



# LIMONAR

SW 266TH & SW 133 CT (Turnpike exit 6)

Inventory Sheet

<b>STATUS</b>	PRE-CONSTRUCTION
<b>MODEL HOME</b>	Coming Soon - 13300 SW 265th Terrace, Homestead, FL, 33032
<b>DELIVERY</b>	Summer 2026 - Winter 2026
<b>PRICES</b>	STARTING IN MID 400s
<b>PLANS</b>	<p><b>OLIVIA B:</b>            3 BEDS 3 BATHS - 2 CAR DRIVEWAY            1,352 SF AC            1,364 SF TOTAL AREA</p> <p><b>OLIVIA A:</b>            3 BEDS 3 BATHS - 2 CAR DRIVEWAY            1,362 SF AC            1,400 SF TOTAL AREA</p>
<b>ASSESSMENTS</b>	\$5/ M
<b>CDD</b>	N/A
<b>DEPOSIT</b>	3.5% OR AS REQUIRED BY LENDER FOR OWNER OCCUPIED BUYERS. 20% FOR INVESTORS & 2ND HOME BUYERS
<b>LOAN PROGRAMS</b>	FHA, VA, CONVENTIONAL, FOREIGN NATIONAL, WORKFORCE DPA
<b>NEIGHBORHOOD AMENITIES</b>	LOCAL SHOPPING CENTERS, GROCERY STORES, PARKS, NATURAL TRAILS, MARINA, BEACH
<b>BROKER COMMISSION</b>	3% - Local Broker (Loyalty Program Available) 5% - International brokers
<b>INCENTIVES</b>	ONLY FOR OWNER OCCUPIED BUYERS WHEN USING PREFERRED LENDER & ESCROW, TITLE & CLOSING AGENT (FHA & VA ONLY) SEE AVAILABILITY & PRICE SHEET TERMS AND CONDITIONS APPLY

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# List of Available Homes

LAUNCH SPECIAL GET A FREE FENCE!!

ADDRESS	BLOCK/LOT	LOT	BED/BATH	FLOORPLAN	ESTIMATED DELIVERY	TOTAL PRICE
13363 SW 265 Ter	B1L2A	Interior	3 Beds/3 Baths 2-Car Driveway	1,362 A/C 1,400 Total	August 2026	<del>\$484,900</del> <b>\$482,400</b>
13365 SW 265 Ter	B1L2B	Interior	3 Beds/3 Baths 2-Car Driveway	1,352 A/C 1,362 Total	August 2026	<del>\$484,900</del> <b>\$479,900</b>
13355 SW 265 Ter	B1L3A	Interior	3 Beds/3 Baths 2-Car Driveway	1,362 A/C 1,400 Total	July 2026	<del>\$484,900</del> <b>\$482,400</b>
13357 SW 265 Ter	B1L3B	Interior	3 Beds/3 Baths 2-Car Driveway	1,352 A/C 1,362 Total	July 2026	<del>\$484,900</del> <b>\$479,900</b>
26603 SW 133 Ct	B3L1A	Interior	3 Beds/3 Baths 2-Car Driveway	1,362 A/C 1,400 Total	August 2026	<del>\$484,900</del> <b>\$482,400</b>
26605 SW 133 Ct	B3L1B	<b>Corner</b>	3 Beds/3 Baths 2-Car Driveway	1,352 A/C 1,362 Total	August 2026	<del>\$492,900</del> <b>\$487,400</b>

## Builder Incentives

\$30,000 Flex Cash towards closing costs, prepaids and escrows and rate buydown.

*\*for owner occupied buyers only\**

OPTIONS & UPGRADES	PRICE
Backyard wood fence [Interior]	<b>\$6,000</b>
Backyard wood fence [Corner]	<b>\$6,500</b>
Washer & Dryer	<b>\$2,000</b>
Glass Doors – Bathrooms (3) *per home*	<b>\$3,848</b>
Window Shades/Blackouts	<b>\$2,500</b>

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**3% Broker Commission**

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# List of Available Homes

## Workforce Program

Miami Dade County Assistance Programs Available through Bluenests' preferred lenders.

