

Delray Trails

Delray Beach, FL

An Active Adult Community



LENNAR

Welcome to Resort-Style Living

Delray Trails by Lennar is one of Delray Beach's newest 55+ Active Adult communities, ideally located near Atlantic Avenue; a 6-mile straight shot to the beach and downtown Delray, and in the heart of fabulous shopping and dining!

Delray Trails' amenities include a sprawling 28,115 sqft. Grand Clubhouse with a resort-style pool with beach entry, an adjacent lap pool for staying fit, a kiddie pool, and spa. Residents will be able to unwind on the poolside terrace, offering an outdoor eating area for al fresco meals and snacks.

Residents also get to enjoy Delray Trails' state-of-the-art fitness center, a dedicated arts and crafts center, a multipurpose room with a stage for meetings and performances, two rooms for cards and table games, library, a yoga studio, event lawn, lounge, and an outdoor bar area!

Plus, 13 full-size tennis courts, four pickle-ball courts, 2 bocce courts, and 10 shuffle ball courts.

This and so much more awaits!





COMMUNITY FEATURES

- Access-controlled community
- Community amenities include:
 - Resort-style swimming pool, poolside covered terrace with lounging areas, adjacent lap pool, kiddie pool, and spa
 - Multi-purpose room with stage
 - Arts and crafts center
 - Billiard room
 - Two card rooms
 - Library
 - Yoga studio
 - Lounge/Outdoor bar area
 - Event lawn
- Lakefront homesites available
- Convenient location to shopping, beaches, and major thoroughfares
- Built and marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (NYSE: LEN) - one of the Nation's leading homebuilders since 1954

EXTERIOR FEATURES

- Hurricane impact windows and sliding glass doors
- Designer coach light fixtures (per elevation)
- Quality CBS construction
- Shingle roof
- Brick paver driveway, walkway, front entry, and terrace (per plan)
- Exterior paint in decorator schemes
- Raised panel hurricane code approved garage door
- Insulated, hurricane code approved raised panel front entry door with chime (style per elevation)
- Exterior hose bibs (location per plan)

INTERIOR FEATURES

- 18"x18" ceramic tile in foyer, kitchen, great room/family room, living room, and laundry room
- Central A/C and heat system with programmable thermostat
- Plush stain resistant carpeting in all bedrooms, hallways, and stairways with padding
- Orange Peel smooth walls with Knockdown textured ceilings
- Raised panel 8' interior doors
- Colonial Style baseboards and door casings
- Lever style interior door hardware
- Quality white paint on all walls and ceilings
- Decora style switches throughout home
- Category 5e structured wiring for phone in kitchen
- Wired for TV in great room and owner's suite
- Home run to Central Distribution Panel
- Pre-wired for ceiling fans in family room and all bedrooms
- Electric water heater
- Vinyl-clad ventilated closet shelving
- Recessed LED overhead lighting

KITCHEN FEATURES

- White cabinets featuring 42" uppers and decorative handles
- Luxe quartz countertops
- Stainless steel, single-bowl, undermount kitchen sink with designer faucet
- Quality stainless steel appliance package featuring:
 - Refrigerator connection
 - 30" free standing electric range with ceramic glass cook top, large oven capacity, and self-cleaning system
 - Over-the-range microwave with recirculation venting system
 - Built-in multicycle dishwasher
- Garbage disposal

BATH FEATURES

- White cultured marble vanity and decorative handles
- 18"x18" ceramic floor tile
 - Coordinating 13"x13" shower wall tile
- Elongated standard height toilets
- Powder baths with pedestal lav (per plan)
- Clear glass shower enclosure in en-suite bath
- Full width vanity mirrors
- Exhaust fan (per plan)

HOME AUTOMATION

- Schlage Encode smart lock
- Honeywell thermostat

LAUNDRY FEATURES

- Washer & Dryer connections
- Ventilated wire shelving

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 (location per plan)



The Woods

PLAN	FEATURES	SQ FT
Cypress	1 Story 3 Bed 2 Bath Great Room 2-car Garage	1,450 A/C 2,021 Total
Jacaranda	1 Story 3 Bed 2 Bath Great Room 2-car Garage	1,610 A/C 2,264 Total
Magnolia	1 Story 3 Bed 2 Bath Great Room Dining Room 2-car Garage	1,695 A/C 2,266 Total
Sycamore	2-Story 4 Bed 3 Bath Great Room 2-car Garage	2,345 A/C 3,001 Total
Willow	2-Story 4 Bed 3 Bath Great Room 2-car Garage	2,483 A/C 3,054 Total

