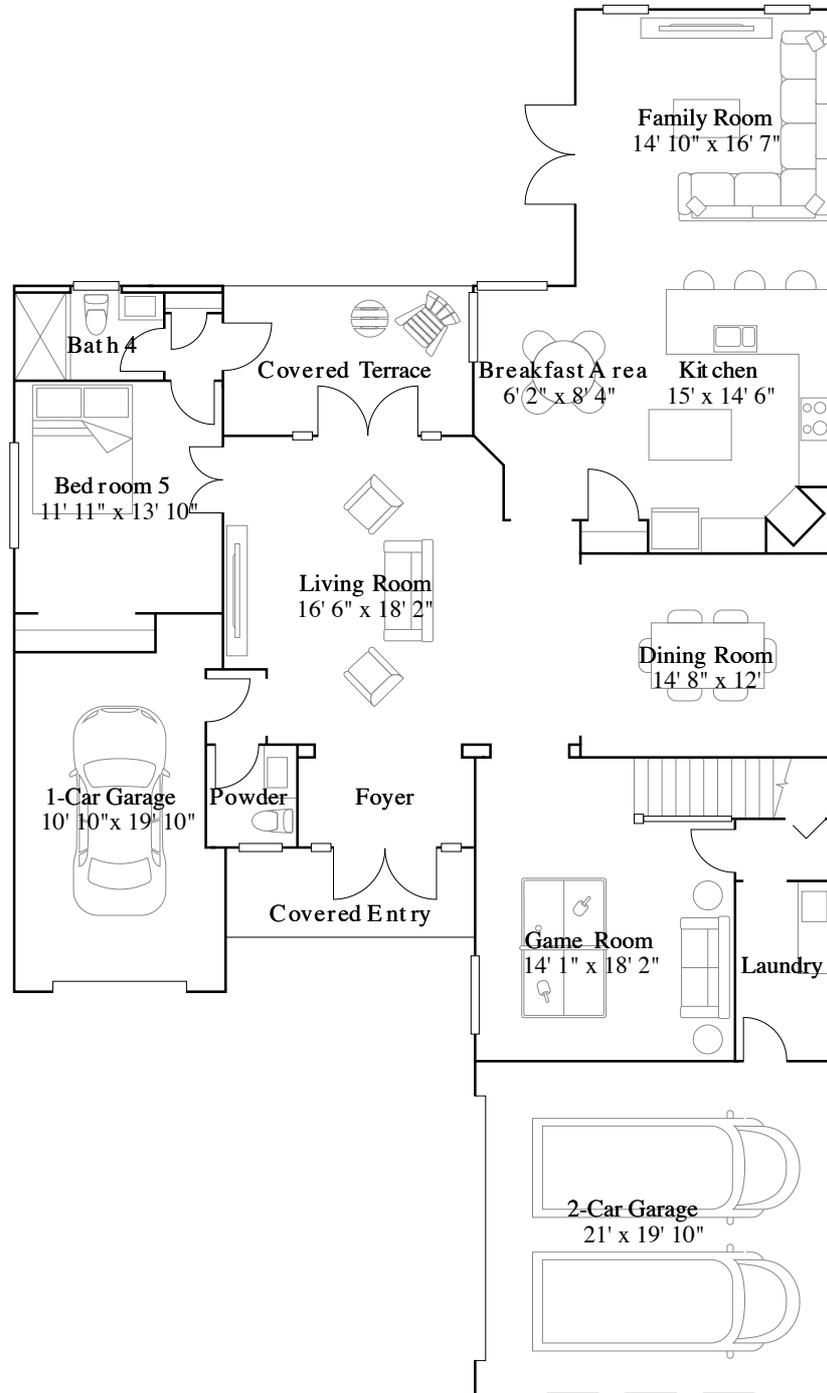
4,104 sq. ft.

