



New Urban  Communities

www.newurbancommunities.com | (561) 279-8706

Brand new affordable single family homes

Satinleaf is an intimate new community of 29 newly constructed single-family homes in the heart of the City of Sunrise, close to shopping, dining, entertainment, and major employment centers. Located north of Sunrise Boulevard and east of University Drive, Satinleaf is close to everything that matters – parks, schools, jobs, shopping and dining.



Act quickly to pick the home you want on the lot you want with the options you want. At Satinleaf you can select both 3 and 4 bedroom homes with 1 or 2 car garages – and personalize your home by selecting your flooring, cabinets, countertops and more. Every home has both a front porch and a patio. Satinleaf's HOA will maintain the pool and all the landscaping within the community.

Satinleaf homes are bright and airy. They are built of concrete and come with high ceilings, hurricane resistant windows and a builder's warranty. The community is located in an established neighborhood with over \$45 million in great new amenities within walking distance, including recently renovated City Park, the Roarke Hall community pool and splash pad, Village Art Plaza, the Gary Wendt Teen Center, and Village Beach Club.

Satinleaf is an easy 10-15 minute drive to such regional destinations as Sawgrass Mills, Amerant Bank Arena, Hard Rock Hotel and Casino and Sawgrass International Corporate Park. Downtown Fort Lauderdale, Fort Lauderdale-Hollywood International Airport, Port Everglades and the Nova Southeastern University/University of Florida/Broward College educational complex in Davie are all within a 15-30 minute drive. Tri Rail and Brightline stations providing direct access to Miami, Aventura, Boca Raton, West Palm Beach and Orlando are each about a 15 minute drive.



The Site Plan is for illustrative and for conceptual purposes only. It is subject to change without notice. Building locations, roadways, amenities, dimensions and landscaping may change as construction progresses. Therefore, the Site Plan is subject to change without notice. The Site Plan is not necessarily to scale and is not a representation of final construction. Landscape depicted is not to scale and may vary as to type, maturity, location and quantity.

New construction single family homes in Broward County are rare and usually cost over a million dollars. So stop renting. Forget about that money pit of a fixer upper. Don't miss this limited opportunity to own a new home in a beautiful new community and start building equity.

SALES INFORMATION

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Features and amenities:



Community features

- Pet friendly
- Central Green
- Community pool, cabana and tot lot
- Sidewalks throughout the community





Features and amenities:



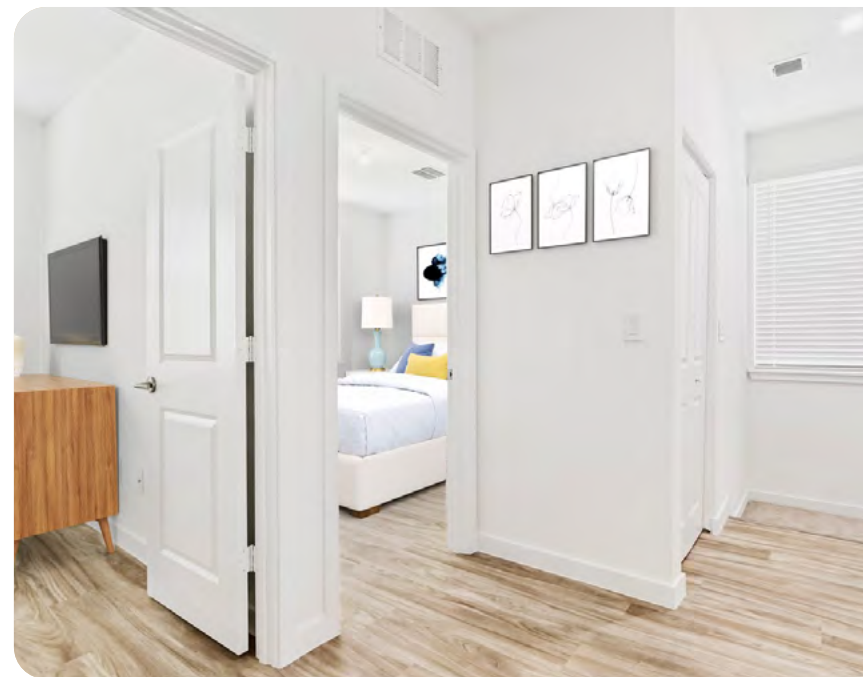
Interior features

- Spacious units with open floor plans, high ceilings and large windows
- Gourmet kitchen with island, full pantry, elegant fixtures, stainless steel appliances and solid surface countertops