The Villas

PLAN	FEATURES	SQ FT
Orchid	1 Story 3 Bed 2 Bath Great Room Garage	1,305 A/C 1,633 Total
Larkspur	1 Story 2 Bed 2 Bath Great Room Garage	1,308 A/C 1,655 Total
Hibiscus	1 Story 2 Bed 2 Bath Great Room Dining Room Garage	1,308 A/C 1,655 Total



Cypress

D



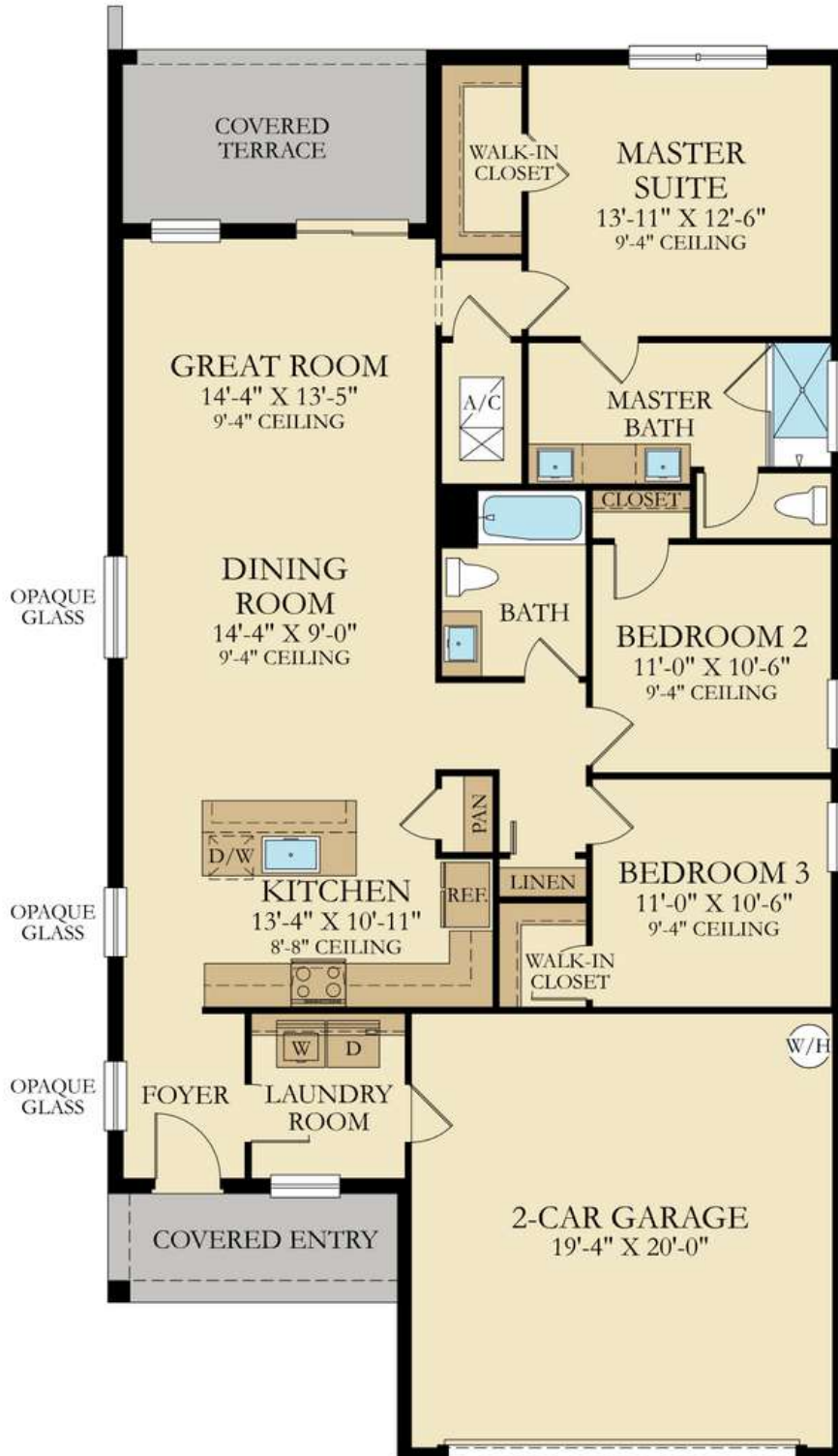
F



G



1 Story | 3 Bed | 2 Bath | Great Room | 2-car Garage

1,450 A/C
2,021 Total

Jacaranda

D



F



G

1 Story | 3 Bed | 2 Bath | Great Room | 2-car Garage



1,610 A/C
2,264 Total



Magnolia

D



F



G



1 Story | 3 Bed | 2 Bath | Great Room | Dining Room 2-car Garage



Sycamore

D



G



2-Story | 4 Bed | 3 Bath | Great Room | 2-car Garage



2,345 A/C
3,001 Total

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 or be accessible to all vehicles. 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(s): CGC1526578. Date 01/23



Willow

D

F

G

FIRST FLOOR

COVERED TERRACE

OWNER'S SUITE
13'-2" X 15'-0"
9'-4" CEILING

SEAT

OPAQUE GLASS

OWNER'S BATH

WALK-IN CLOSET

BATH

LAUNDRY ROOM
D W
CLOSET

BEDROOM 2
10'-2" X 10'-8"
9'-4" CEILING

COVERED ENTRY

FOYER

UP

GREAT ROOM
20'-0" X 16'-10"
9'-4" CEILING

KITCHEN
16'-6" X 11'-6"
9'-4" CEILING

D/W

REF.