2-story

5 bed · 4 ba

3 car garage

1st Floor



Ruby

Presidential Collection

From \$2,970,990

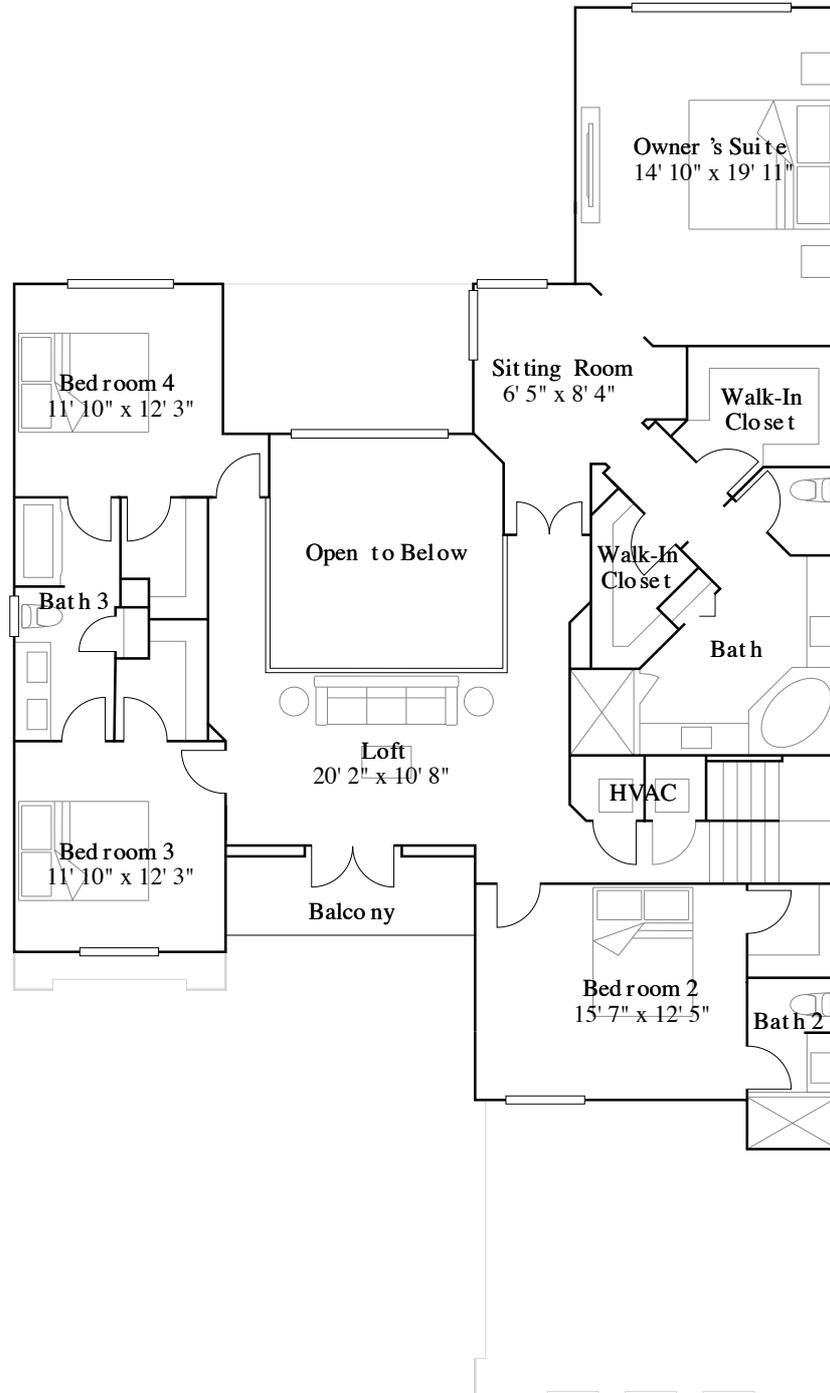
4,104 sq. ft.

2-story

5 bed · 4 ba

3 car garage

2nd Floor



Silverstone

Presidential Collection

From \$3,173,990

4,331 sq. ft.

2-story

5 bed · 5 ba

2 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Silverstone

Presidential Collection

From \$3,173,990

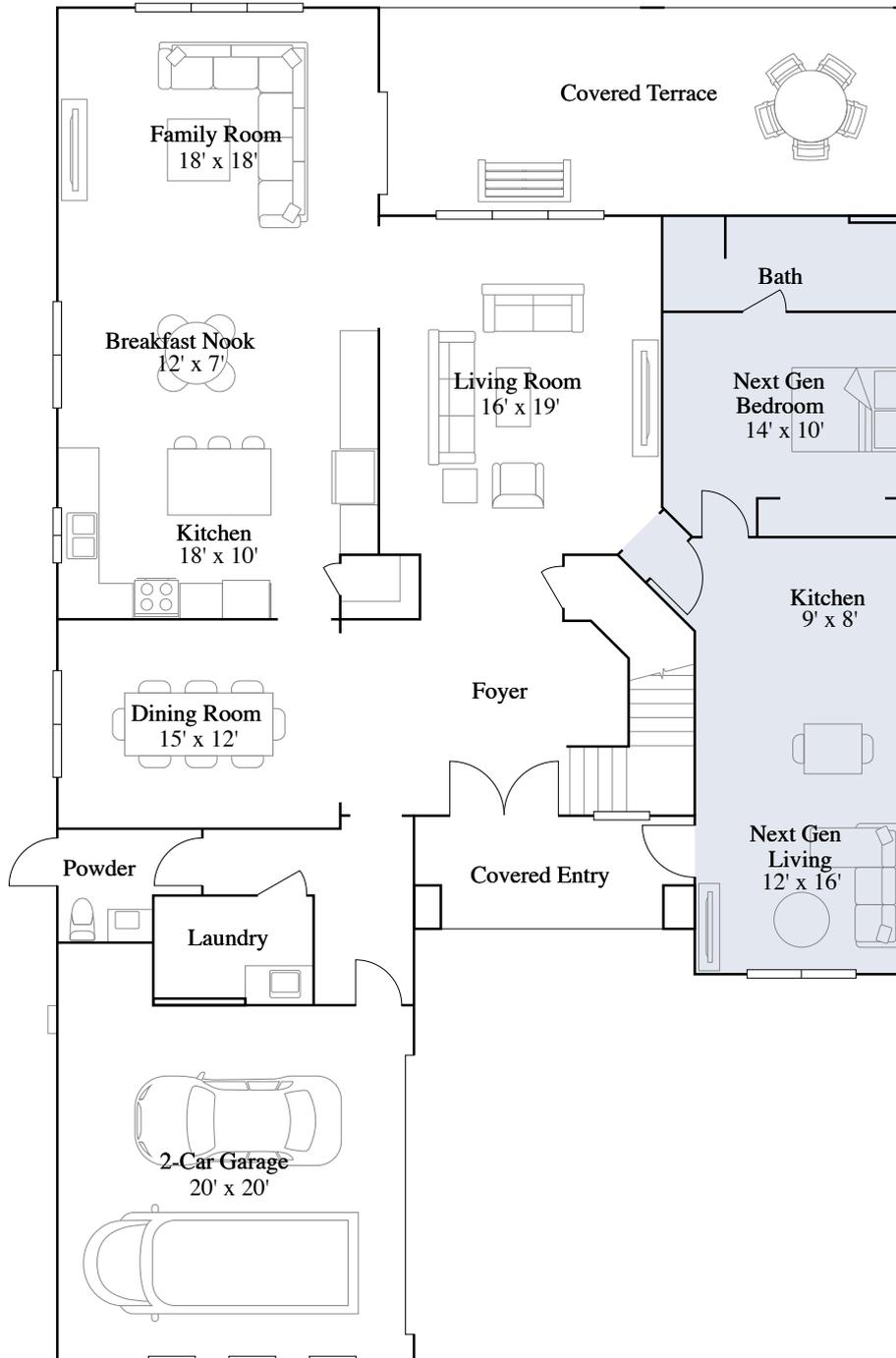
4,331 sq. ft.

