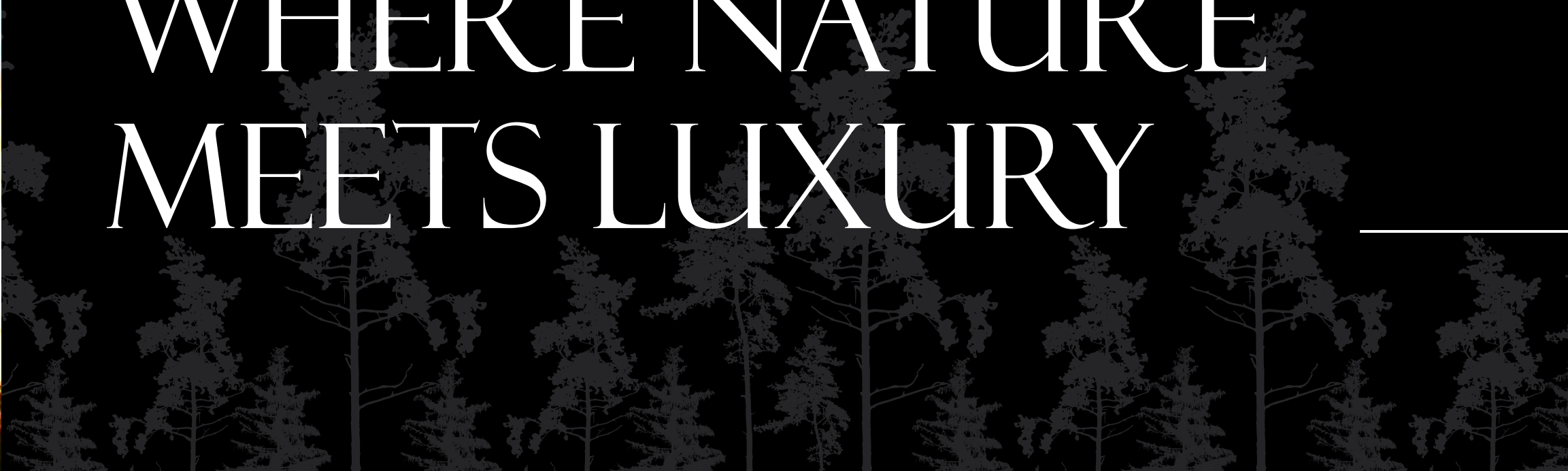




WHERE NATURE  
MEETS LUXURY

---







# THE LIFESTYLE YOU'VE ONLY DREAMT OF

Stunning beauty. Spectacular design. Our elegant new community offers an elite selection of just 26 homes. Exceptionally customizable and built by masters of their craft, our homes are tailored with the finest details to promote wellbeing at an elemental level. Each home is the ultimate translation of the owner's extraordinary perspective and originality—a curated architectural expression of your unique ideas, vision, and style.







# LIVING ANYWHERE ELSE CAN'T COMPARE

Embrace a sought-after lifestyle in sumptuous surroundings, from thoughtful amenities to an enviable location in the prestigious South Miami area of Miami, Florida. Every moment is elevated; every day is inspired anew. Take your rightful place at the forefront of eminent design and indulge in true comfort at Pine Rockland Estates.

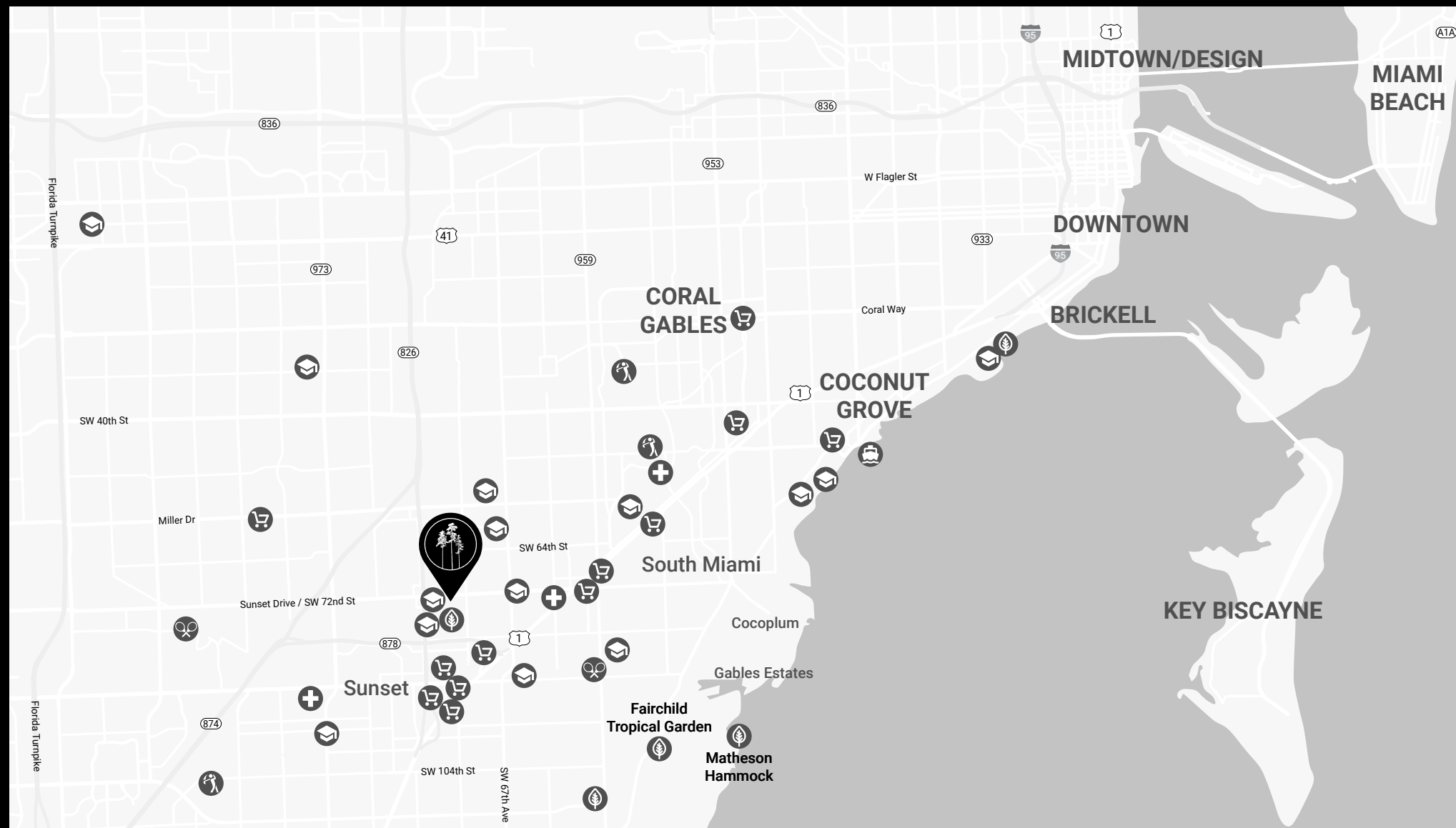




A LEVEL UP  
FROM PREMIUM

FERN KITCHEN





# UNPARALLELED AMENITIES

Live moments away from everything that carefree South Miami has to offer: outstanding restaurants, locally owned coffee shops, top-rated schools, and plenty of picture-perfect parks for strolling and picnics. No matter which beautiful floor plan and personalized options you choose, a home at Pine Rockland Estates puts you in the perfect location for enjoying the very best that Miami has to offer.

## RECREATION

- Trinity Pineland County Preserve 7635 SW 73rd Pl, Miami, FL 33143 (500 Ft)
- Fairchild Tropical Botanic Garden 10901 Old Cutler Rd, Coral Gables, FL 33156 (4.2 Miles)
- Matheson Hammock Park & Marina 9610 Old Cutler Road, Coral Gables, FL 33156 (5 Miles)
- Pinecrest Gardens 11000 SW 57th Ave, Pinecrest, FL 33156 (4 Miles)
- Deering Estate, Preserve and Marina 16701 SW 72nd Ave, Miami, FL 33157 (6 Miles)
- The Biltmore Golf Course 1210 Anastasia Ave, Coral Gables, FL 33134 (5.4 Miles)
- Dante Fascell Park Tennis 8700 SW 57th Ave, South Miami, FL 33143 (2.3 Miles)

## SHOPPING

- Downtown Dadeland 7250 N Kendall Dr, Miami, FL 33156 (1.5 Miles)
- Miracle Mile & Downtown Coral Gables 220 Miracle Mile, Coral Gables, FL 33134 (6 Miles)
- South Miami & Sunset Place 5701 Sunset Dr Suite 350, South Miami, FL 33143 (2 Miles)
- Dadeland Mall 7535 N Kendall Dr, Miami, FL 33156 (1 Mile)
- The Falls Mall 8888 SW 136th St, Miami, FL 33176 (5 Miles)
- Shops at Merrick Park 358 San Lorenzo Ave #2140, Coral Gables, FL 33146 (4.5 Miles)
- CocoWalk Coconut Grove 3015 Grand Ave, Coconut Grove, FL 33133 (5.5 Miles)
- Trader Joes 9205 S Dixie Hwy, Miami, FL 33156 (1.5 Miles)
- Whole Foods 6701 Red Rd, Coral Gables, FL 33143 (2.2 Miles)

## MEDICAL

- Baptist Health South Miami 6200 SW 73rd St, Miami, FL 33143 (1.5 Miles)
- Baptist Health Kendall 8900 N Kendall Dr, Miami, FL 33176 (3 Miles)
- Baptist Health Doctors Hospital 5000 University Dr, Coral Gables, FL 33146 (4 Miles)

## SCHOOLS

- University of Miami 1320 S Dixie Hwy, Coral Gables, FL 33146 (3.5 Miles)
- French American School of Miami 7701 SW 76th Ave, Miami, FL 33143 (1 Mile)
- Gulliver Prep 6575 N Kendall Dr, Pinecrest, FL 33156 (2 Miles)
- Our Lady of Lourdes Academy 5525 SW 84th St, Miami, FL 33143 (2.5 Miles)
- Riviera Preparatory School 9775 SW 87th Ave, Miami, FL 33176 (4.4 Miles)
- Carrollton School of the Sacred Heart 3747 Main Hwy, Miami, FL 33133 (5 Miles)
- Christopher Columbus High School 3000 SW 87th Ave, Miami, FL 33165 (4.8 Miles)
- Belen Jesuit Preparatory School 500 SW 127th Ave, Miami, FL 33184 (12.5 Miles)
- Ransom Everglades High School 3575 Main Hwy, Miami, FL 33133 (5.2 Miles)
- Immaculata-La Salle High School 3601 S Miami Ave, Miami, FL 33129 (8.2 Miles)
- Miami Country Day School 601 NE 107th St, Miami, FL 33161
- Ludlam Elementary School (Public) 6639 SW 74 St. South Miami FL 33143 (1 Mile)
- South Miami Middle School (Public) 6750 SW 60 St. South Miami, FL 33143 (1.5 Miles)
- South Miami Senior High School (Public) 6856 SW 53 St. Miami FL 33155 (2.2 Miles)
- Sunset Montessori School - 7430 Sunset Dr, Miami, FL 33143 (1/2 Mile)





MAGNOLIA



SOUTHERN



NORTHERN



COASTAL

- 4 TO 6 BEDROOMS
- 4.5 TO 5 BATHROOMS
- 2 OR 3-CAR GARAGE

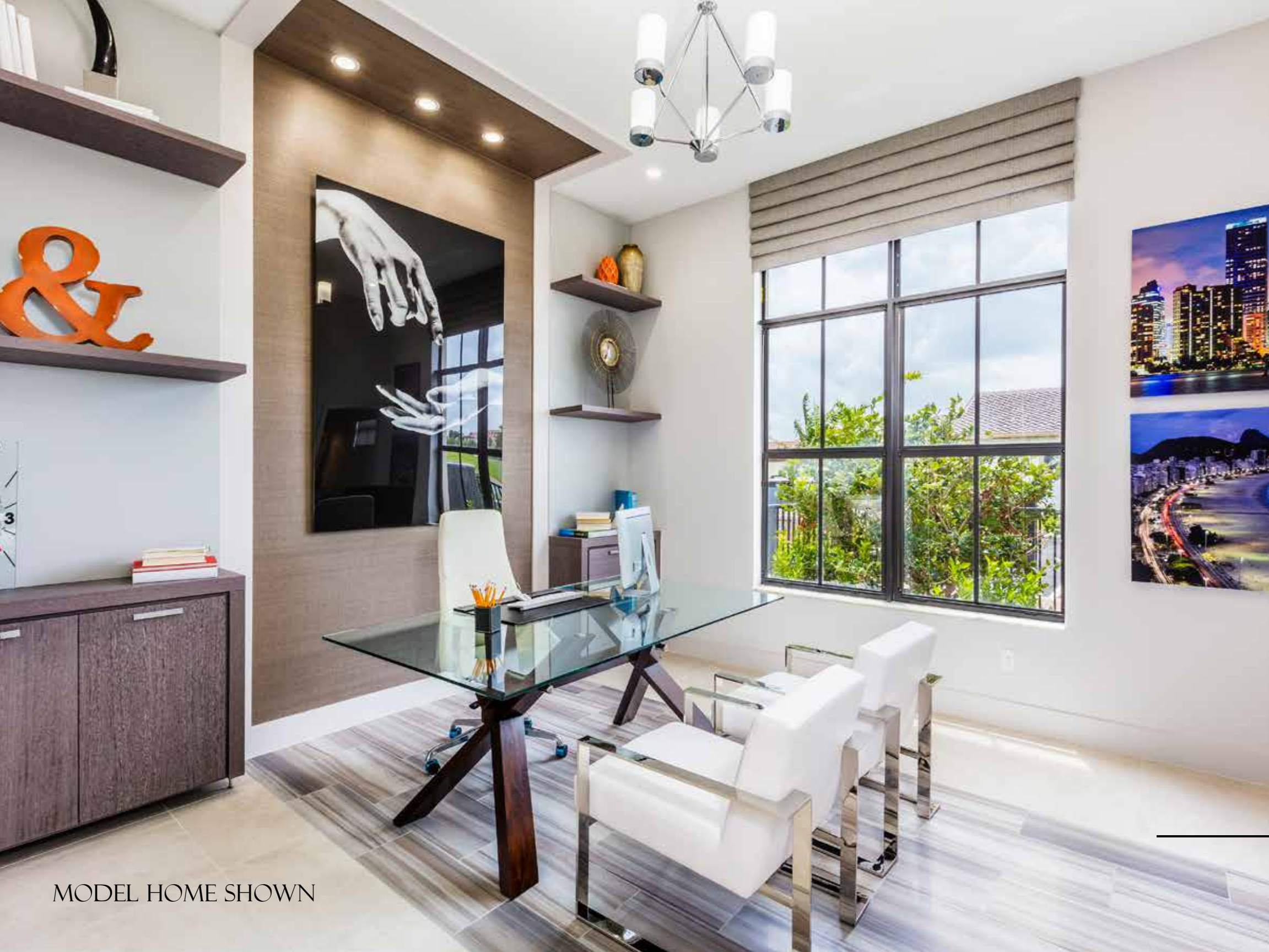
# MAGNOLIA

Magnolia is a one-story estate with 4 bedrooms, 4.5 bathrooms, dining room, living room, great room, lounge/ game room, kitchen with large island, back kitchen, owner's suite with walk-in closet, covered terrace, front porch, and a 2-car garage.

3,462 AC SQFT  
4,234 TOTAL SQFT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.