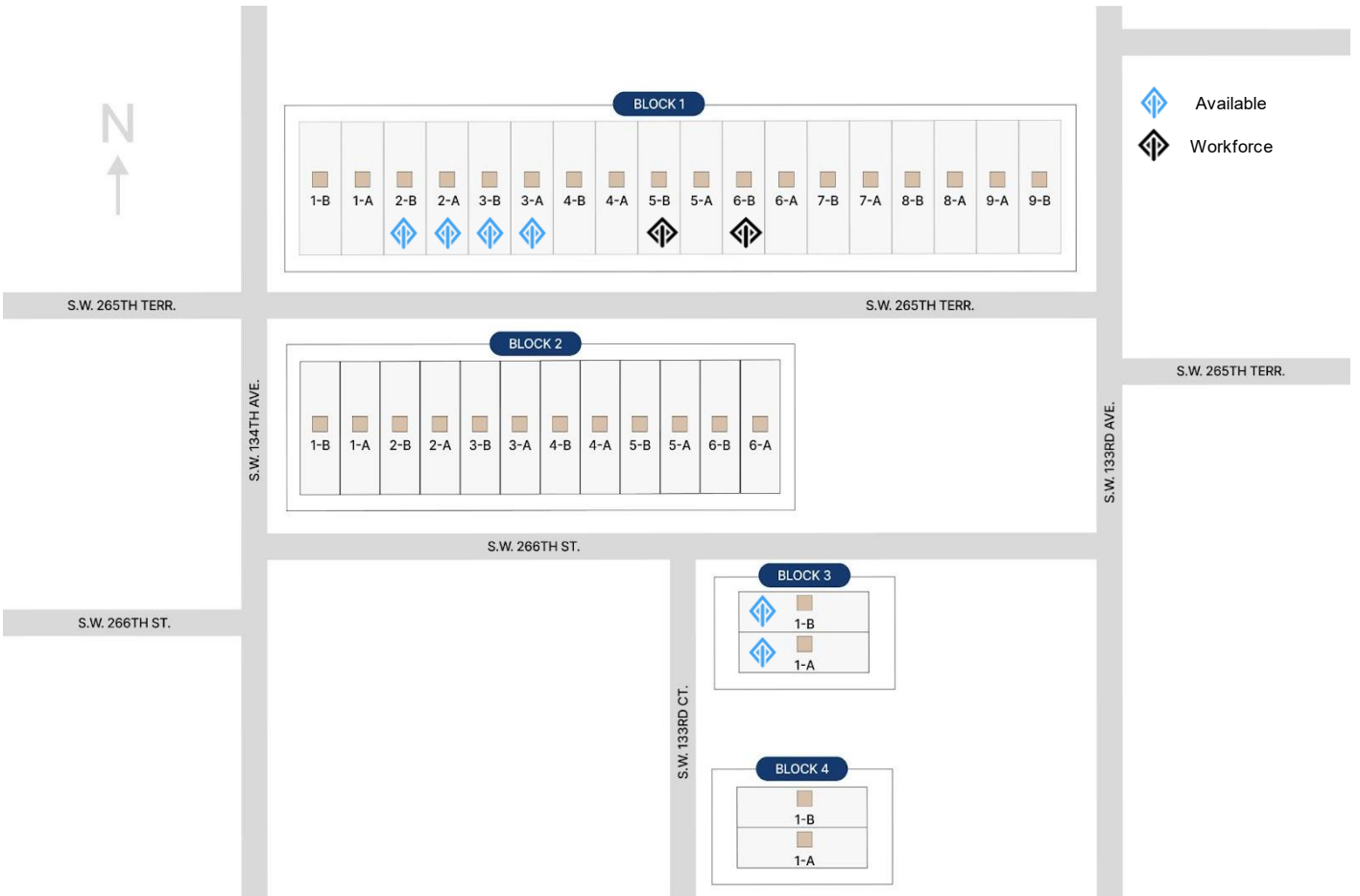
ADDRESS	BLOCK/LOT	LOT	BED/BATH	FLOORPLAN sqft	ESTIMATED DELIVERY	TOTAL PRICE
13341 SW 265 Ter	B1L5B	Interior	3 Beds/3 Baths 2-Car Driveway	1,352 A/C 1,364 Total	July 2026	<b>\$449,900</b>
13333 SW 265 Ter	B1L6B	Interior	3 Beds/3 Baths 2-Car Driveway	1,352 A/C 1,364 Total	July 2026	<b>\$449,900</b>