2-story

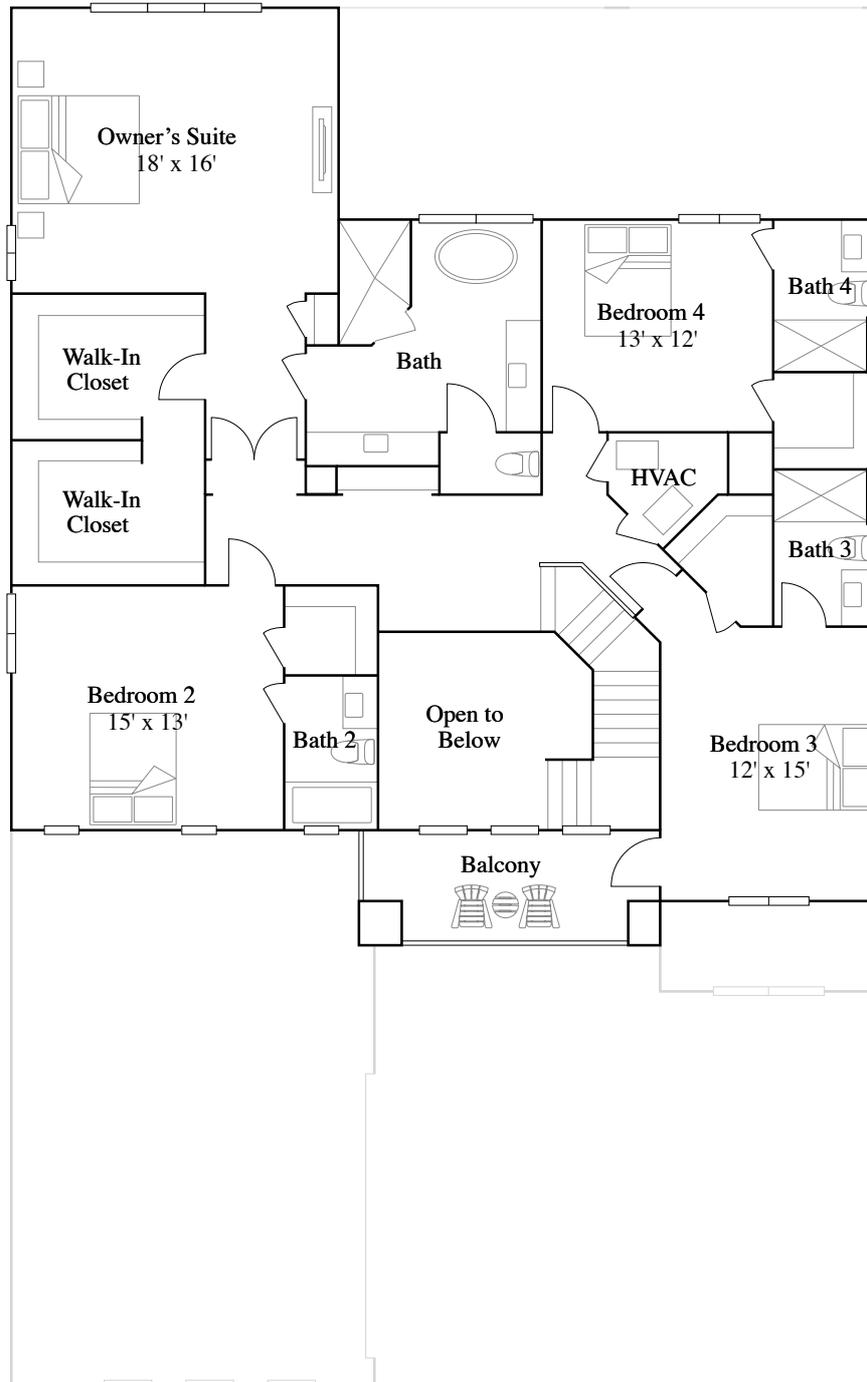
5 bed · 5 ba

2 car garage

1st Floor



2nd Floor



Victoria

Presidential Collection

Available options include: Optional game room

From \$3,393,990

4,677 sq. ft.