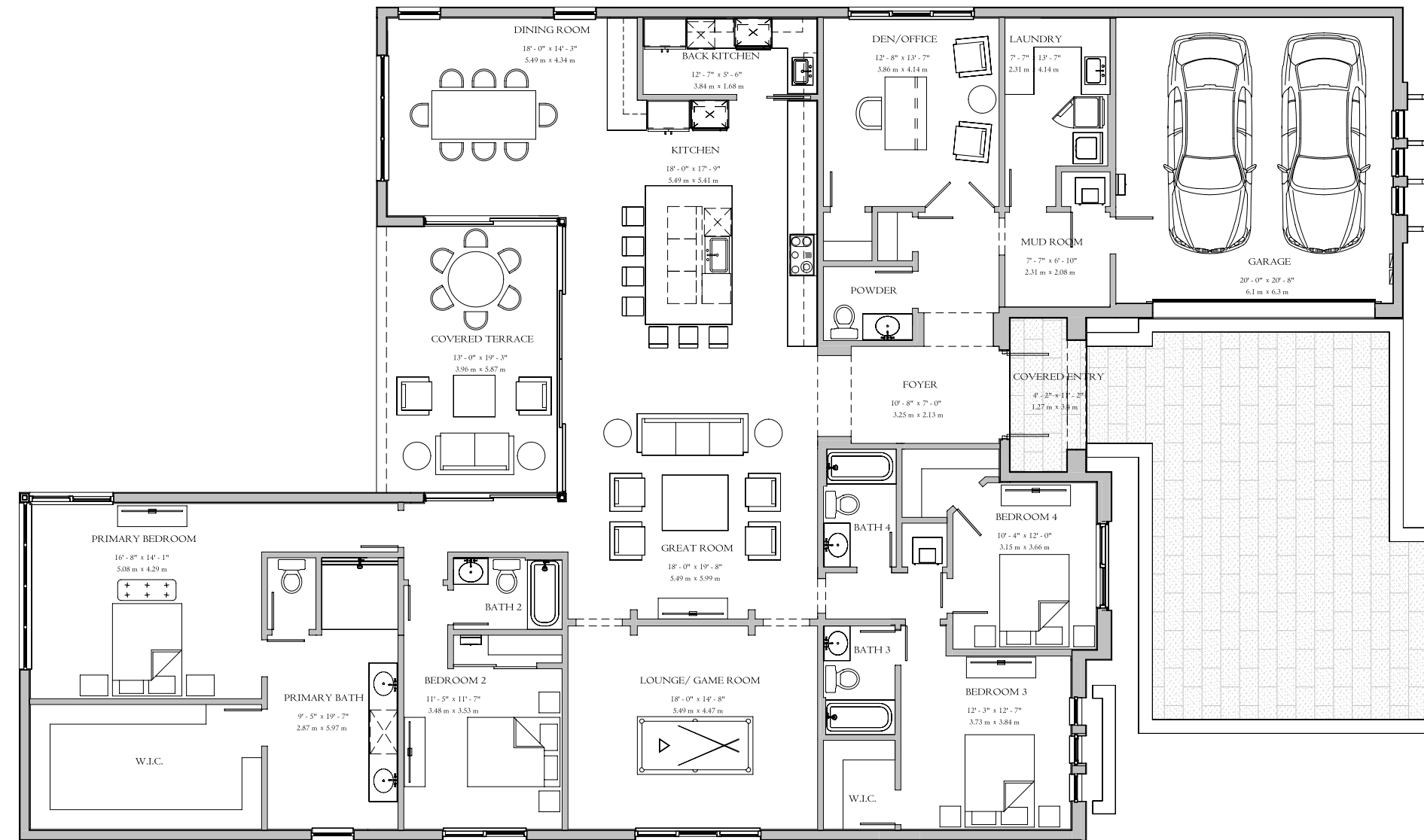




MODEL HOME SHOWN

MAIN FLOOR

MAGNOLIA

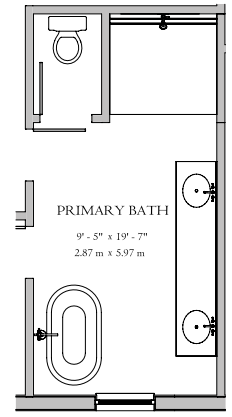


FIRST FLOOR

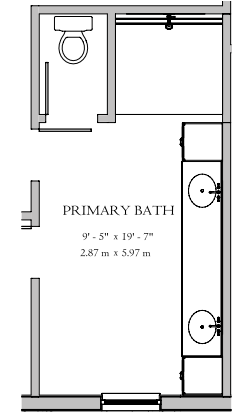
\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.

# MAGNOLIA

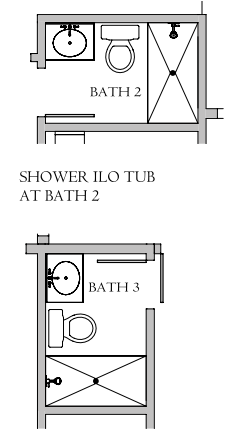




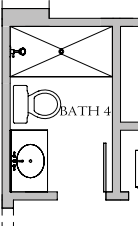
TUB AT PRIMARY BATH



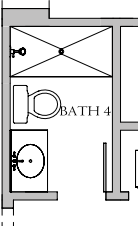
BUILT-IN AT PRIMARY BATH



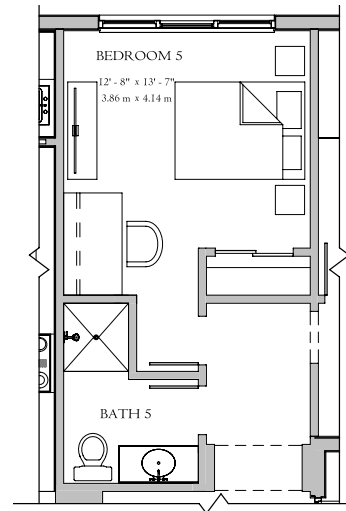
SHOWER ILO TUB AT BATH 2



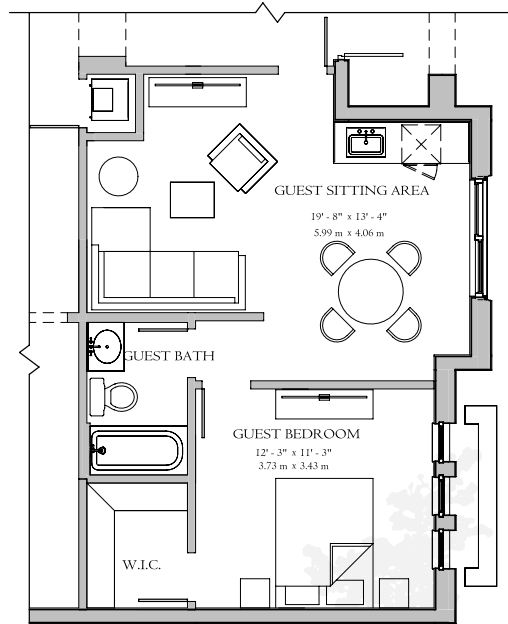
SHOWER ILO TUB AT BATH 3



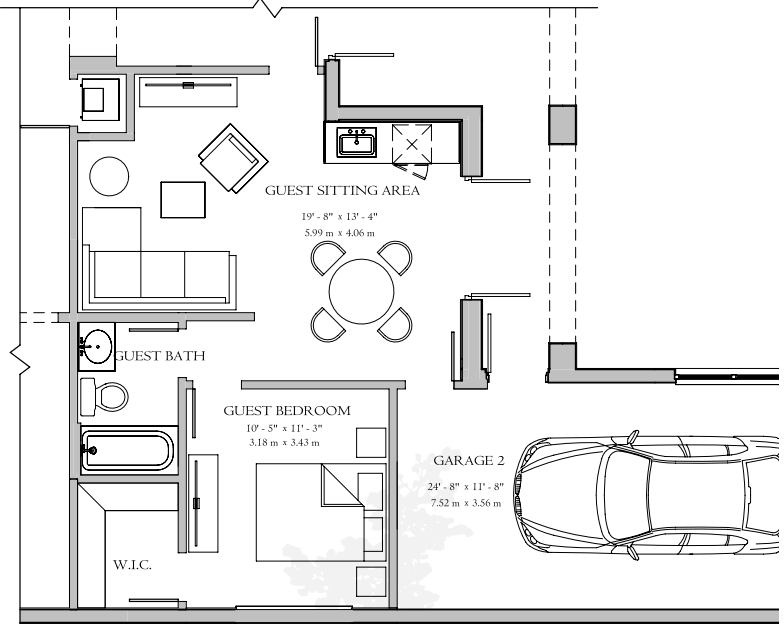
SHOWER ILO TUB AT BATH 4



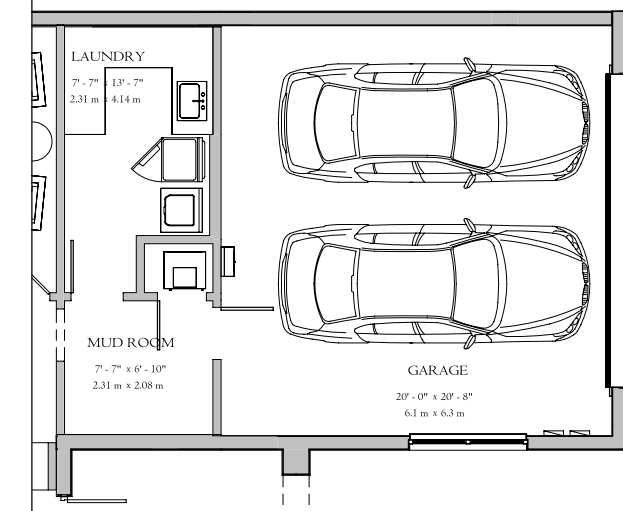
BEDROOM 5 ILO AT DEN/OFFICE



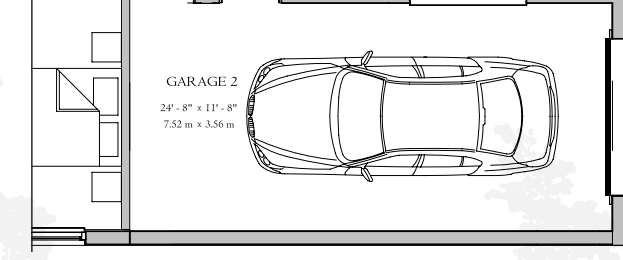
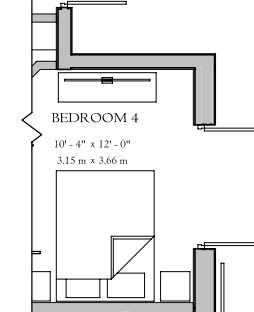
GUEST BEDROOM STD W/ WET BAR



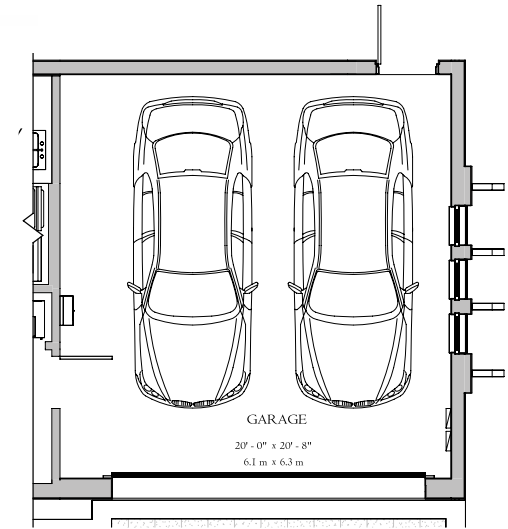
GUEST BEDROOM 3 CAR GARAGE W/ WET BAR



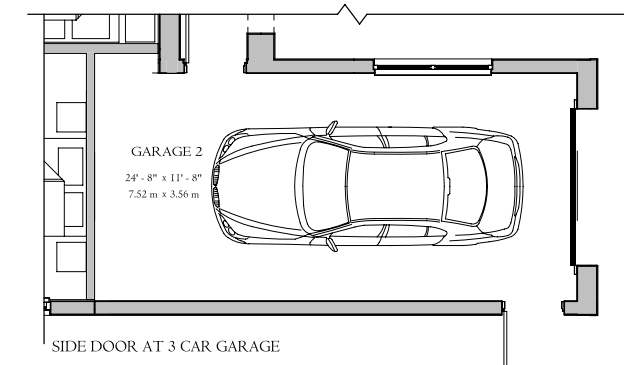
COVERED ENTRY  
12'-2\"/>



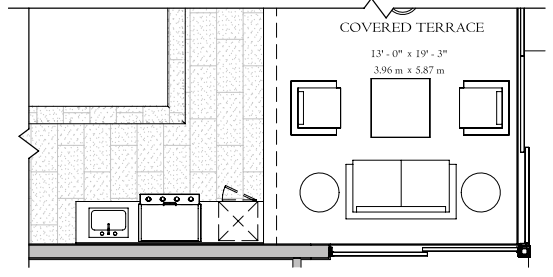
FRONT LOADED GARAGE ON SELECTION OF 3 CAR GARAGE



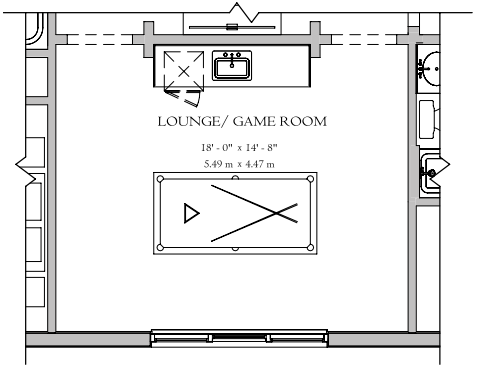
SIDE DOOR AT 2 CAR GARAGE



SIDE DOOR AT 3 CAR GARAGE



SUMMER KITCHEN



WET BAR AT GAME ROOM

# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



THISTLE



SOUTHERN



NORTHERN



COASTAL

- 5 TO 6 BEDROOMS
- 4.5 TO 6.5 BATHROOMS
- 3-CAR GARAGE

# THISTLE

Thistle is a one-level estate with 5 bedrooms, 4.5 bathrooms, dining room, living room, family room, kitchen with large island, pantry, owner's suite with two walk-in closets, covered terrace, front porch, and a 3-car garage.