## Builder's Incentive

\$20,000 Credit for Rate Buydown

*\*Restrictions Apply – Contact Loan Officer for Additional Details\**

*This property is available to qualified first-time homebuyers through the Miami-Dade County PHCD Program*



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## UNIT B



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## UNIT B First Floor



**STORY:** 2

**TOTAL AREA:** 1,364 SQ FT

**TOTAL A/C AREA:** 1,352 SQ FT

**BEDROOMS:** 3

**BATHS:** 3

**GARAGE:** 0

**SCHEME:** WALNUT



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## UNIT B Second Floor



**STORY: 2**

**TOTAL AREA: 1,364 SQ FT**

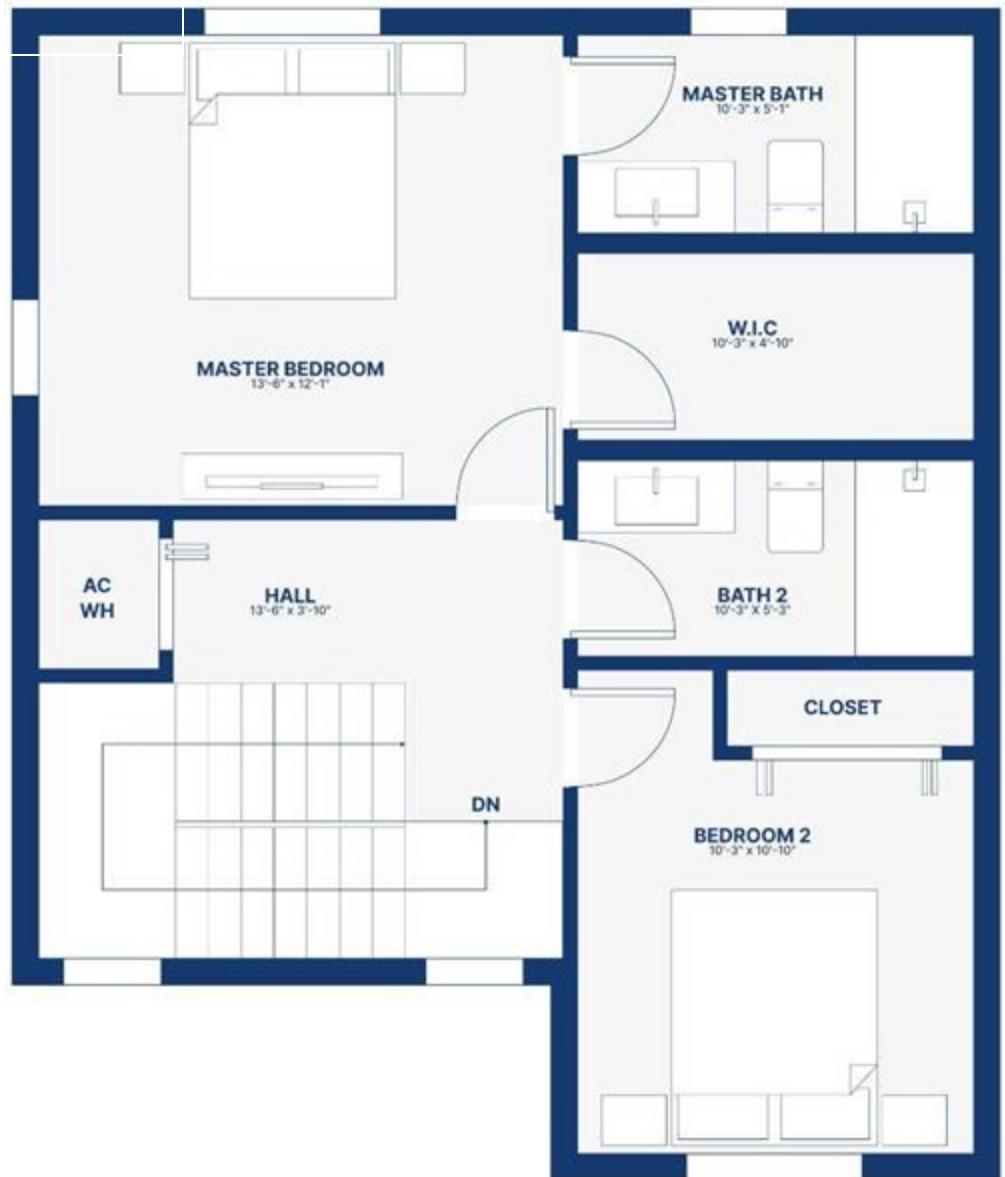
**TOTAL A/C AREA: 1,352 SQ FT**

**BEDROOMS: 3**

**BATHS: 3**

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**TOTAL A/C AREA:** 1,362 SQ FT

**BEDROOMS:** 3

**BATHS:** 3

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## HIGHLIGHTED LOCATIONS

- **Naranja Park**  
(0.6 Miles Away)
- **Homestead Bayfront Park and Marina**  
(8 Miles Away)
- **Somerset Academy Charter High School**  
(2.3 Miles Away)
- **Somerset Academy Silver Palms at Princeton K-8**  
(1.3 Miles Away)
- **Walmart Neighborhood Market**  
(1.5 Miles Away)
- **Publix Waterstone Supermarket**  
(4 Miles Away)
- **Baptist Health Homestead Hospital**  
(4.5 Miles Away)
- **Homestead Pavilion - Shopping Center** (4.5 Miles Away)