2-story

6 bed · 6 ba

3 car garage



Exterior A



Exterior A1



Exterior B



Exterior B1

Victoria

Presidential Collection

Available options include: Optional game room

From \$3,393,990

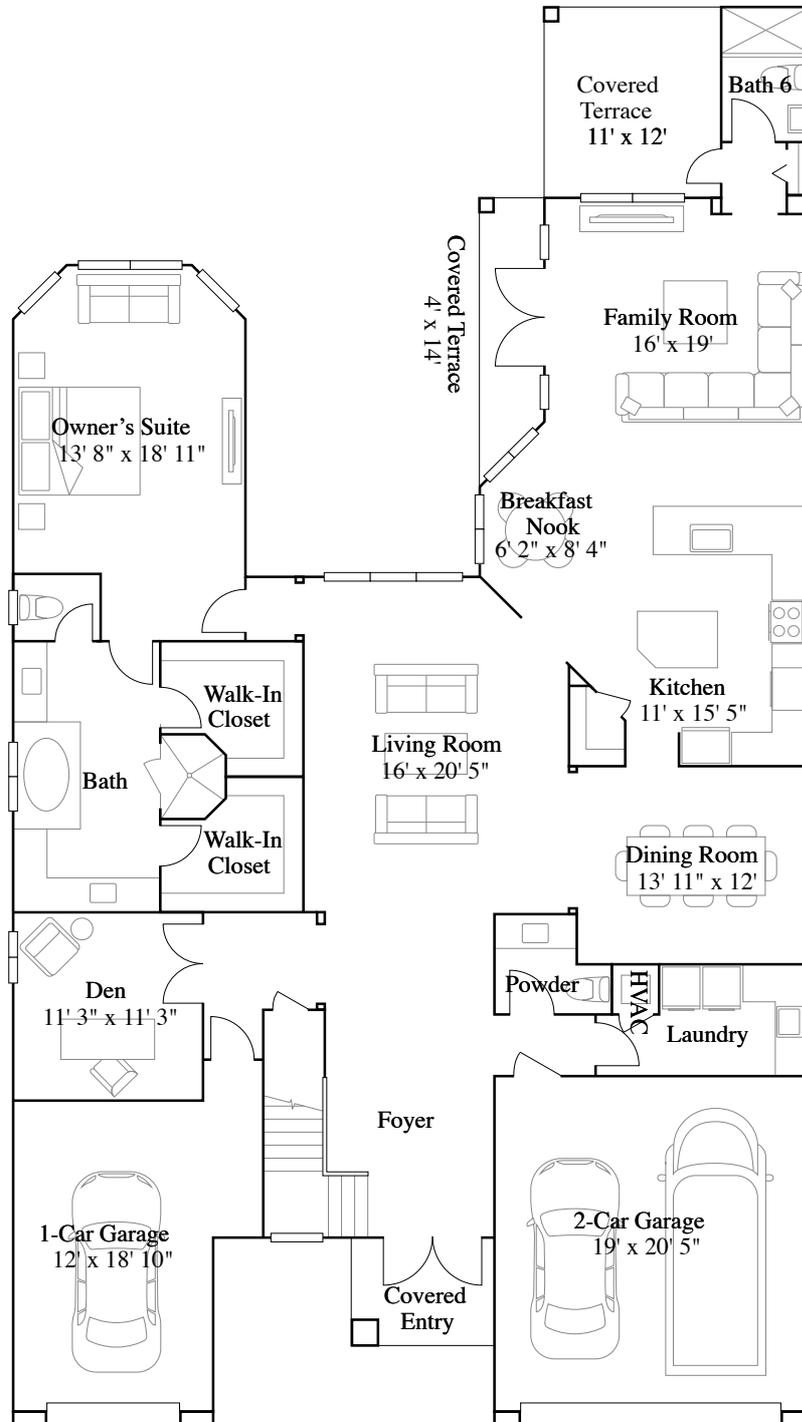
4,677 sq. ft.