PANTRY

WALK-IN CLOSET

LINEN

BEDROOM 3
11'-2" X 11'-0"
9'-4" CEILING

W/H

2-CAR GARAGE
18'-0" X 19'-8"



2,483 A/C
3,054 Total

Delray Trails

Orchid



1 Story | 3 Bed | 2 Bath | Great Room | Garage



1,305 A/C
1,633 Total



Delray Trails

Larkspur



1 Story | 2 Bed | 2 Bath | Great Room | Garage



1,308 A/C
1,655 Total

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Delray Trails

Hibiscus



1 Story | 2 Bed | 2 Bath | Great Room | Dining Room | Garage



1,308 A/C
1,655 Total



Monthly Homeowner's Association Fees 2023

Single-Family homesites \$336.54 per month - Abated*
\$411.54 per month with Recreation

Villas homesites \$282.90 per month - Abated*
\$357.90 per month with Recreation

***Abated excludes Recreation of \$75.00 per month per home (est.)**

- Bulk Internet (1 GIG) - \$43.99 per month per home
- Utilities For Common Areas
- Landscape and Irrigation Maintenance for Common Areas and Homes
- Access Control/Entry
- Association/Common Area Insurance
- Homeowner responsible for their own insurance

Recreation:

- Pool, lap pool, spa, kids pool
- Tennis, pickle ball, bocce ball, and shuffleboard
- Fitness center, multi-purpose room







Relax & Stay Awhile



Delray Beach, FL



ENTERTAINMENT

- Paragon Theaters
- Delray Beach Playhouse
- Frank Theatres Cine Bowl
- Delray Yacht Cruises
- Morikami Museum and Japanese Gardens
- Boomers

HOSPITALS

- Bethesda Memorial Hospital
- Delray Medical Center

PETS

- Tweedle Pet Productions
- Boca Delray Animal Hospital
- All Soaped Up Pet Grooming
- Imperial Point Animal
- Pet Supermarket
- Pet Supplies Plus

RESTAURANTS

- MIA Kitchen & Bar
- Wood & Fire
- The Wine Room Kitchen and Bar
- Roccos Tacos
- Starbucks
- Elisabetta's Ristorante
- City Oyster
- Deck84
- Salt7

AIRPORTS

- Palm Beach International Airport (PBI)
- Fort Lauderdale International Airport (FLL)

RECREATION

- Delray Beach
- Downtown Delray
- Wakodahatchee Wetlands Park
- Delray Beach Golf Club
- Palm Beach Par 3 Golf Course

SHOPPING

- Walmart
- Publix
- Home Depot
- Target
- Boynton Beach Mall
- Boynton Commons
- Town Center Mall
- Oakwood Square

MUNICIPAL

- Palm Beach County Fire
- US Post Office
- Boynton Beach Police Department

BANKS

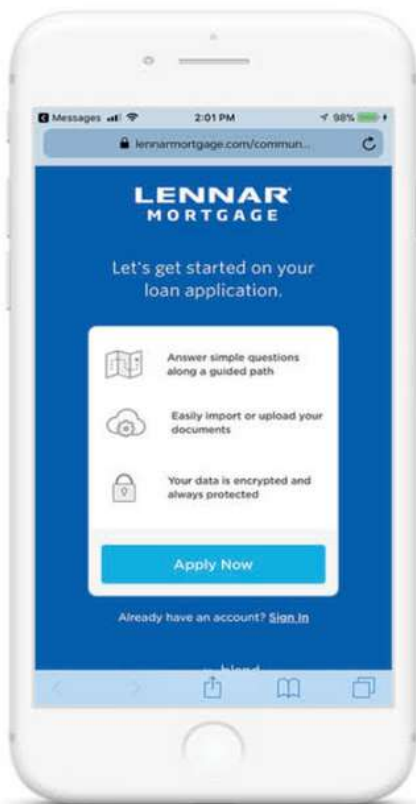
- Wells Fargo
- Bank of America
- PNC Bank
- Bank United





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

CONCEPTUAL IMAGE

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.

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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

Welcome Home



LENNAR