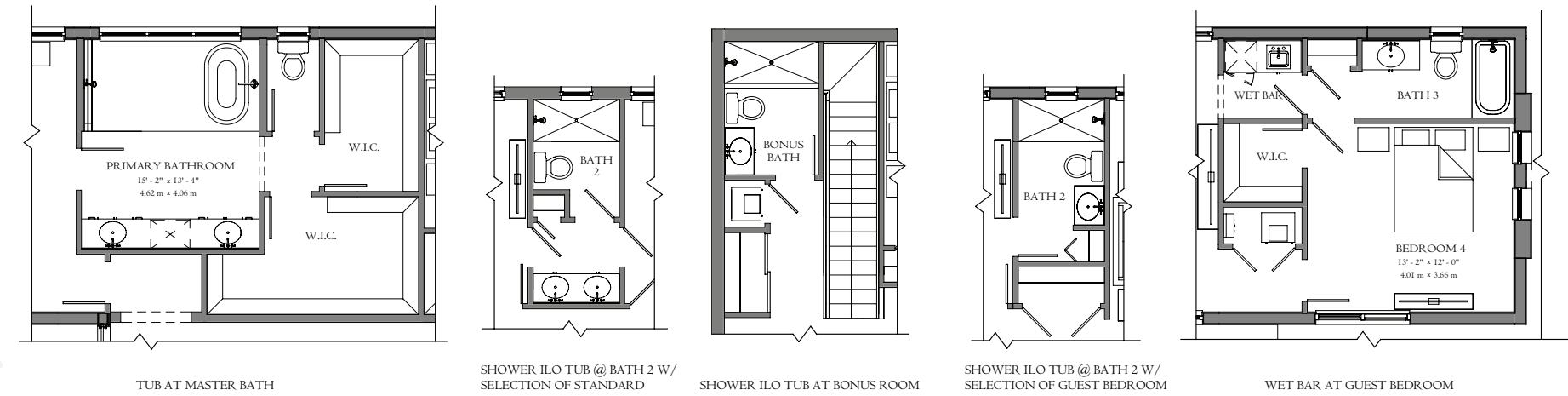
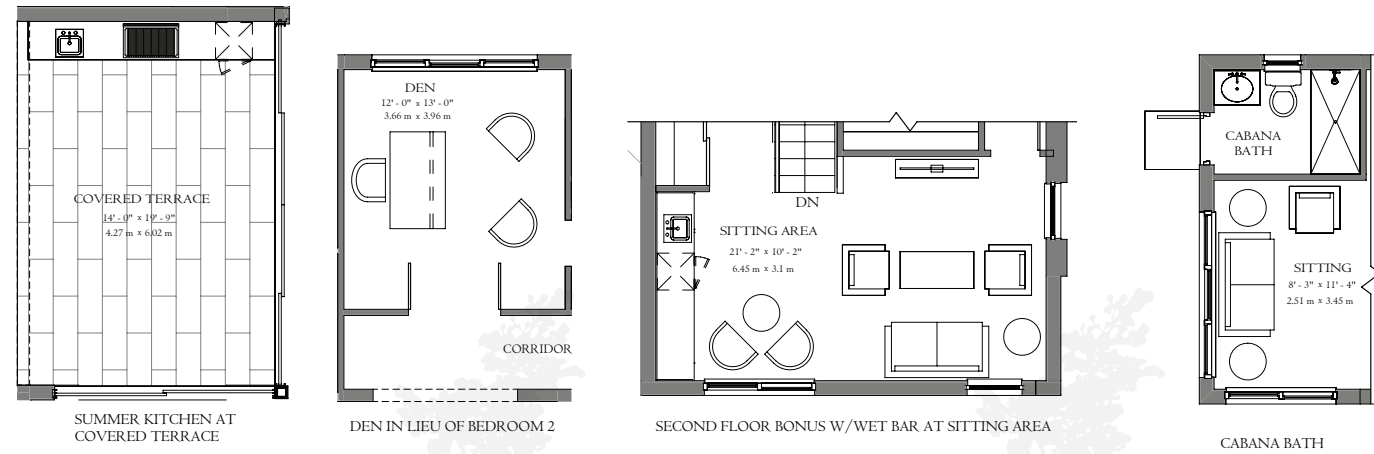
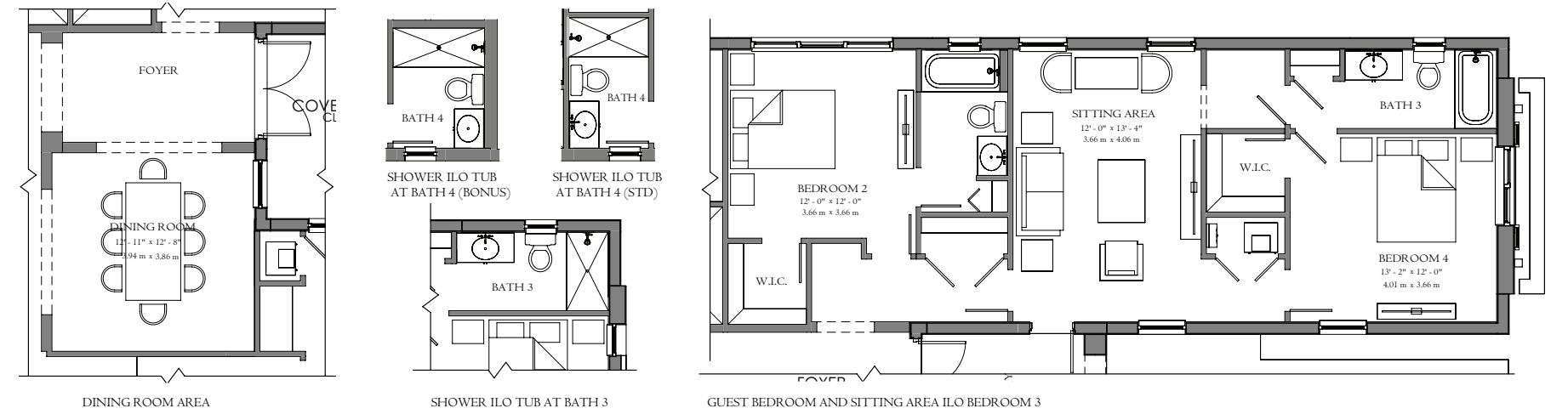
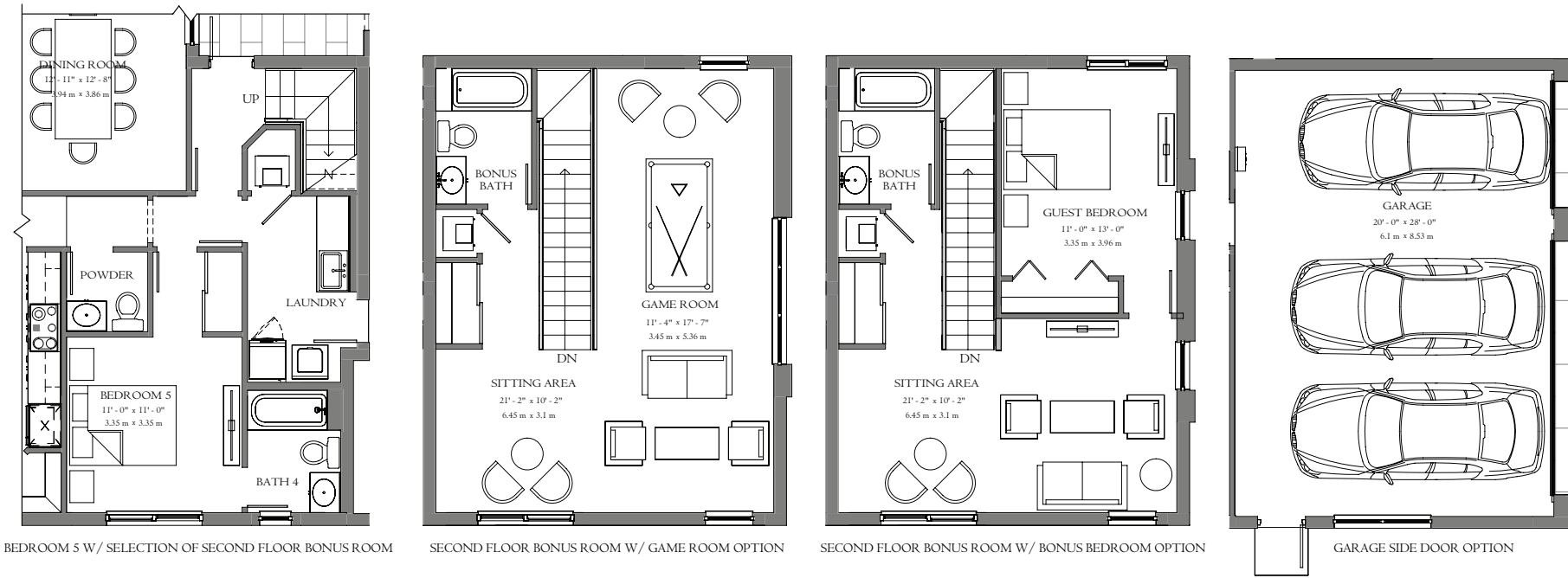
3,705 AC SQFT  
4,728 TOTAL SQFT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.









# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



IBIS



COASTAL



NORTHERN



SOUTHERN

- 4 TO 5 BEDROOMS
- 3.5 TO 4.5 BATHROOMS
- 2 OR 3-CAR GARAGE

# IBIS

Ibis features 4 bedrooms and 3.5 bathrooms on two levels, with a great room, eat-in kitchen with large island, walk-in pantry, front courtyard, loft, owner's suite with two walk-in closets, covered terrace and a 3-car garage.

3,985 AC SQFT  
5,061 TOTAL SQFT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.





GREAT ROOM



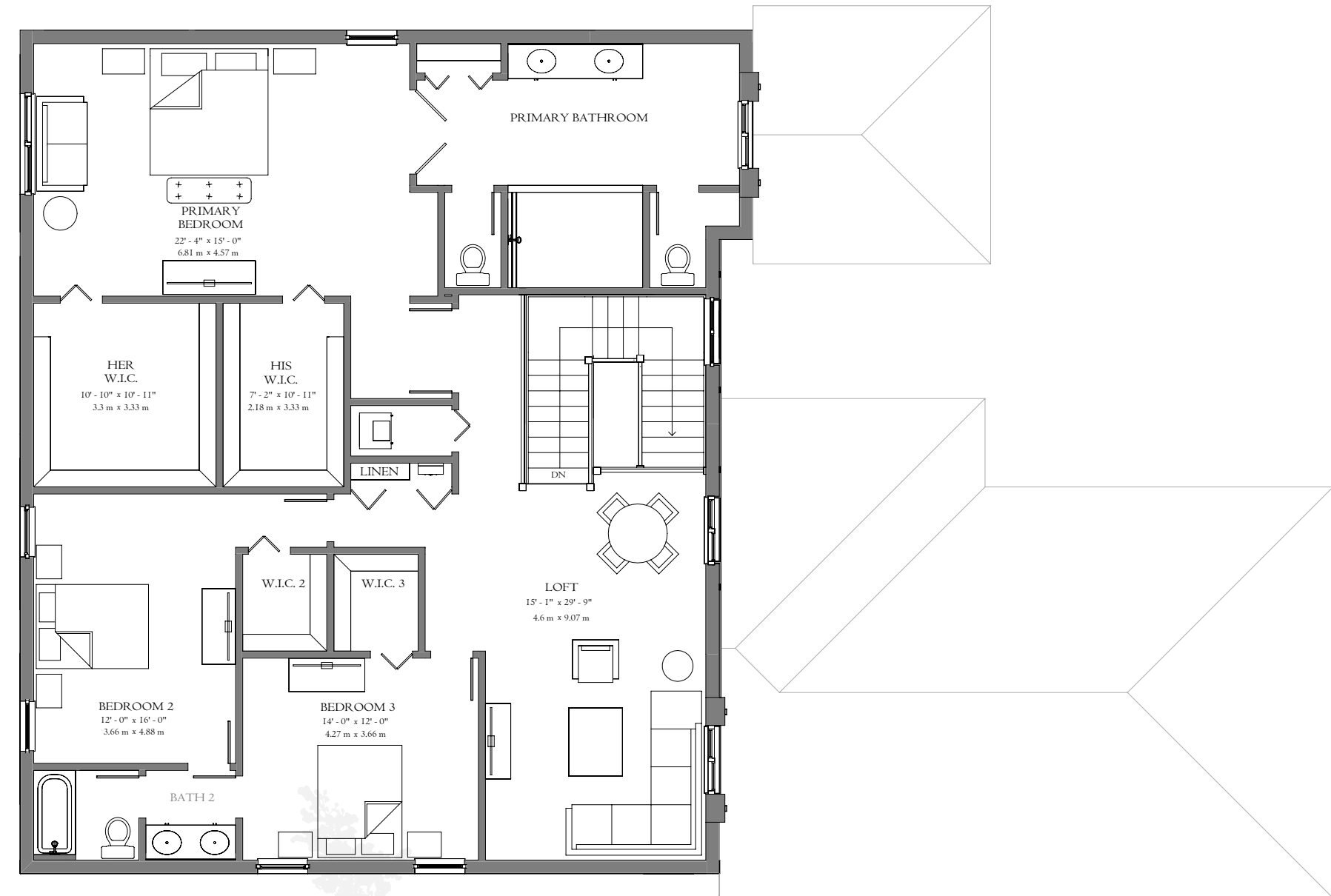
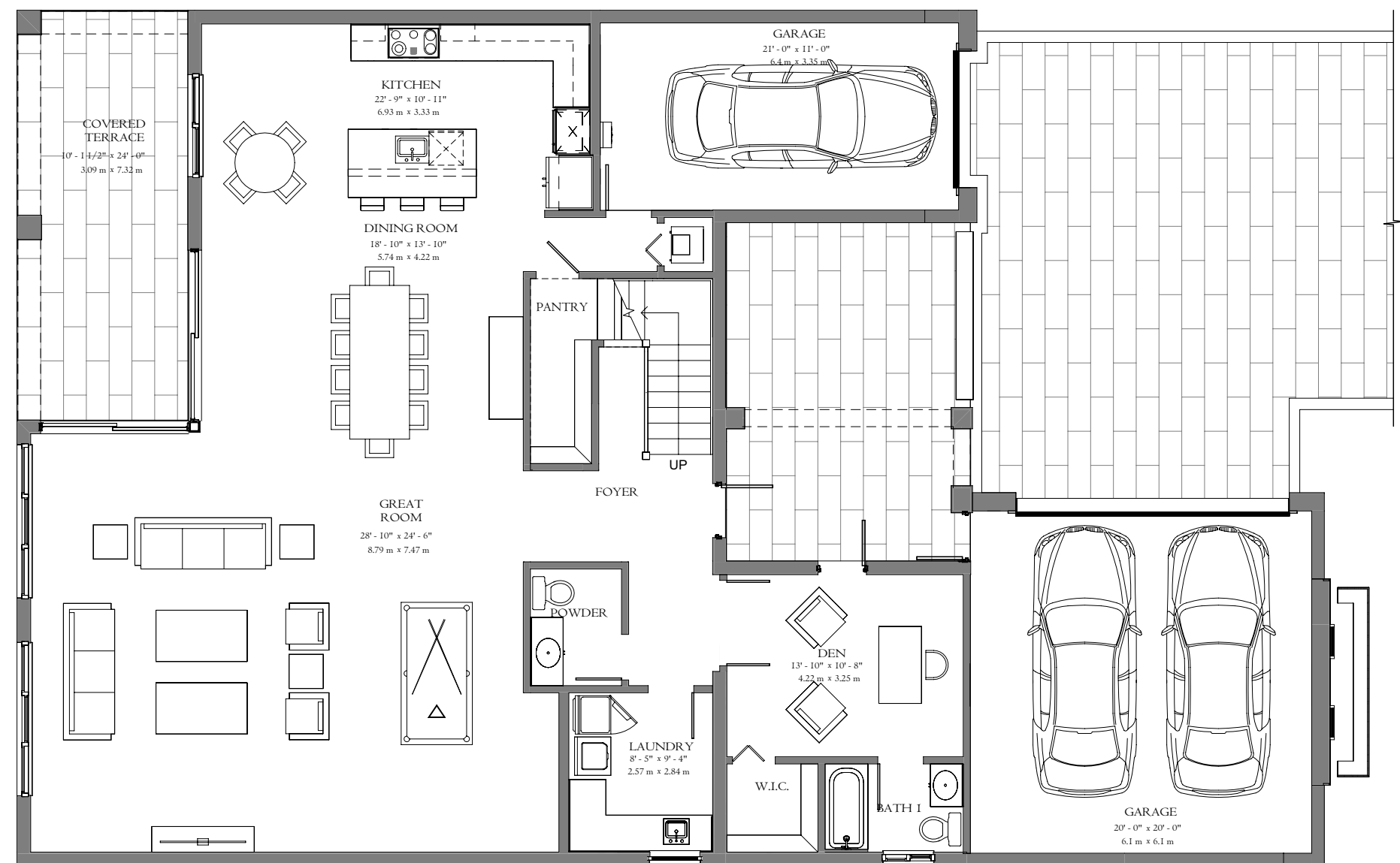
BATHROOM