2-story

6 bed · 6 ba

3 car garage

1st Floor



Victoria

Presidential Collection

Available options include: Optional game room

From \$3,393,990

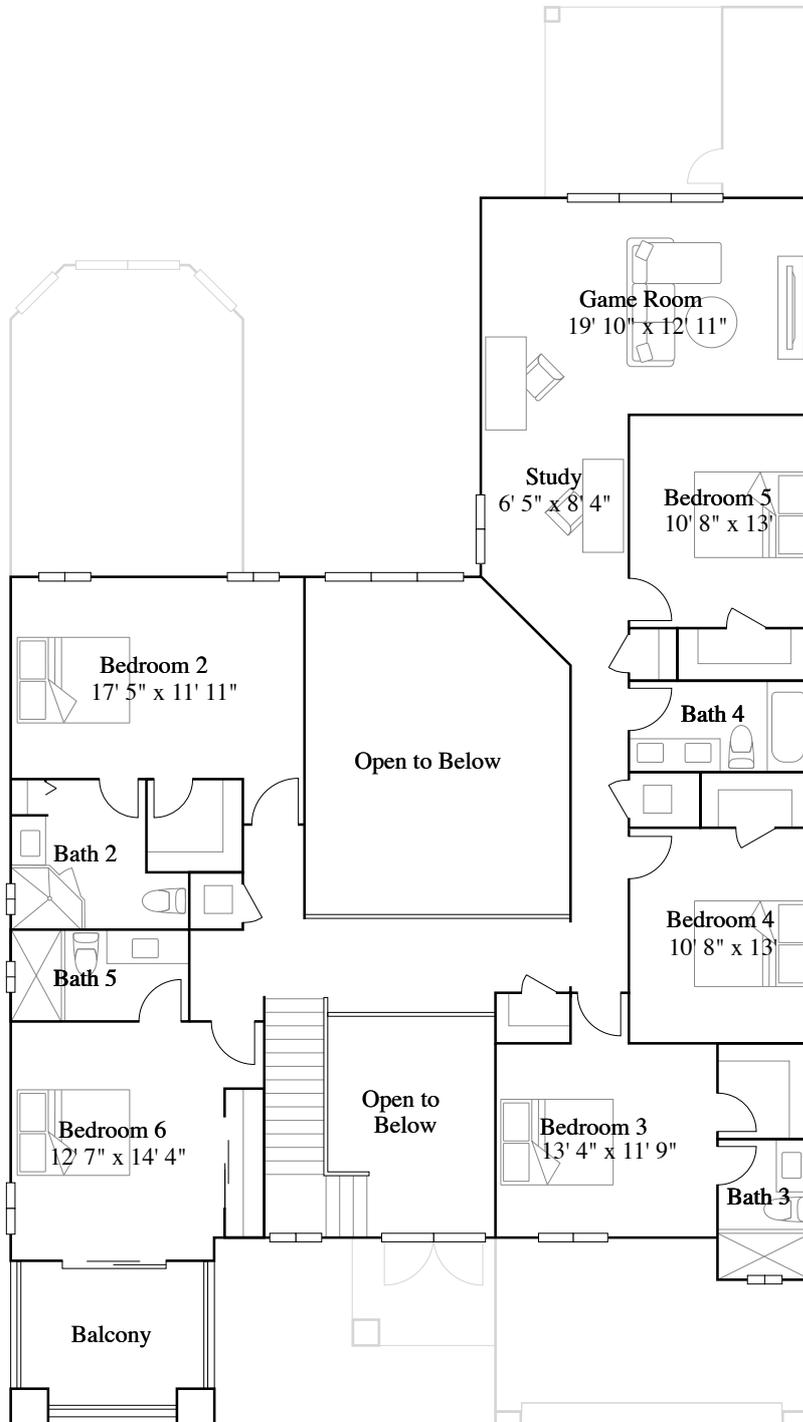
4,677 sq. ft.

2-story

6 bed · 6 ba

3 car garage

2nd Floor



Victoria

Presidential Collection

Available options include: Optional game room

From \$3,393,990

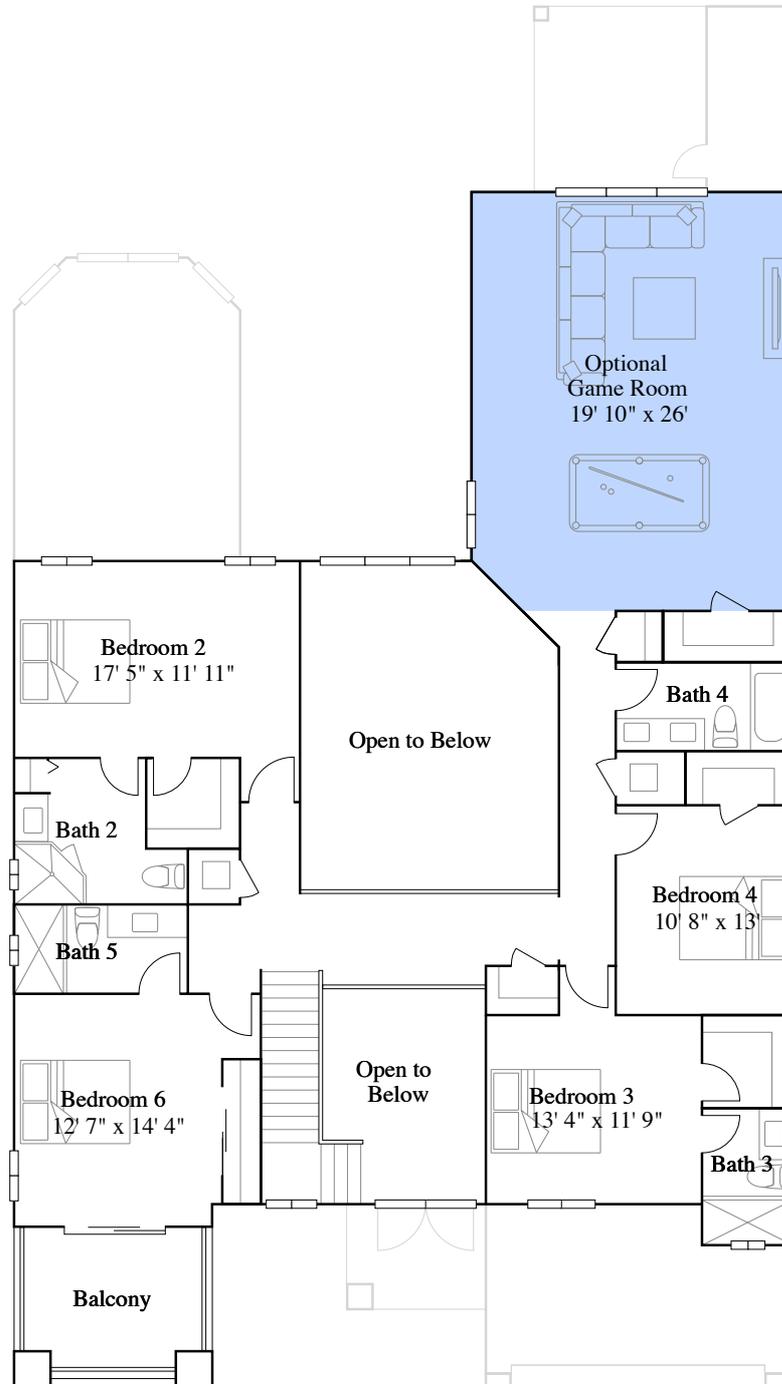
4,677 sq. ft.