Exterior features

- Private yards with patios and storage areas
- Covered front porches
- Lush landscaping with irrigation systems
- Professional landscape maintenance



Model 1: The Allamanda

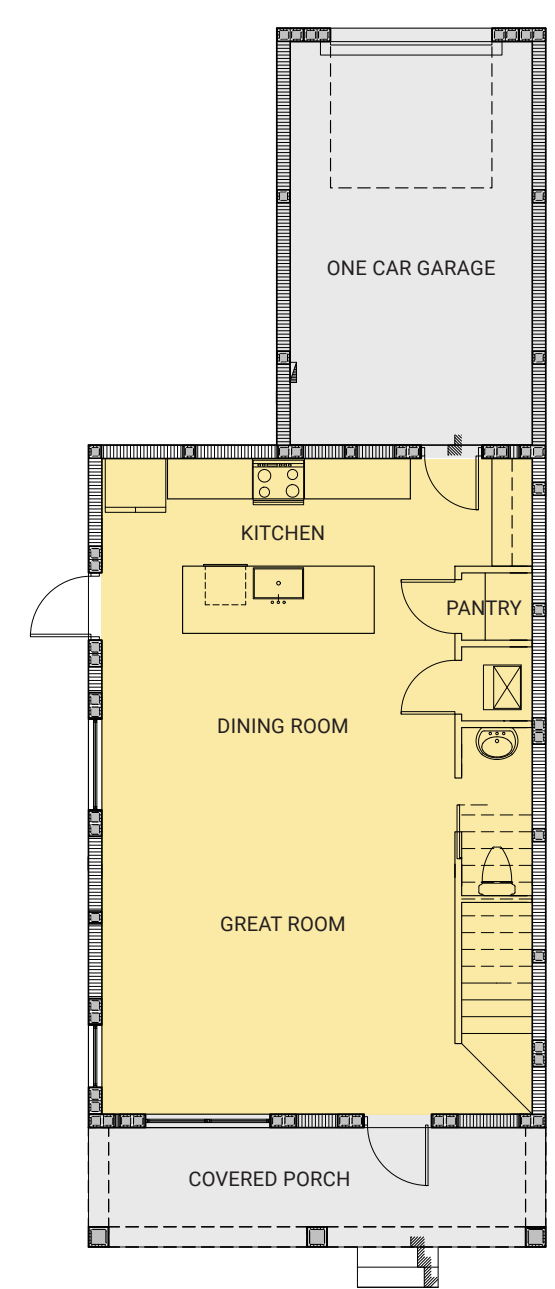


AREA CALCULATIONS	
Air Conditioned Areas	
First floor	767 SF
Second floor	708 SF
	<hr/> 1475 SF
Non Conditioned Areas	
Covered porch	134 SF
Garage	276 SF
	<hr/> 410 SF
Total	
Gross area	<hr/> 1885 SF