1ST FLOOR

2ND FLOOR

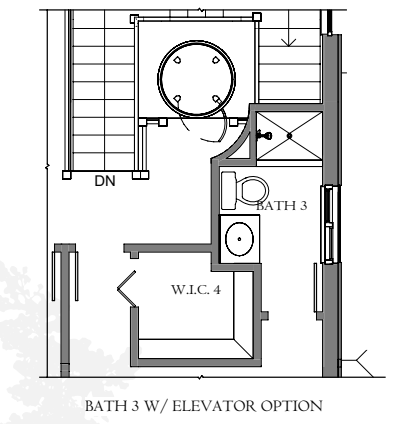
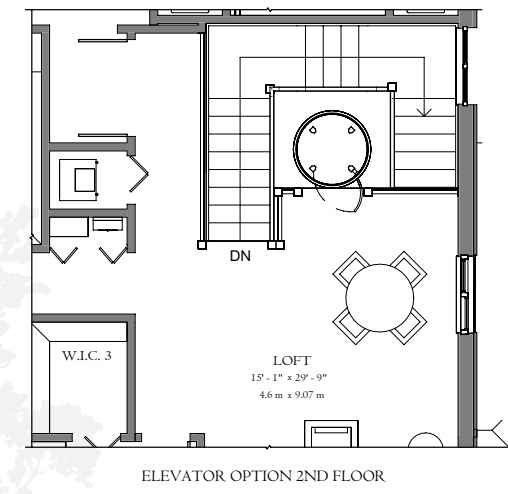
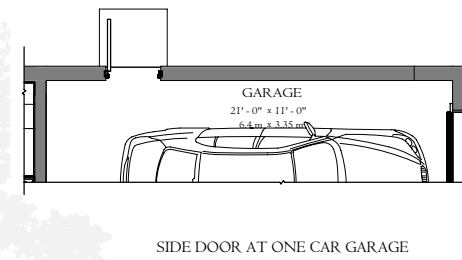
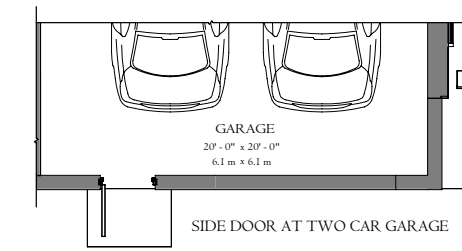
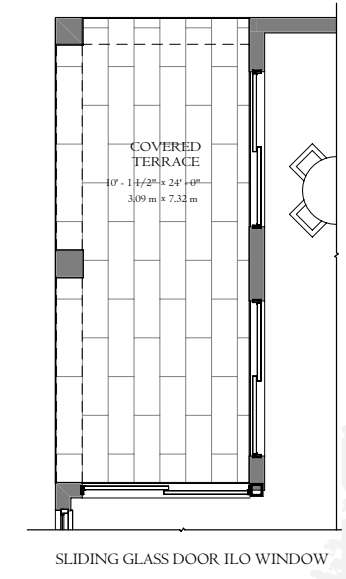
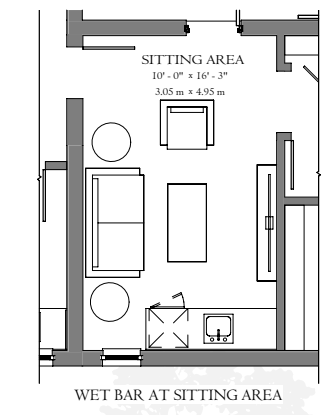
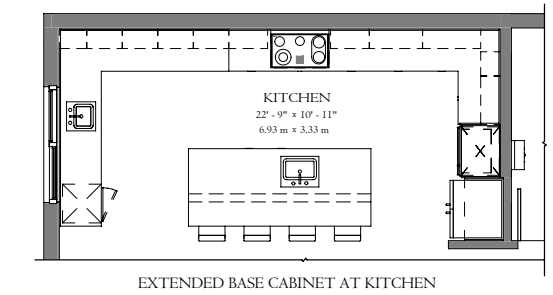
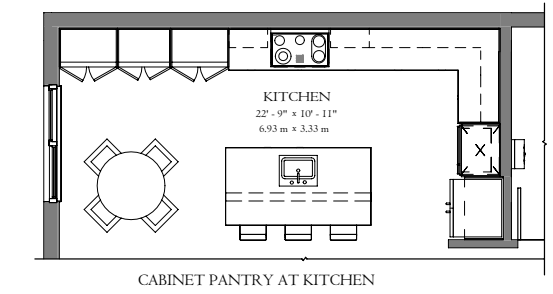
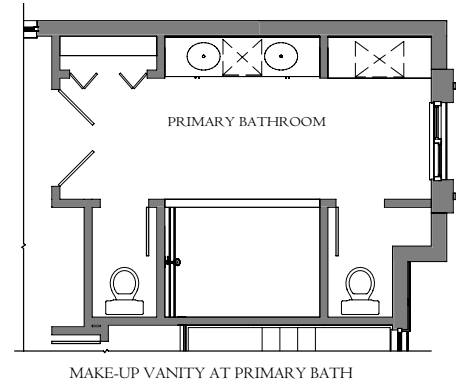
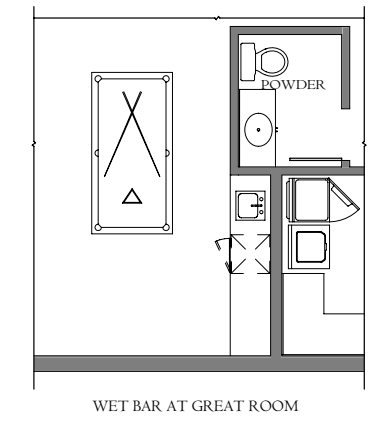
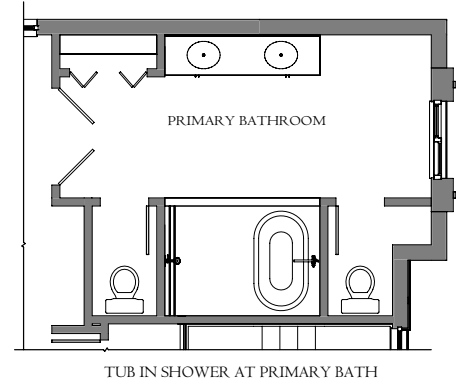
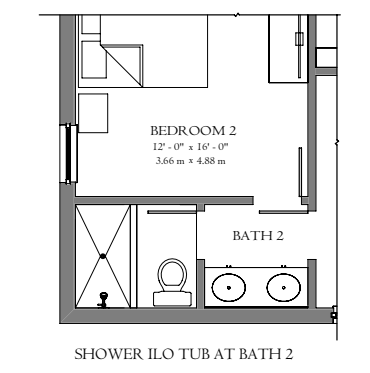
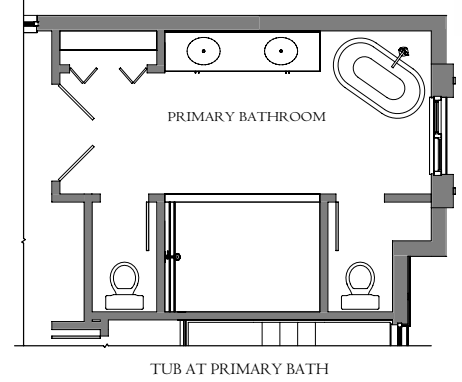
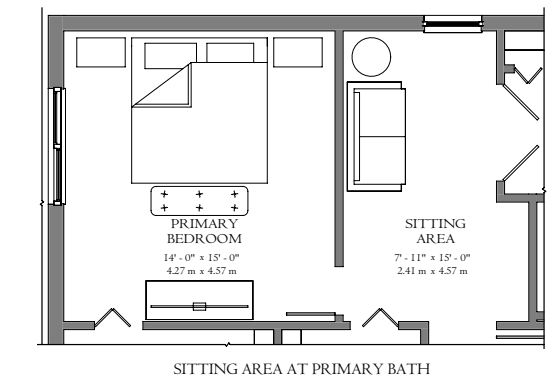
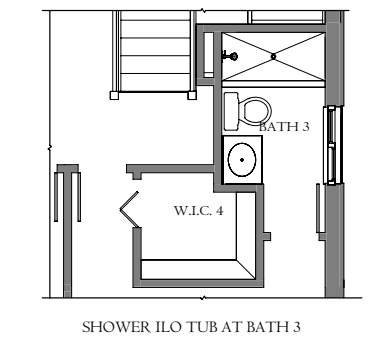
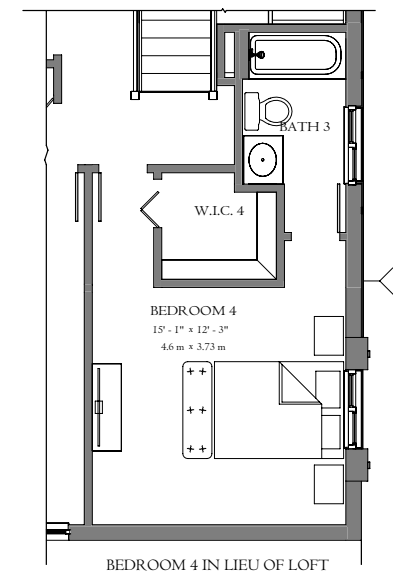
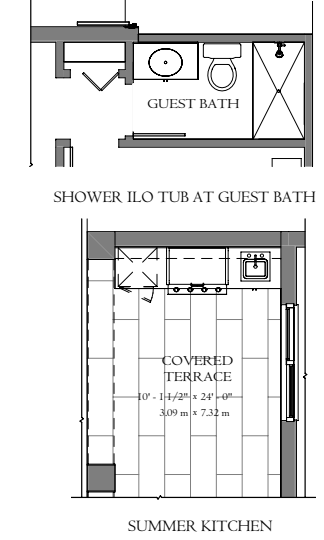
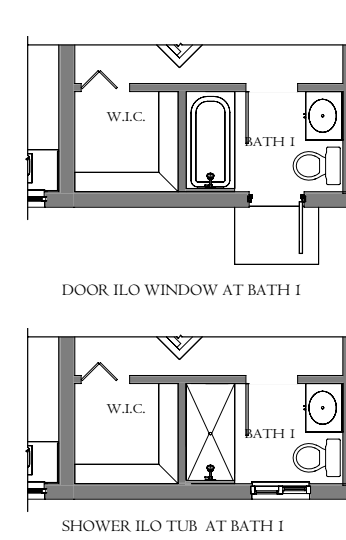
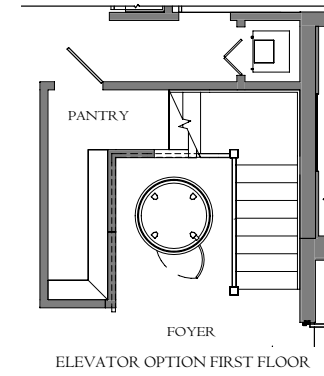
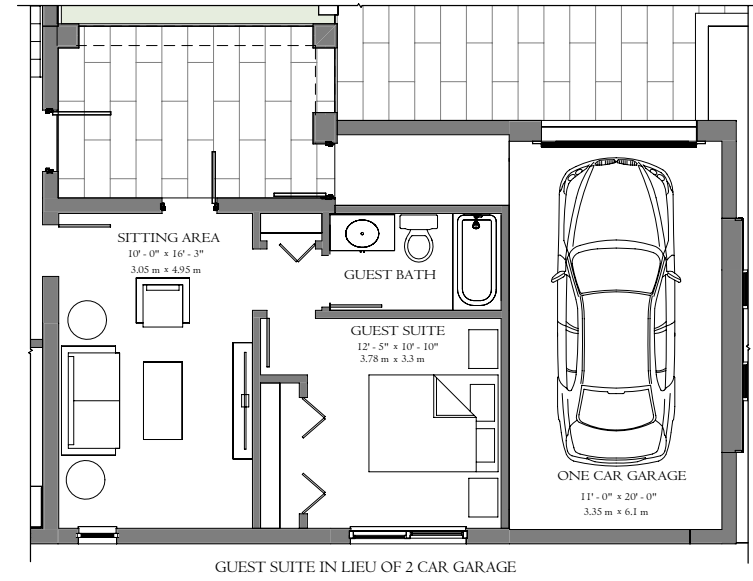
IBIS



IBIS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.





\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.

# OPTIONS





- 5 TO 7 BEDROOMS
- 4.5 TO 5.5 BATHROOMS
- 3-CAR GARAGE

# BLUESTEM

Bluestem is a two-story estate with 5 bedrooms, 4.5 bathrooms, dining room, great room, family room, kitchen with large island and walk-in pantry, owner's suite with large walk-in closet, covered terrace, loft, balcony, front porch and a 3-car garage.

4,709 AC SQFT  
5,879 TOTAL SQFT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.