2-story

6 bed · 6 ba

3 car garage

2nd Floor Options



Optional game room

Everything Your New Home Needs — Estate Collection

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Bathrooms

- Exhaust fan (per plan)
- Contemporary-style two-handle low arc chrome faucets in all baths
- Recessed lighting
- Full width vanity mirrors
- Elongated toilet in all baths

Powder Bath

Includes contemporary-style floating vanity with elegant quartz countertop and elegant under mount porcelain sink

Kitchen

- Contemporary-style flat panel double stacked cabinets in choice of colors with over and under cabinet lighting and integrated hardware
- Contemporary-style quartz kitchen countertops with square edge and 6" Backsplash
- Food waste disposal
- Contemporary-style kitchen faucet with pullout spray
- 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
- Recessed overhead lighting



Wolf appliance package includes gourmet-style double wall ovens, a cooktop with vent hood and an expansive refrigerator



Designer-selected cabinetry in the kitchen provides abundant storage space for dishware and culinary essentials



The owner's suite bathroom showcases a luxurious soaking tub and glass-enclosed shower with matching ceramic tile surround

Everything Your New Home Needs — Estate Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Kitchen

Stainless steel rectangular undermount kitchen sink

Owners Suite

Coffer Ceiling

24" x 24" porcelain tile on bathroom floors

Clear glass frameless shower enclosure with header (per plan)

2" x 2" coordinating mosaic tile on shower floors

Double 8" Rain style shower heads

12" x 24" porcelain tile on bathroom shower walls

Soaking tubs (per plan)

Contemporary-style floating vanities with quartz countertops and 4" backsplash

Secondary Bathroom

24" x 24" porcelain tile on bathroom floors

2" x 2" matching mosaic tile on shower floor

12" x 24" porcelain tile on shower walls

Tub or enclosed shower (per plan)

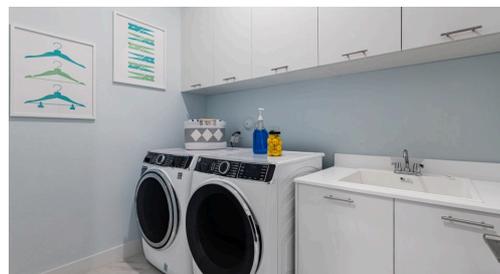
Contemporary-style floating vanities with quartz countertops and 4" backsplash

Laundry

White flat panel cabinets with 6" pull handles, laundry sink, and quartz countertops with 4" backsplash (per plan)

24" x 24" Porcelain tile flooring

GE Front Load Washer and Dryer set



The laundry room includes a brand-new washer and dryer



Wooden handrails are finely crafted to add a touch of sophistication to the home



A private balcony on the second floor offers serenity and sunset views

Everything Your New Home Needs — Estate Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Interior

Stylish 24"x 24" 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)

LVP Flooring on stairs 1st floor bedrooms, den, and 2nd floor areas (except bathrooms and laundry room)

Central air conditioning and heating system

Modern linear AC vents throughout (per plan)

Contemporary-style flat baseboards and door casings throughout home

Smooth finish walls and textured ceilings throughout

10' Ceilings in first floor living areas and 9' Ceilings in second floor living areas

Lever style interior door hardware

8' High Contemporary-style single panel solid core interior doors

Contemporary-style stair handrail (per plan)

Rocker style light switches throughout home

Contemporary-style recessed downlighting throughout home

Designer quality paint on all walls and ceilings

Vinyl-clad ventilated closet shelving

Smoke and carbon monoxide detectors throughout

Electric water heater

Decorative marble windowsills throughout

Category 5e structured wiring for phone in kitchen and owner's suite, home run to central distribution panel

RG6 shielded coaxial television cable in all bedrooms and family room, home run to central distribution panel

Everything Your New Home Needs — Estate Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Interior

Pre-wired for ceiling fan in family room and all bedrooms

Exterior

Quality concrete block construction
Concrete roof tile
Impact resistant windows and doors
Stunning heated swimming pool with spa
Contemporary-style exterior lighting (per plan)
Hurricane resistant garage door
Automatic garage door opener with remote
Gutters throughout
Irrigation system
Designer exterior paint schemes
Brick paver entry walk, driveway, patios/terrace areas (per plan)
4' Aluminum Fence in rear yard

NextGen Suite

NextGen suite features a full bedroom and bathroom, plus living area with a kitchenette that includes, 42" Elegant flat panel cabinets with brushed nickel hardware (same as main home), Contemporary-style quartz countertop with square edge & 6" backsplash, Under mount 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 and Recessed LED downlighting
Unitized washer-dryer (per plan)

Everything Your New Home Needs — Estate Collection (cont.)