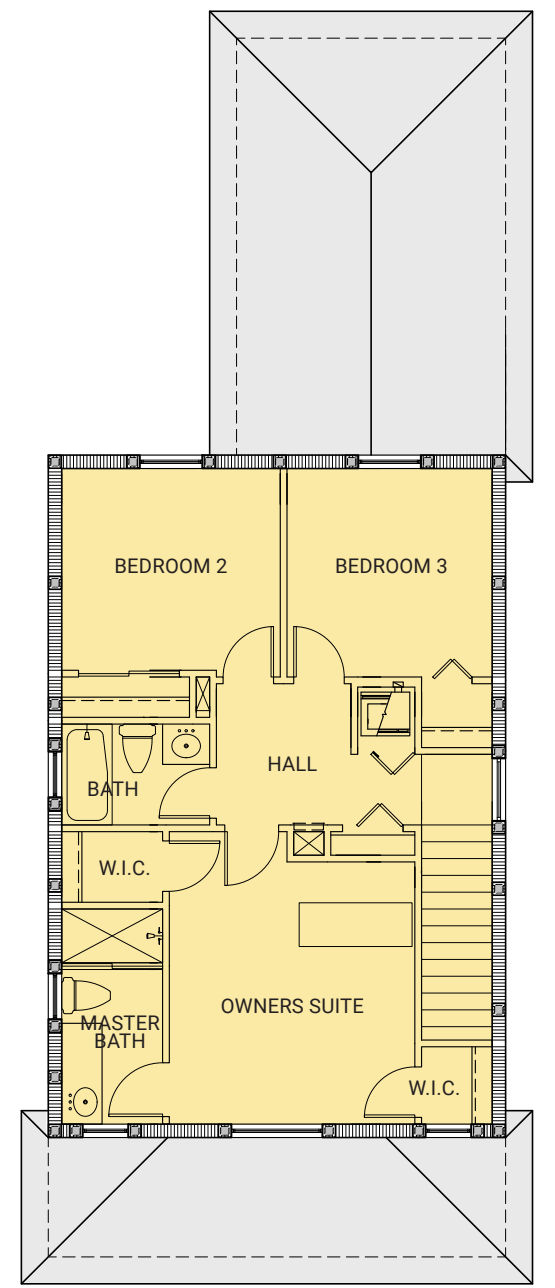
Floor Plans are for illustrative and conceptual purposes only and are subject to change without notice. Plans are not to scale. All dimensions and square footages are approximate and are subject to change without notice.