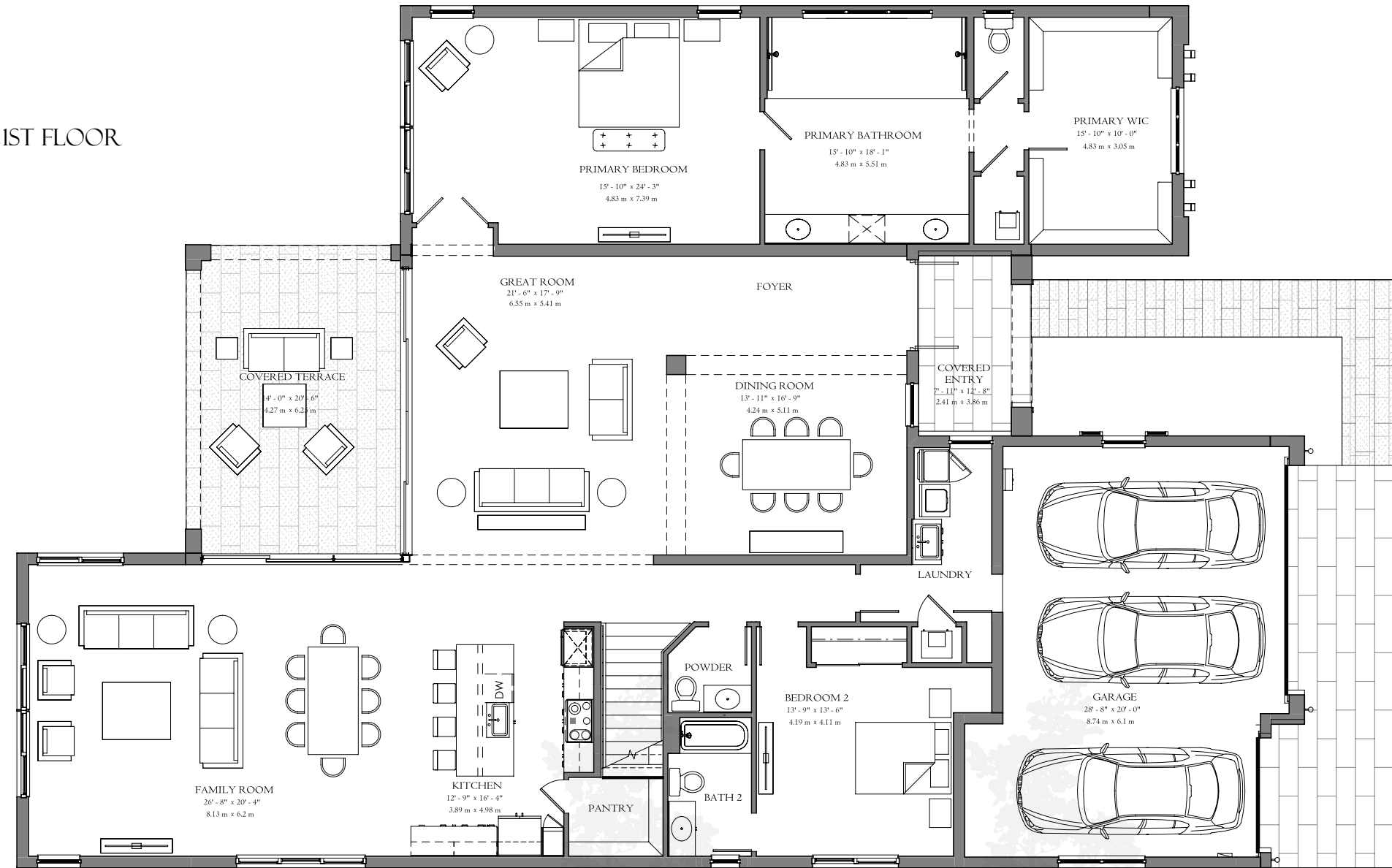
KITCHEN



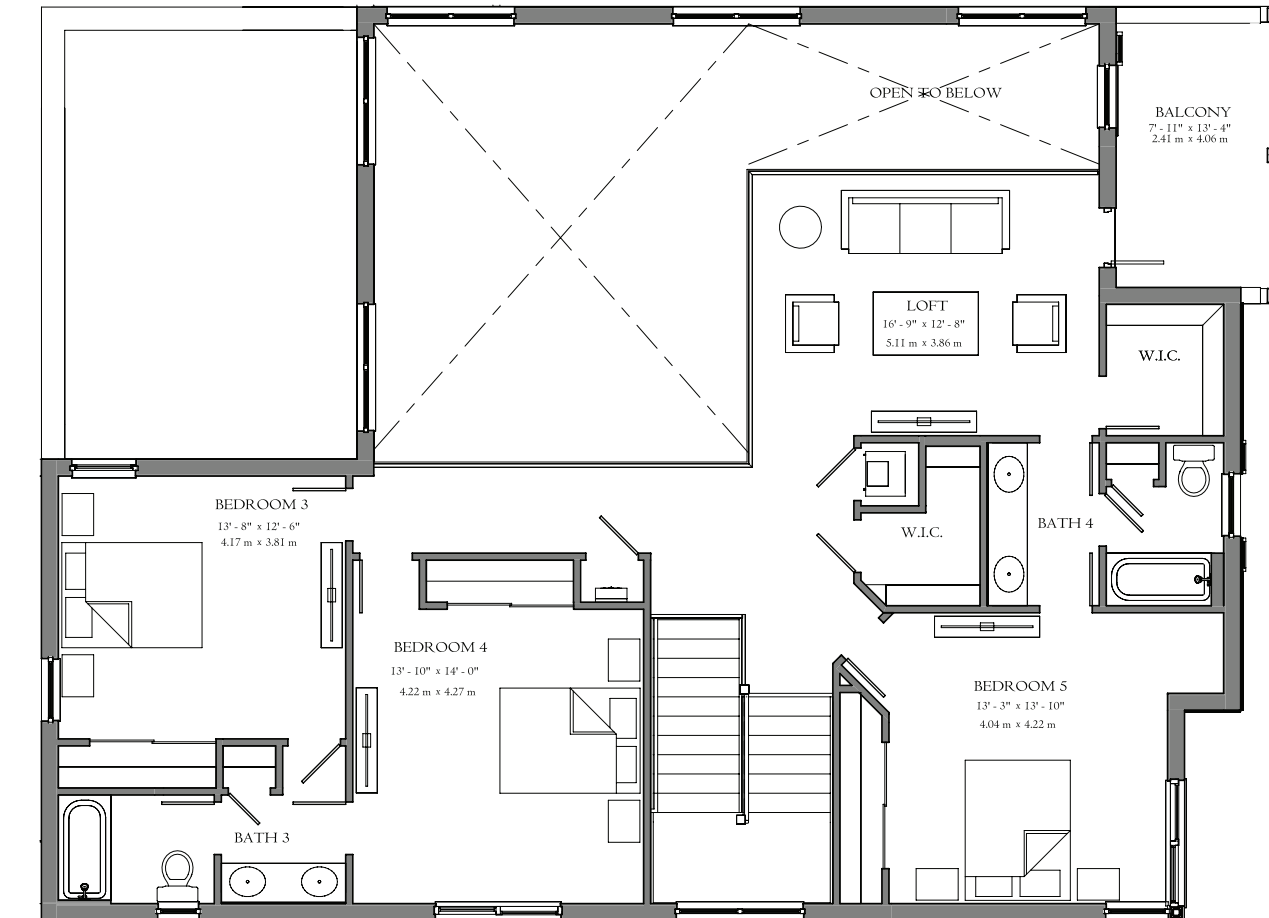
GREAT ROOM



1ST FLOOR



2ND FLOOR

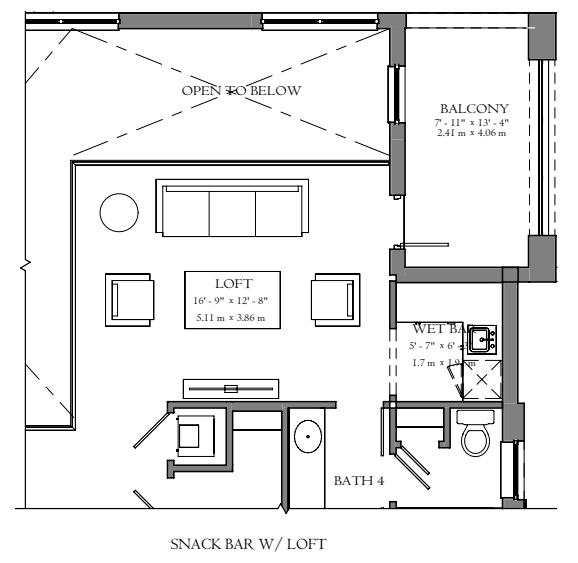
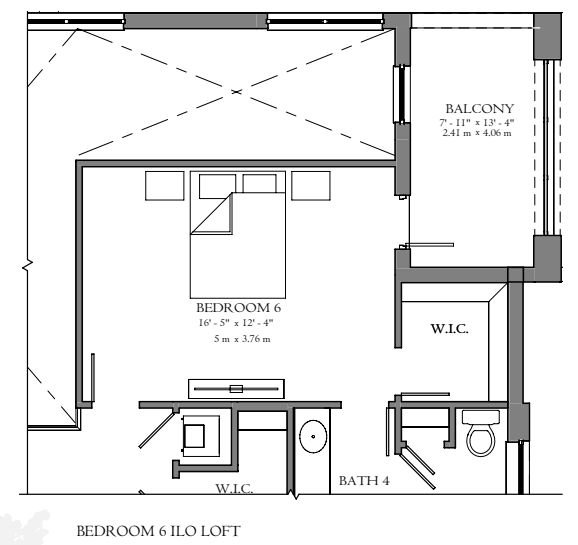
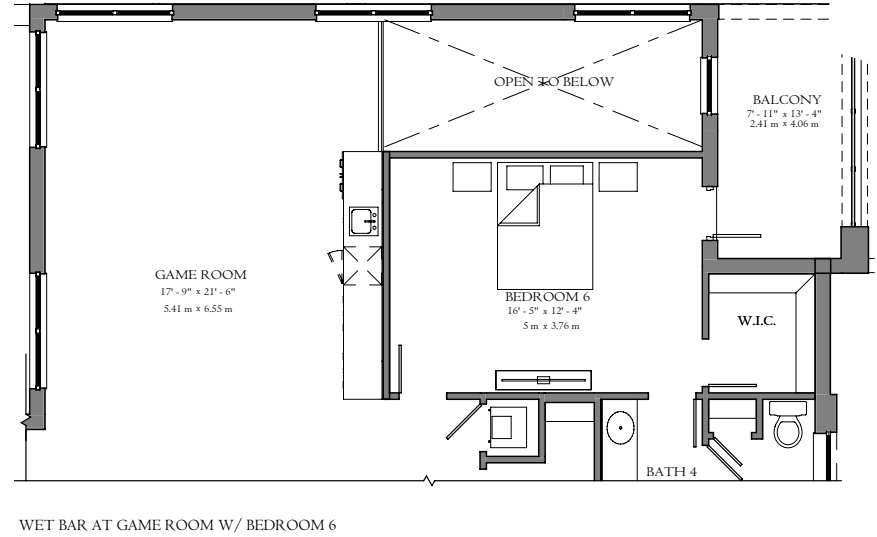
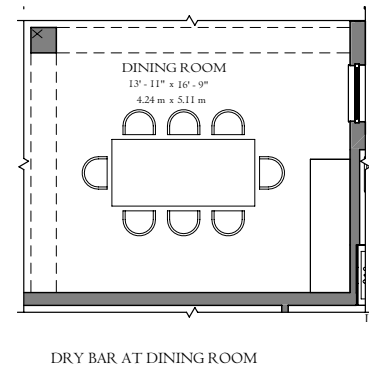
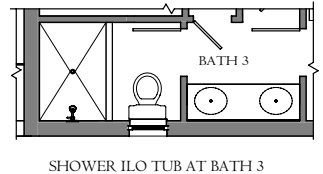
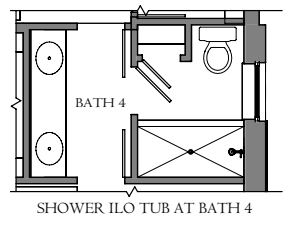
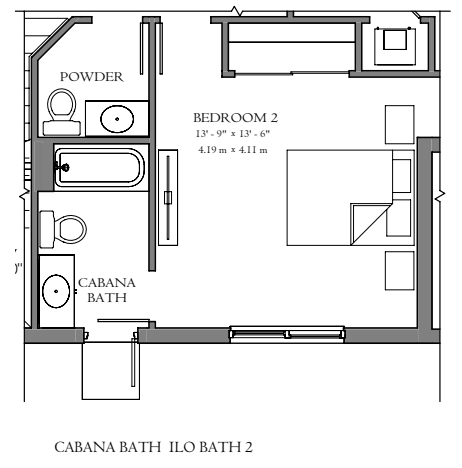
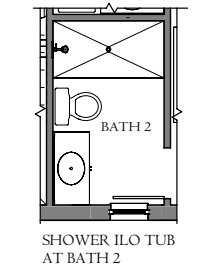
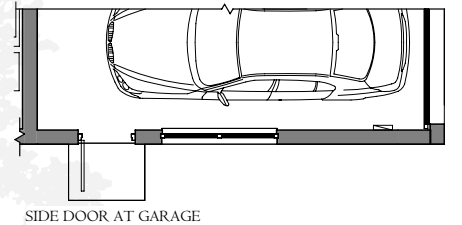
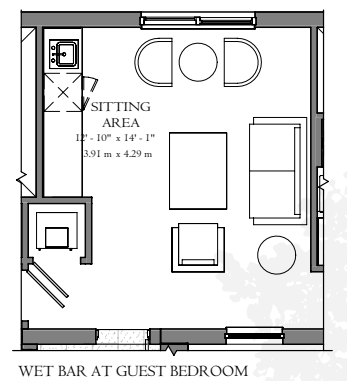
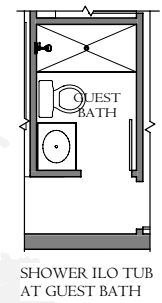
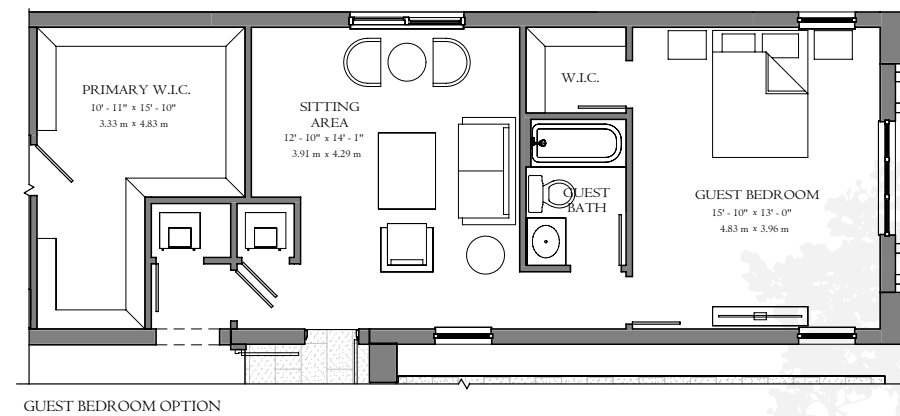
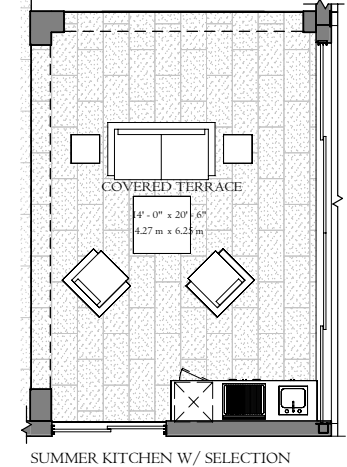
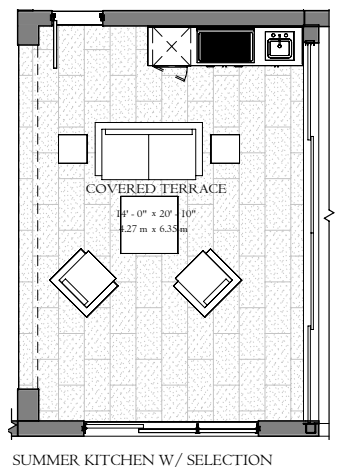
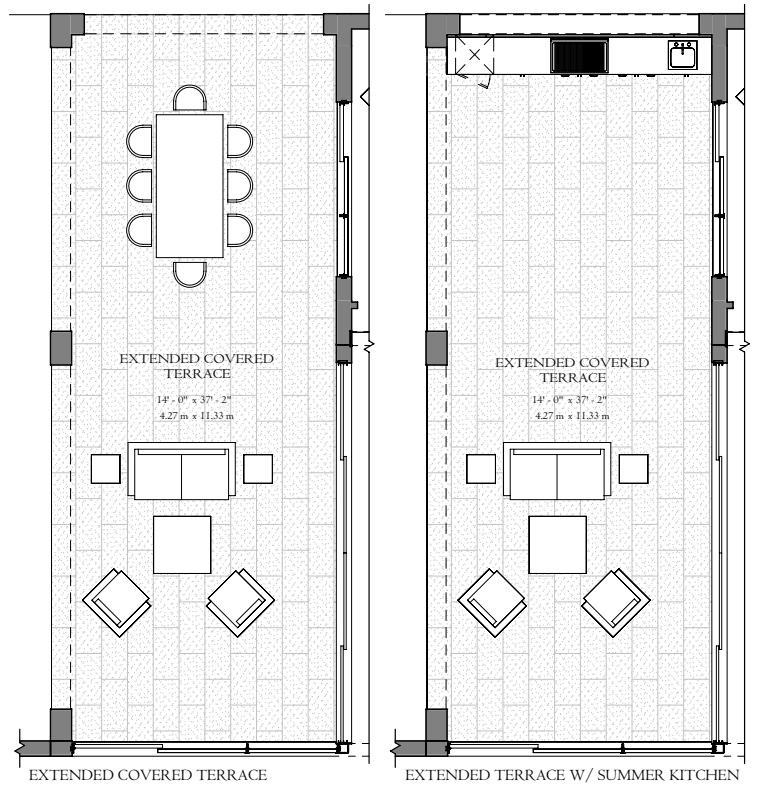


BLUESTEM

# BLUESTEM

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.





# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



FERN



NORTHERN



COASTAL



SOUTHERN

- 6 TO 8 BEDROOMS
- 6 1/2 BATHROOMS
- 3-CAR GARAGE

# FERN

As functional as it is impressive, the Fern features 6 to 8 bedrooms and 6 1/2 bathrooms spread over two levels, including, an eat-in kitchen with large island and pantry, dining room, living room, family room, loft, owner's suite with sitting room, two walk-in closets, covered terrace and a 3-car garage.

5,950 AC SQFT  
7,082 TOTAL SQFT

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.