With Everything's Included[®], Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Connectivity

Ring Video Doorbell Pro

Schlage Encode™ Smart WiFi Deadbolt

Honeywell Home T6 Pro-smart thermostat

Everything Your New Home Needs — Presidential Collection

With Everything's Included[®], Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Bathrooms

- Exhaust fan (per plan)
- Contemporary-style two-handle low arc chrome faucets in all baths
- Recessed lighting
- Full width vanity mirrors
- Elongated toilet in all baths

Powder Bath

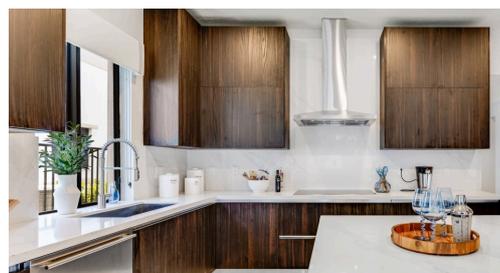
Includes contemporary-style floating vanity with elegant quartz countertop and elegant under mount porcelain sink

Kitchen

- 42" Contemporary-style flat panel double stacked cabinets in choice of colors with brushed nickel hardware
- Contemporary-style quartz kitchen countertops with square edge and 6" Backsplash
- Food waste disposal
- Contemporary-style kitchen faucet with pullout spray
- 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
- Recessed overhead lighting



Wolf appliance package includes gourmet-style double wall ovens, a cooktop with vent hood and an expansive refrigerator



Designer-selected cabinetry in the kitchen provides abundant storage space for dishware and culinary essentials



The owner's suite bathroom showcases a luxurious soaking tub and glass-enclosed shower with matching ceramic tile surround

Everything Your New Home Needs — Presidential Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Kitchen

Stainless steel rectangular undermount kitchen sink

Owners Suite

Coffer Ceiling

24" x 24" porcelain tile on bathroom floors

Clear glass frameless shower enclosure with header (per plan)

2" x 2" coordinating mosaic tile on shower floors

Double 8" Rain style shower heads

12" x 24" porcelain tile on bathroom shower walls

Soaking tubs (per plan)

Contemporary-style floating vanities with quartz countertops and 4" backsplash

Secondary Bathroom

24" x 24" porcelain tile on bathroom floors

2" x 2" matching mosaic tile on shower floor

12" x 24" porcelain tile on shower walls

Tub or enclosed shower (per plan)

Contemporary-style floating vanities with quartz countertops and 4" backsplash

Laundry

White flat panel cabinets with 6" pull handles, laundry sink, and quartz countertops with 4" backsplash (per plan)

24" x 24" Porcelain tile flooring in choice of color

GE Front Loader Washer and Dryer



The laundry room includes a brand-new washer and dryer



Wooden handrails are finely crafted to add a touch of sophistication to the home



A private balcony on the second floor offers serenity and sunset views

Everything Your New Home Needs — Presidential Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Interior

Stylish 24"x 24" 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)

LVP Flooring on stairs 1st floor bedrooms, den, and 2nd floor areas (except bathrooms and laundry room)

Central air conditioning and heating system

Modern linear AC vents throughout (per Plan)

Contemporary-style baseboards and door casings throughout home

Smooth finish walls and textured ceilings throughout

10' Ceilings in first floor living areas and 9' Ceilings in second floor living areas

Lever style interior door hardware

8' High Contemporary-style 2 panel solid core interior doors

Contemporary style stair handrail (per plan)

Rocker style light switches throughout home

Contemporary-style recessed downlighting throughout home

Designer quality paint on all walls and ceilings

Vinyl-clad ventilated closet shelving

Smoke and carbon monoxide detectors throughout

Electric water heater

Decorative marble windowsills throughout

Category 5e structured wiring for phone in kitchen and owner's suite, home run to central distribution panel

RG6 shielded coaxial television cable in all bedrooms and family room, home run to central distribution panel

Everything Your New Home Needs — Presidential Collection (cont.)

With Everything's Included®, Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Interior

Pre-wired for ceiling fan in family room and all bedrooms

Exterior

Quality concrete block construction

Concrete roof tile

Impact resistant windows and doors

4' Aluminum Fence

Stunning new swimming pool

Contemporary-style exterior lighting (per plan)

Hurricane resistant garage door

Automatic garage door opener with remote

Gutters throughout

Irrigation system

Designer exterior paint schemes

Brick paver entry walk, driveway, patios/terrace areas (per plan)

NextGen Suite

NextGen suite features a full bedroom and bathroom, plus living area with a kitchenette that includes, 42" Elegant flat panel cabinets with brushed nickel hardware (same as main home), Contemporary-style quartz countertop with square edge & 6" backsplash, Under mount 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 and Recessed LED downlighting
Unitized washer-dryer (per plan)

Everything Your New Home Needs — Presidential Collection (cont.)

With Everything's Included[®], Lennar has reimagined the homebuying experience by including the most desired home features at no extra cost to you. Features may vary by community and floorplan.



Connectivity

Ring Video Doorbell Pro

Schlage Encode™ Smart WiFi Deadbolt

Honeywell Home T6 Pro-smart thermostat

Available homes

Prices and availability as of January 30, 2026. All subject to change.