GROUND FLOOR



SECOND FLOOR



Model 2: The Hibiscus



AREA CALCULATIONS

Air Conditioned Areas

First floor	767 SF
Second floor	1047 SF
	<hr/>
	1814 SF

Non Conditioned Areas

Covered porch	134 SF
Garage	448 SF
	<hr/>
	582 SF

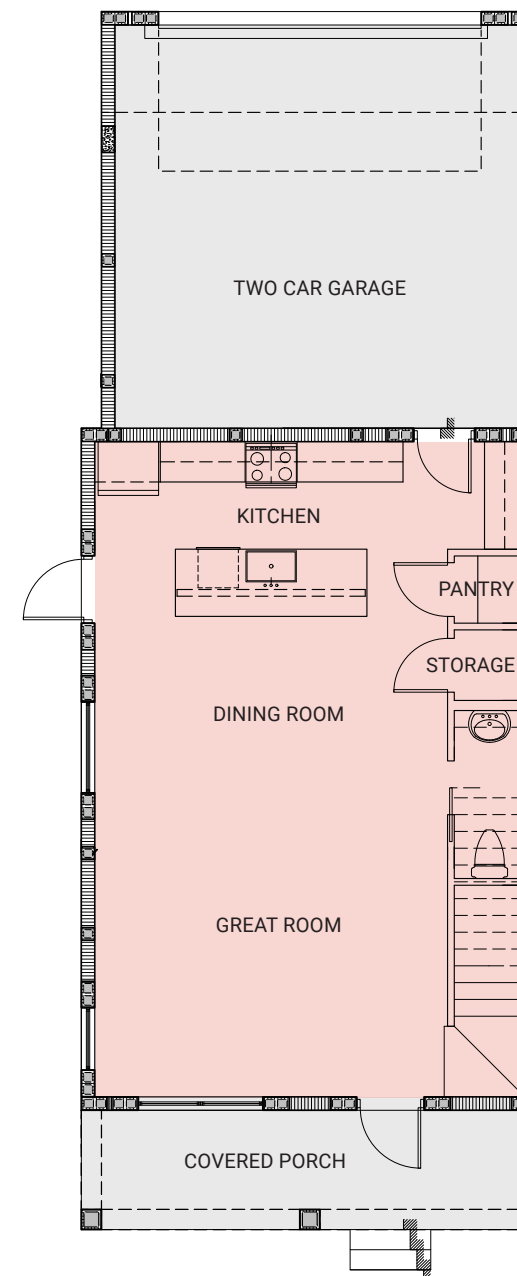
Total

Gross area	2396 SF
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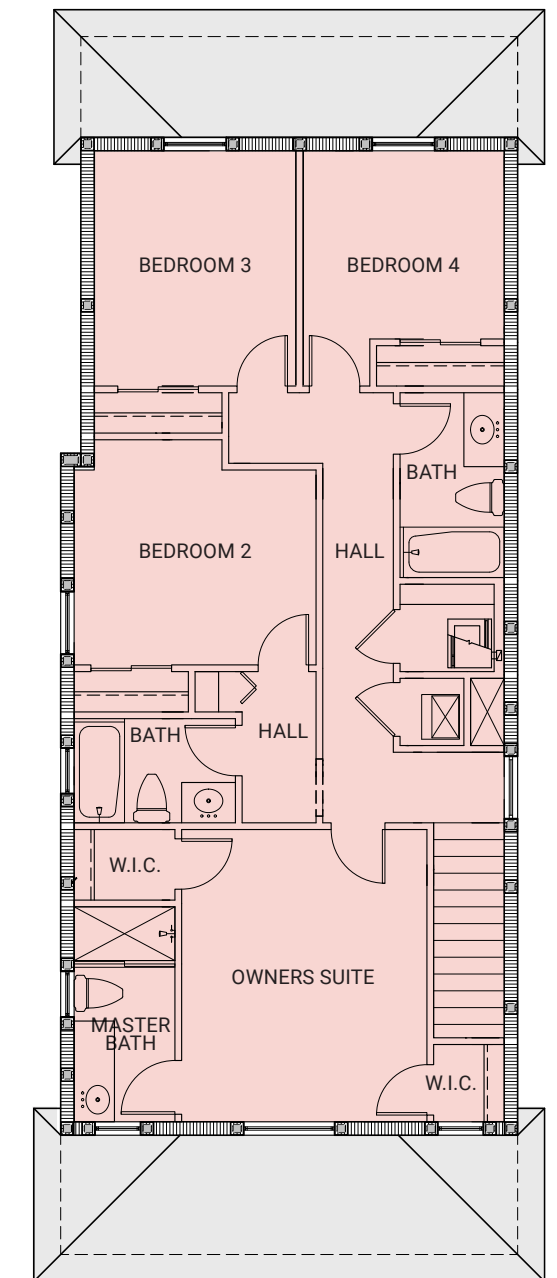
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GROUND FLOOR



SECOND FLOOR



Meet your builders

New Urban Communities was founded in 1998 by urban planner/developer Tim Hernandez and general contractor/custom home builder Kevin Rickard. New Urban synthesizes the techniques of custom and production home building with timeless principles of community design to deliver high quality, high value homes and neighborhoods while respecting and engaging existing natural and built environments. Walkability, lush landscaping and classic architecture with porches and balconies are hallmarks of New Urban's neighborhoods. New Urban was years ahead of the competition in building energy efficient, green homes and communities close to where its customers work and play. New Urban's management team, which has been together for many years, limits the number of communities it is working on at any given point in time to ensure all homes and communities meet high standards of design and workmanship.

New Urban specializes in urban infill and redevelopment, bringing residents close to shopping, dining, recreation, entertainment and employment centers, minimizing auto dependence and encouraging walking and social interaction.

New Urban is well known for its transformational communities in Delray Beach, Wilton Manors, Fort Lauderdale, Pompano Beach, Jupiter, Stuart and Miramar. In Delray Beach, over the past two decades, New Urban has developed four communities in and adjacent to downtown Delray Beach, including the Courtyards of Delray, Old Palm Grove, Coda and Atlantic Grove.

In Jupiter, New Urban developed and built Osceola Woods, Greenwich, the Centre at Abacoa, Botanica and Sea Plum. Farther north, New Urban recently completed Azul, a widely acclaimed apartment development in downtown Stuart and Haney Creek Crossing, a build to rent single family and townhome community.

In Wilton Manors, New Urban developed Belle Isle and the Village at Wilton Manors. In Fort Lauderdale, New Urban built East Village and the Village at Victoria Park.

New Urban is also partners in Pompano Beach Fishing Village, a commercial redevelopment with restaurants (Beach House, Oceanic, Lucky Fish, Kilwins, How You Brewin?, Baresco and BurgerFi), retail (Alvin's Island and Island Water Sports) and a 150 room dual branded Hilton Hotel.

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