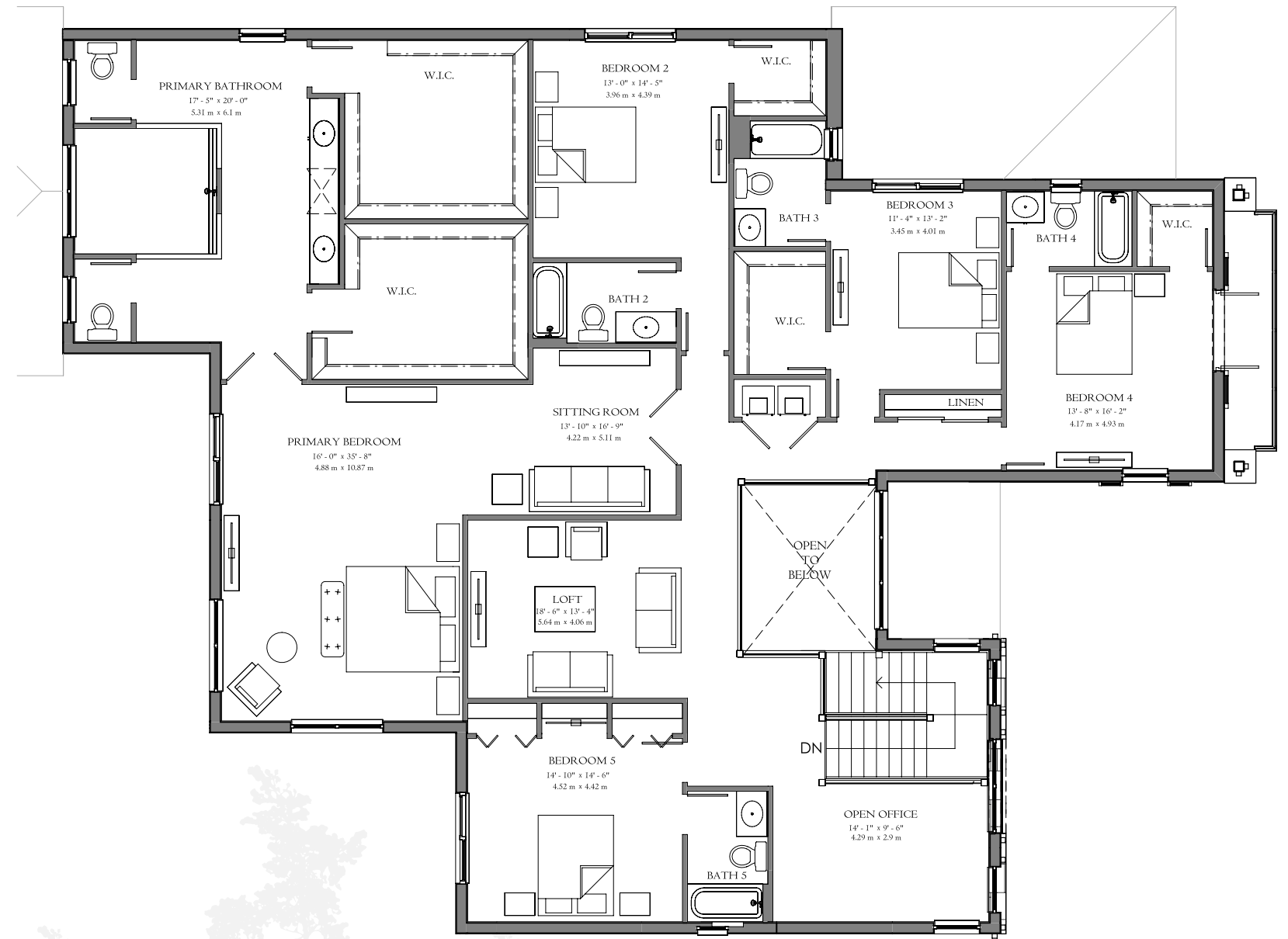
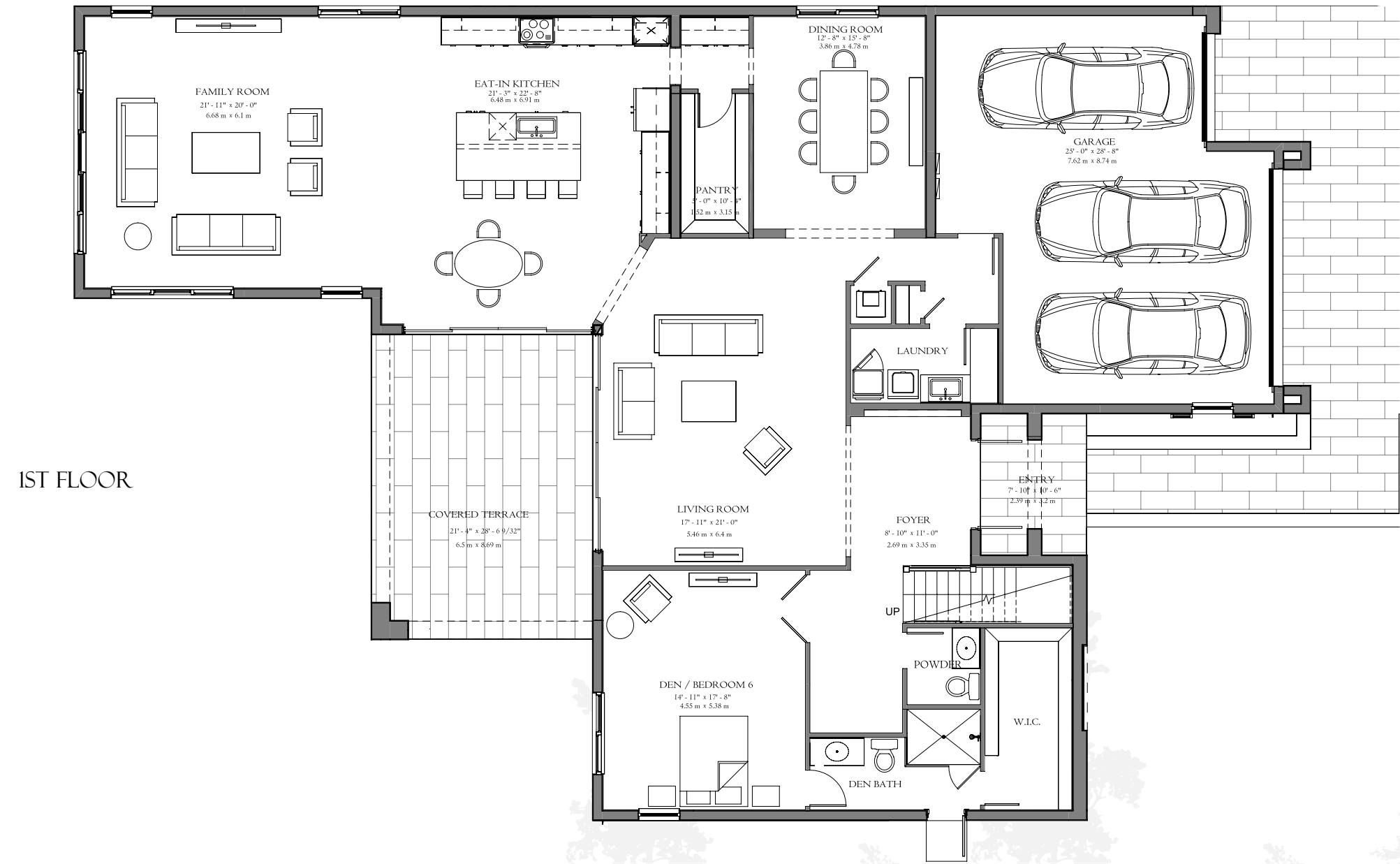


BATHROOM



KITCHEN

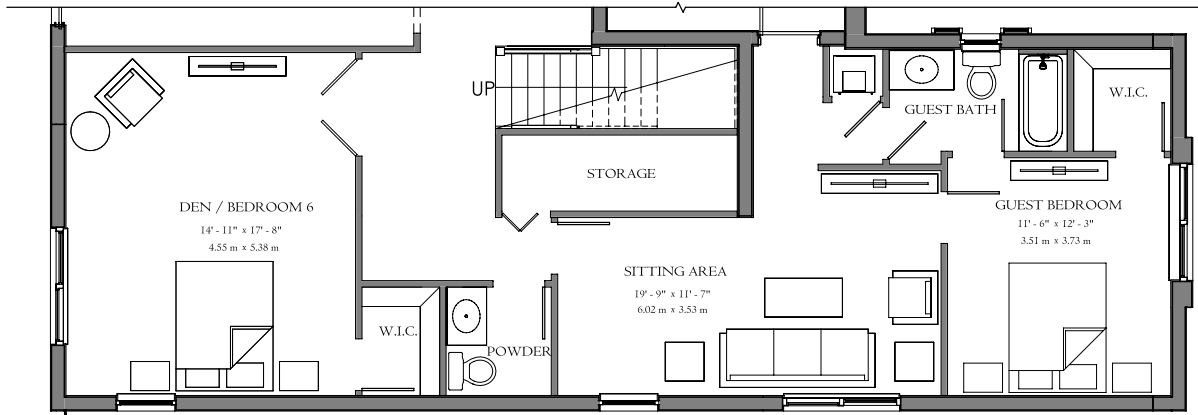




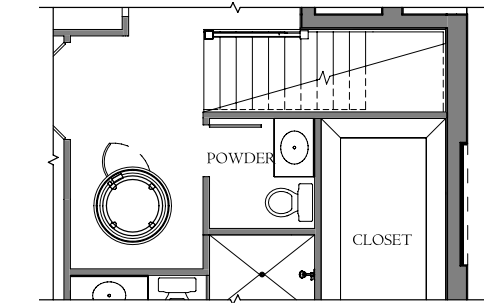
# FERN

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.

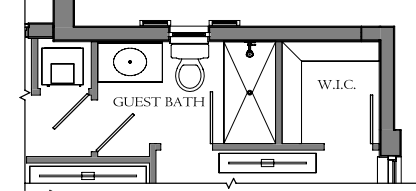




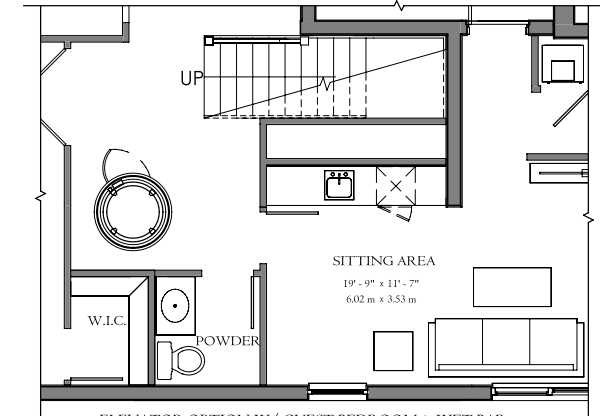
GUEST BEDROOM OPTION



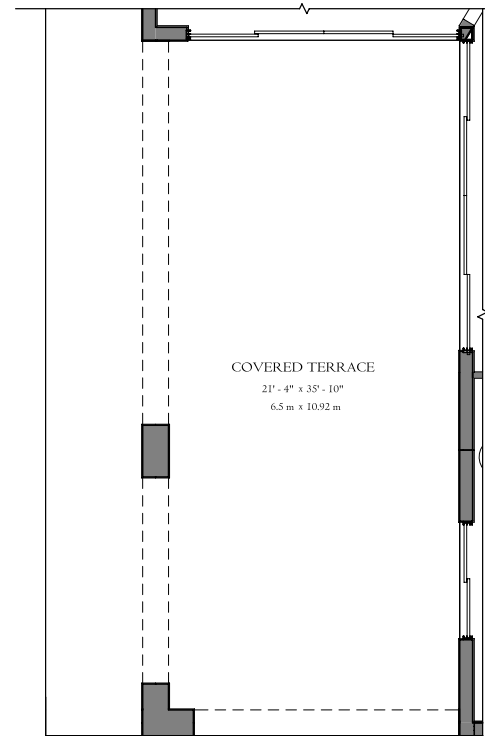
ELEVATOR OPTION STANDARD



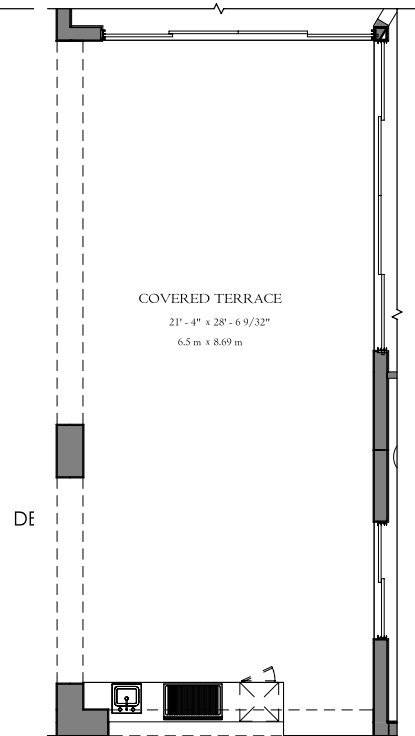
SHOWER ILO TUB AT GUEST BEDROOM OPTION



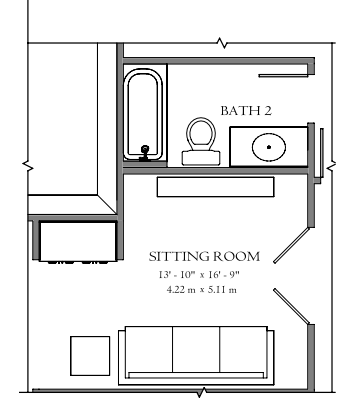
ELEVATOR OPTION W/ GUEST BEDROOM & WET BAR



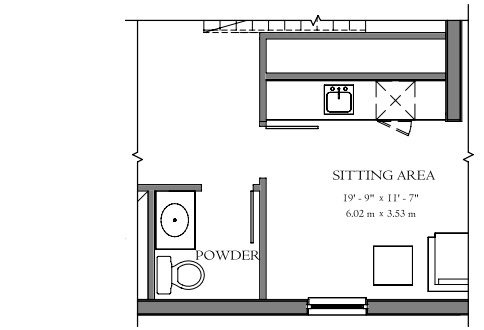
EXTENDED COVERED TERRACE



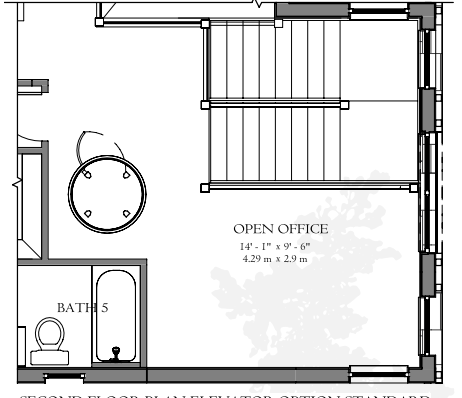
SUMMER KITCHEN



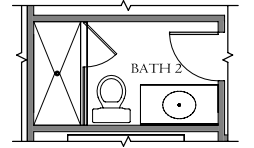
DRY BAR AT SITTING ROOM AT PRIMARY BEDROOM



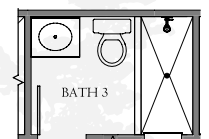
WET BAR AT GUEST BEDROOM OPTION



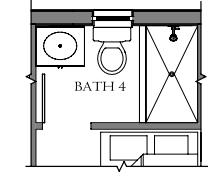
SECOND FLOOR PLAN ELEVATOR OPTION STANDARD



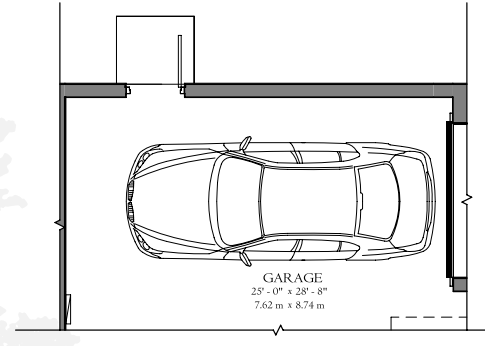
SHOWER ILO TUB AT BATH 2



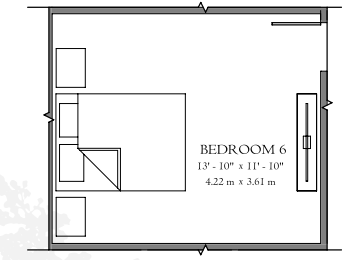
SHOWER ILO TUB AT BATH 3



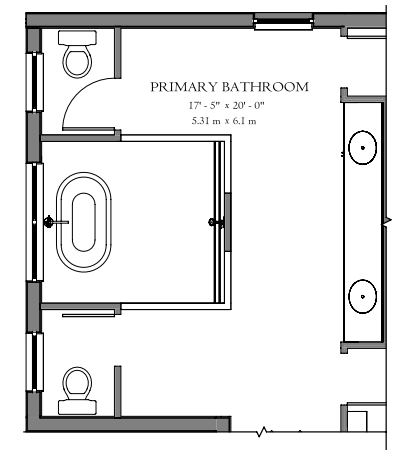
SHOWER ILO TUB AT BATH 4



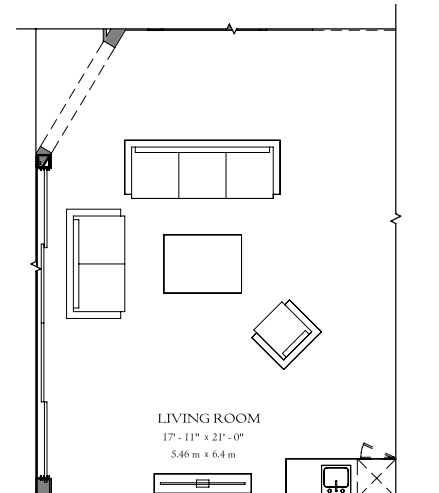
GARAGE SIDE DOOR



BEDROOM 6 OPTION IN LIEU OF LOFT



TUB AT PRIMARY BATHROOM



WET BAR AT LIVING ROOM

# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.