Scan for map

Homesite	Price	Details	Plan	Address
0405	\$2.615.290	5 bd · 3 ba · 1 half ba · 3.455 ft ²	Nile	19677 NE 14 AVE
0410	\$2.736.965	4 bd · 4 ba · 3.533 ft ²	Piedra	19656 NE 14 CT
0111	\$2.759.765	4 bd · 4 ba · 3.533 ft ²	Piedra	19741 NE 16 PL
0109	\$2.769.390	4 bd · 4 ba · 3.533 ft ²	Piedra	19725 NE 16 PL
0102	\$2.803.165	4 bd · 4 ba · 3.533 ft ²	Piedra	19664 NE 14 CT
0409	\$2.850.890	5 bd · 4 ba · 3.995 ft ²	Sommerset	19662 NE 14 CT
0411	\$2.891.065	5 bd · 4 ba · 3.995 ft ²	Sommerset	19646 NE 14 CT
0309	\$3.016.265	5 bd · 4 ba · 1 half ba · 4.104 ft ²	Ruby	19617 NE 14 AVE
0315	\$3.070.165	5 bd · 4 ba · 1 half ba · 4.104 ft ²	Ruby	19628 NE 14 CT
0313	\$3.080.165	5 bd · 4 ba · 1 half ba · 4.104 ft ²	Ruby	19633 NE 14 AVE
0312	\$3.228.865	5 bd · 5 ba · 1 half ba · 4.331 ft ²	Silverstone	19629 NE 14 AVE
0308	\$3.230.765	5 bd · 5 ba · 1 half ba · 4.331 ft ²	Silverstone	19613 NE 14 AVE
0311	\$3.446.865	6 bd · 6 ba · 1 half ba · 4.677 ft ²	Victoria	19625 NE 14 AVE

Available homes, cont.

Prices and availability as of January 30, 2026. All subject to change.



Scan for map

Homesite	Price	Details	Plan	Address
0122	\$2.641.590	5 bd · 3 ba · 1 half ba · 3.455 ft ²	Nile	19642 NE 14 AVE

Community amenities

In addition to a gated entrance with a dedicated guardhouse, this masterplan provides residents exclusive access to a clubhouse complete with a refreshing pool, fitness center and tot lot.



Swimming Pool



Clubhouse



Tot Lot



Trail



Swimming Pool



Clubhouse



Fitness Center



Tot Lot



Trail

What's nearby

The community boasts a fantastic location near upscale shopping and dining at Aventura Mall with plenty of options for outdoor recreation at nearby parks. The Brightline Train Station provides simple commutes and travel along the Florida coast.



Enjoy boutique shopping and dining options at Aventura Mall



Tidal Cove Water Park features a wave pool and cabana rentals offering fun for all ages



The Brightline Train Station connects Miami and Orlando for convenient commutes and travel along the Florida coast



Residents will have access to plenty of outdoor fun and recreation at Ives Estates Park

HOA & Tax information

Collection	Approximate HOA fees	Approximate Special Assessment fees	Approximate tax rate
Estate Collection	\$1.405,85	-	1.54%
Presidential Collection	\$1.405,85	-	1.54%

HOA Fees Prior to the purchase or closing of your new Lennar home, an Internet Sales Consultant or your New Home Consultant in your community can help you discover more information about HOA fees in this community. Post-closing day, we ask that you reach out to your local Customer Care Team to help you retrieve this information.

Tax rate Prior to the purchase or closing of your new Lennar home, an Internet Sales Consultant or your New Home Consultant in your community can help you discover your tax rate. Post-closing day, we ask that you reach out to your local Customer Care Team to help you retrieve this information.

We're here to help you

Since 1954, Lennar® has had the privilege of helping over one million households across America move into the next stage of life with a new home. We build in some of the nation's most desirable cities and offer innovative solutions to make your home-shopping, buying, and owning experiences the best they can be. From our Everything's Included® approach to homebuilding, to a streamlined digital mortgage process through our affiliate lender Lennar Mortgage,* to the ability to trade in your home online, Lennar is dedicated to providing you with better solutions for better home experiences.

A simpler way to buy

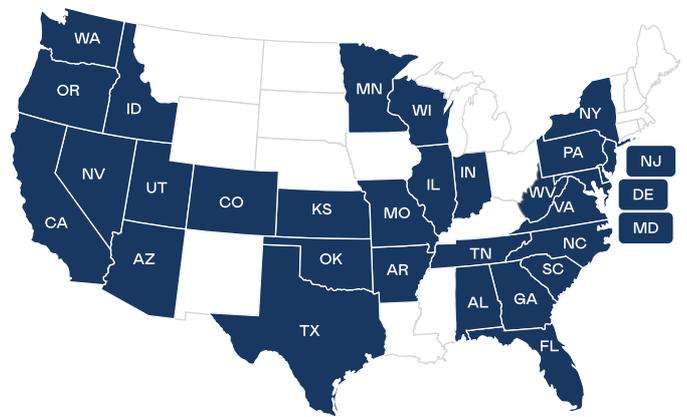
Our family of companies can assist you with your mortgage, title and insurance needs - allowing you to save time and money.

Something for everyone

We understand homebuilding, and people. Our homes cater to a variety of lifestyles, and reflect the culture and region in which they're built.

Where you want to live

We understand how you want to live, and create homes in communities in some of the most sought-after cities across the country.





Estate Collection at Greenview at Presidential

Greenview at Presidential in Miami, FL

19200 NE 14th Ct, Miami, FL 33179
855-592-2410 | Lennar.com/Miami



Scan for directions



Schedule a tour

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. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2025 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(s): CGC1518166. Date 10/25



Copyright © 2025 Lennar Corporation. All rights reserved.