LANTANA



COASTAL



NORTHERN



SOUTHERN

- 6 BEDROOMS
- 6 BATHROOMS
- 3 TO 4 CAR GARAGE

# LANTANA

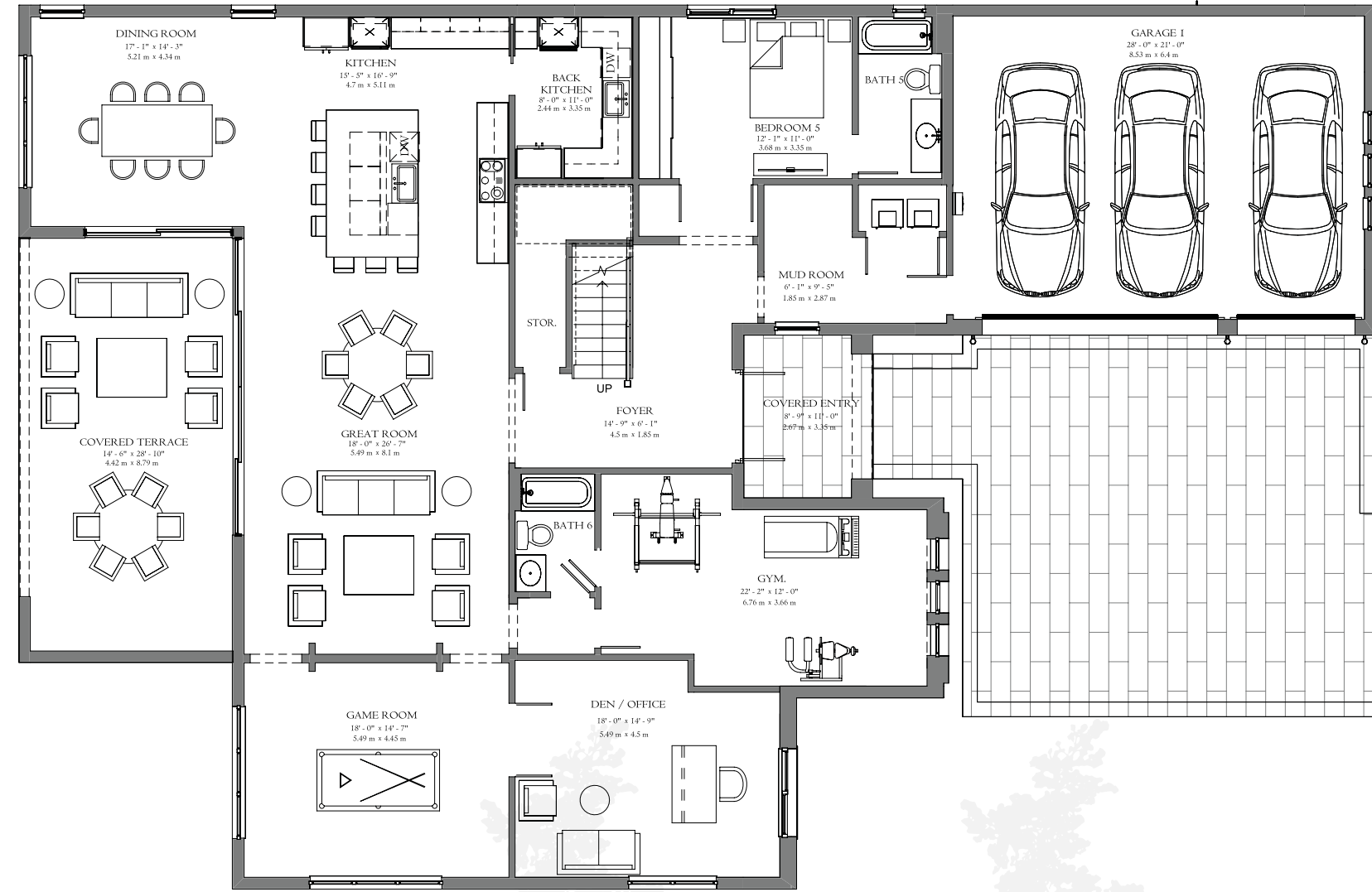
Our largest model, Lantana, features 6 bedrooms and 6 bathrooms spread over two levels, perfect for entertaining. Within the home's main level are a great room, dining room, kitchen with second back kitchen, game room, gym, bedroom, and office or den. Second level features a loft, primary bedroom with two walk-in closets, plus secondary bedrooms each with a walk-in closet and en-suite bathroom. Other features include a covered terrace and a 3-car garage.

5,537 AC SQFT  
6,705 TOTAL SQFT

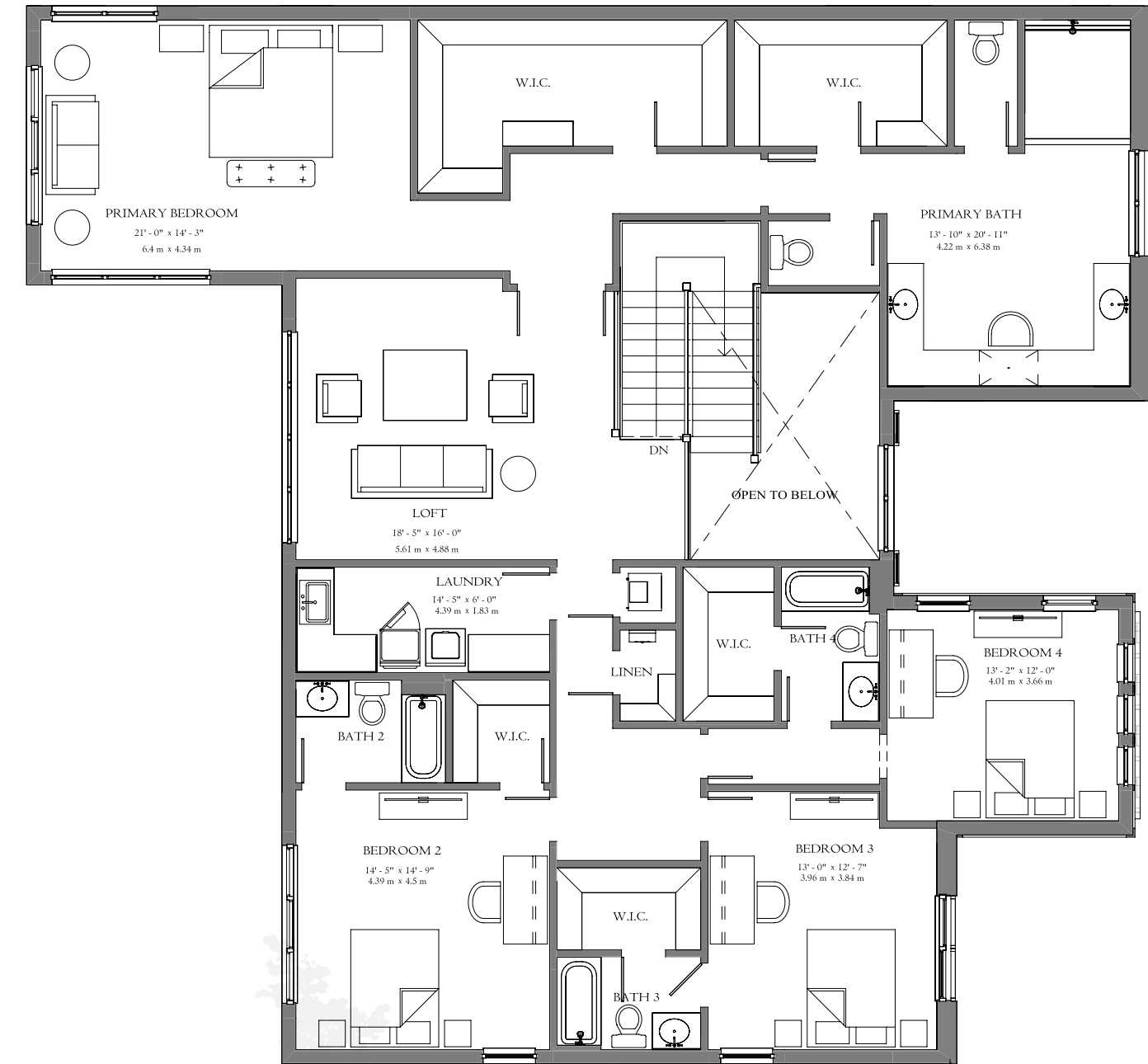
\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.



1ST FLOOR



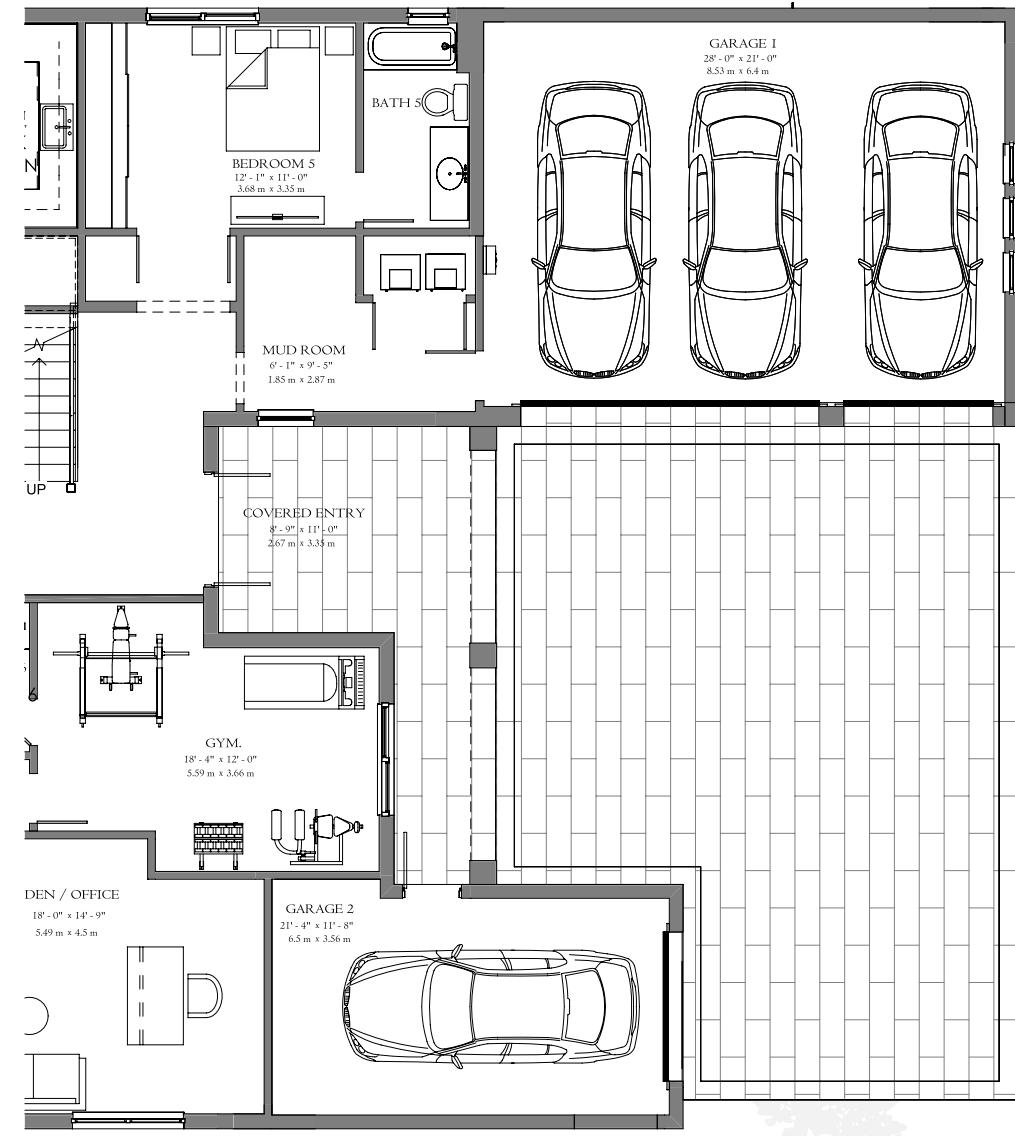
2ND FLOOR



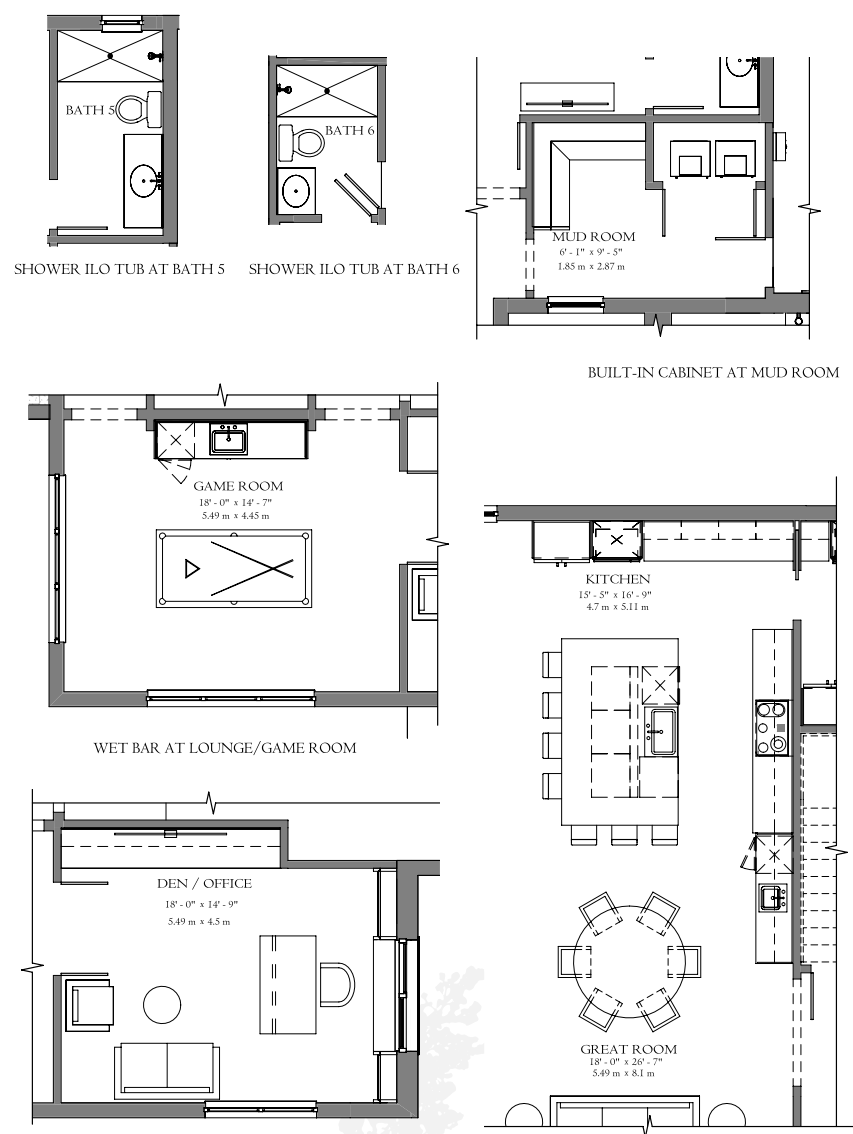
# LANTANA

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.

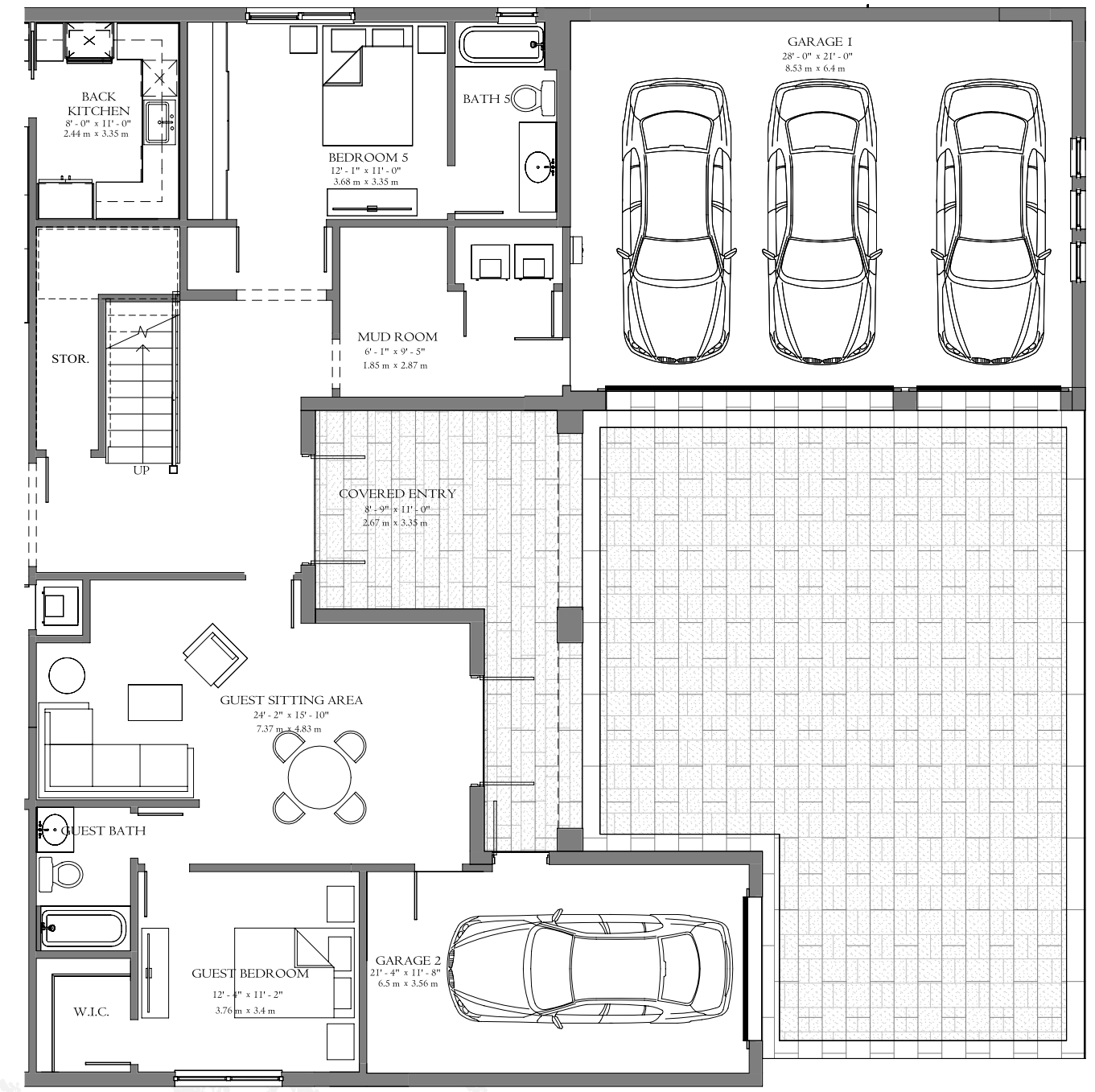




FIRST FLOOR W/4 CAR GARAGE



FIRST FLOOR W/4 CAR GARAGE

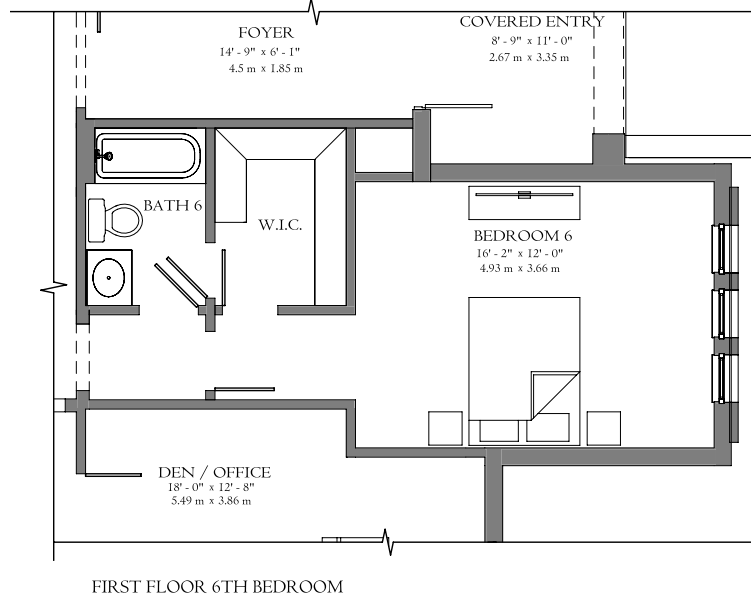


FIRST FLOOR GUEST BEDROOM W/ 4 CAR GARAGE

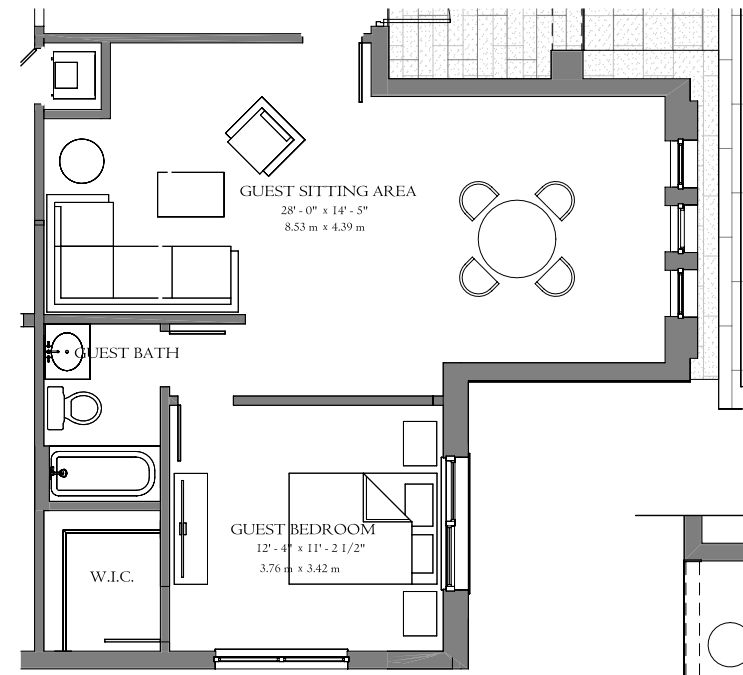
# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.

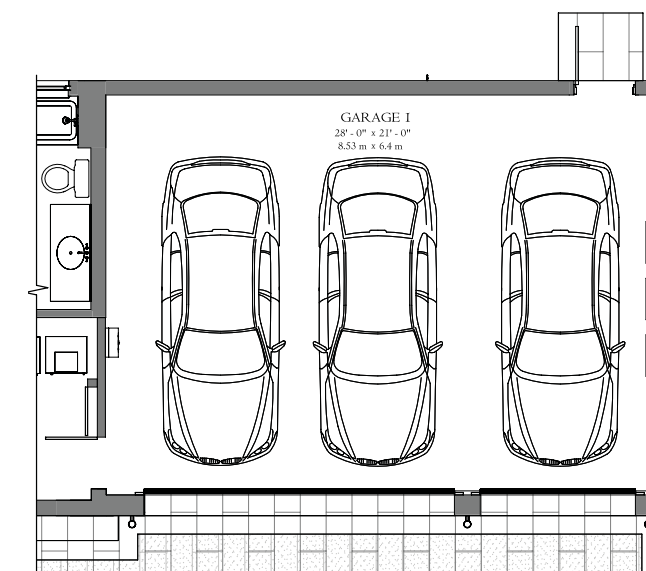




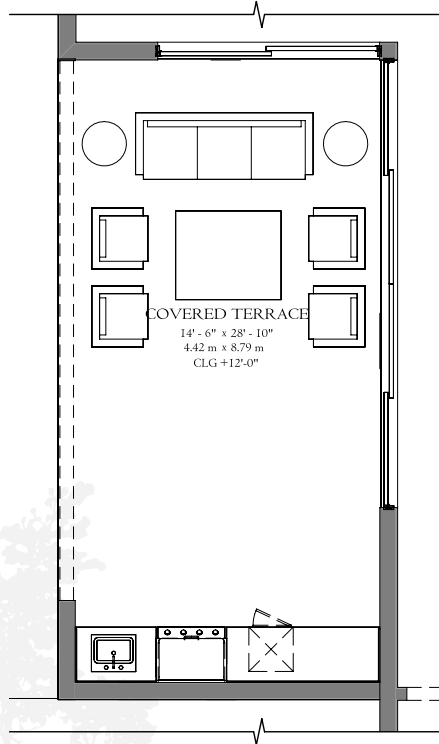
FIRST FLOOR 6TH BEDROOM



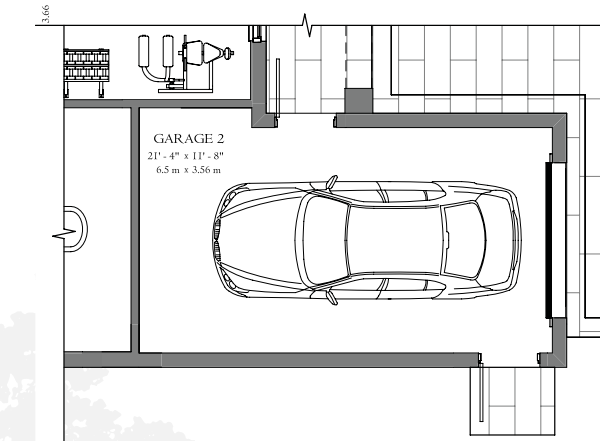
FIRST FLOOR PLAN W/ GUEST BEDROOM 3 CAR GARAGE



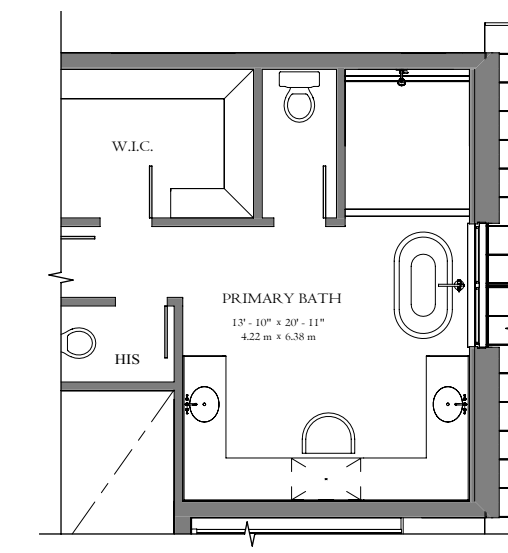
SIDE DOOR AT 3 CAR GARAGE



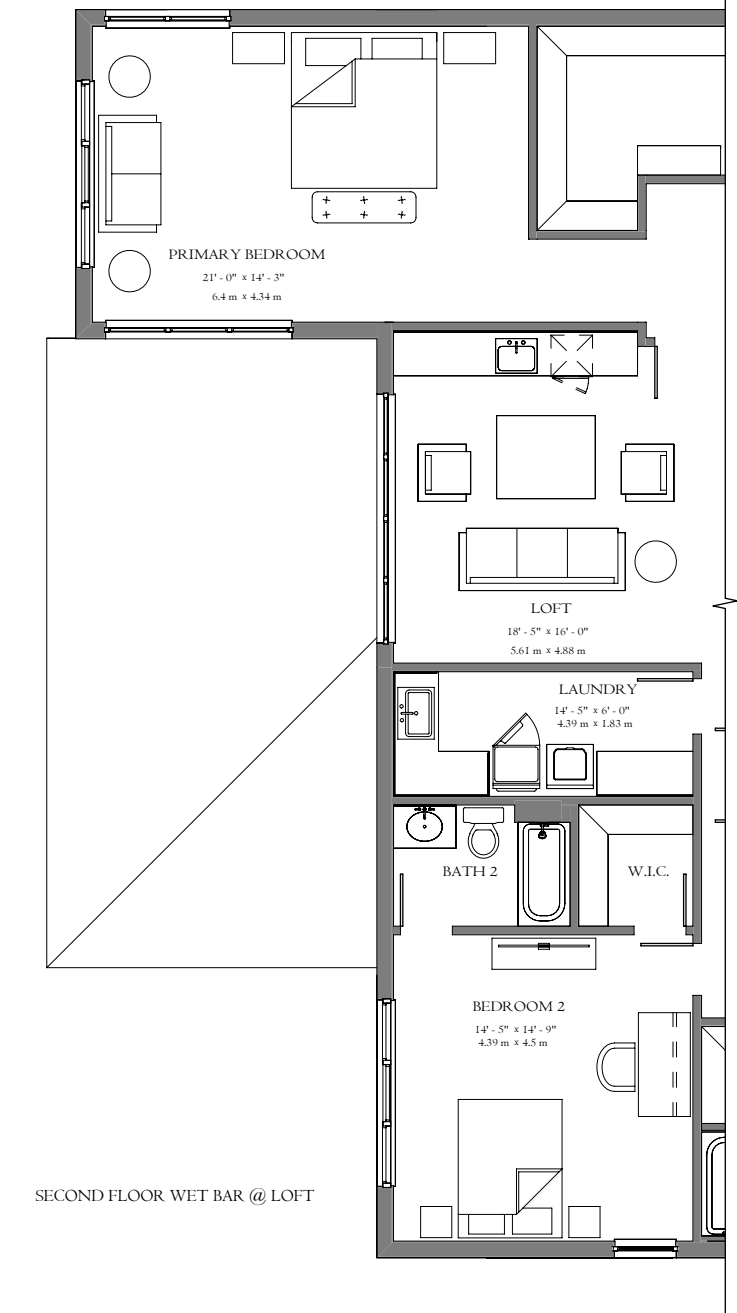
SUMMER KITCHEN AREA AT COVERED TERRACE



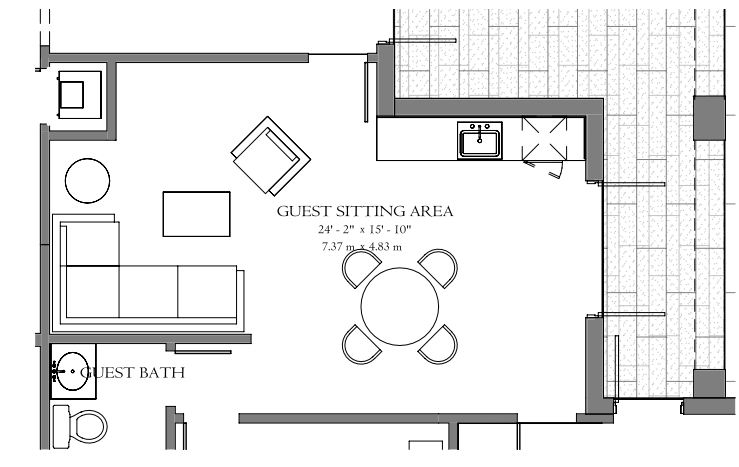
SIDE DOOR AT 4 CAR GARAGE



PRIMARY BATHROOM W/TUB



SECOND FLOOR WET BAR @ LOFT



FIRST FLOOR GUEST BEDROOM W/ WET BAR

# OPTIONS

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice. Coastal elevation shown.





# DIVINE AREA WITH INFINITE POSSIBILITIES

\*Artist's conception and for the convenience of reference. All dimensions are approximate. Developer reserves the right to change and alter materials, specifications, features, dimensions and designs without notice.



# SUPERIOR INTERIORS

## INTERIOR ESTATE FEATURES

- All steel reinforced concrete block construction
- Impact glass windows aluminum clad in bronze or white (per elevation style)
- Decorative coach lights
- Pavers on driveway, front path, and rear terrace
- Screens on all operable windows
- Volume 12' ceilings in single-story models (per plan)
- Volume 10' – 11'4" ceilings on the first floor and 9'2" to 9'5" ceilings on the second floor in two-story models (per plan)
- Light textured finish walls & ceilings throughout
- Square cornerbead drywall (excluding all returns, per plan)
- Elegant decorator door hardware throughout
- Contemporary solid wood staircase with square posts and metal rods
- Solid wood stained oak treads with painted or stained risers
- Decorative 2 ¼" wood door casings
- Oversized 5 ¼" wood baseboards
- Modern steel flush panel wood grain garage door
- Designer large format 32" x 32" porcelain tile flooring in all common areas
- Wood look 6" x 36" tile in all bedrooms
- State-of-the-art air conditioning system
- Tankless gas water heater
- Wood ventilated closet shelving
- Smoke and carbon monoxide detectors (per plan)
- RG6 shielded coaxial television cable in all bedrooms, family rooms, and den/loft (where applicable) home run to a central distribution panel
- Pre-wired for ceiling fans in all bedrooms (per plan)
- Full-sized washer and dryer
- Sink in laundry room
- Gypcrete flooring on second floor
- Overhead recessed lighting in kitchen, terraces, halls, closets and baths (per plan)
- Smart thermostat

YOUR NEW PINE ROCKLAND  
ESTATES HOME COMES WITH  
A DOCTOR ON DEMAND

## YOUR KITCHEN

- 36" stainless-steel JennAir counter depth refrigerator
- 36" electric cooktop (gas option available)
- Built in JennAir wall oven with microwave
- 36" wall-mount pyramid style canopy hood
- JennAir dishwasher
- ½ HP continuous feed garbage disposal
- Kohler® 32" single-bowl undermount sink with accessories
- Italkraft soft close cabinetry in several color choices
- 1.5" quartz countertops with mitered edge
- Full quartz backsplash
- Single lever Kohler® faucet with pull down spray feature

## YOUR BATHROOMS

- Italkraft soft close cabinetry in all bathrooms
- Quartz vanity tops with 4" backsplash
- Designer 12" x 24" marble look glazed porcelain tile on floors and shower walls in primary bath
- Designer 12" x 24" tile on shower walls and floors with 2" x 2" mosaic tile on shower floor in secondary baths (per plan)
- Kohler® faucets
- Elongated water closets
- Vessel sinks in primary bathroom
- Square undermount sinks in all secondary bathrooms
- Exhaust fans (per plan)
- Frameless mirrors on standoffs over each sink
- Frameless clear glass shower enclosure in primary bath

New Homes at Pine Rockland Estates will include Baptist Health's Digital Health Kit! Baptist Health, the healthcare leader across South Florida is opening a digital door for you right from your home.

### BAPTIST HEALTH CARE ON DEMAND FACE-TO-FACE VIDEO VISITS INCLUDING:

- 1-year of free and unlimited Urgent Care
- Virtual care navigation to guide you or give you peace of mind
- 20% off additional services such as diet and nutrition, mental health, breastfeeding support and more
- 24/7 customer support



\*See builder for additional details. Some exclusions may apply.

### ONE (1) TYTOHOME MEDICAL EXAM DEVICE:

- Includes HD camera and microphone to record ears, throat, heart, lungs + more
- Includes infrared digital thermometer
- Sends information to doctors using Baptist Health Care on Demand