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## HOME FINANCING CENTER



### Quentin Wheeler

VP of Business Development

NMLS# 2536324  
400 University Drive, 3rd floor  
Coral Gables, FL 33134

Main: 305.777.1100  
Direct: 786-261-3043



### Alejandro Alvarez

Loan Officer

NMLS# 2469927  
400 University Drive, 3rd floor  
Coral Gables, FL 33134

Main: 305.777.1100  
Direct: 954-994-7434



**APPLY HERE**

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# First-Time Homebuyer Program

Up to \$35,000 Down Payment Assistance

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## First-Time Homebuyer Program

Up to \$35,000 Down Payment Assistance



### PROGRAM BENEFITS

- Up to \$35,000 for down payment & closing costs
- 0% Interest Loan
- No Monthly Payments
- Deferred Repayment
- Repayment only when you sell, refinance, or move



### WHO CAN QUALIFY

- ✓ First-time homebuyer (no homeownership in the last 3 years)
- ✓ Purchase a home in Miami-Dade County
- ✓ Must occupy home as primary residence
- ✓ Meet income requirements
- ✓ Complete homebuyer education course
- ✓ Qualify for a fixed-rate mortgage



### INCOME LIMITS (EXAMPLE)

Household Size Maximum Income

1 Person	\$95,620
2 People	\$109,200
3 People	\$122,920
4 People	\$136,500



### BUYER CONTRIBUTION

Buyers must contribute **at least 1% of the purchase price** from their own funds.



### ELIGIBLE PROPERTY TYPES

All properties must be located in Miami-Dade County.

- Single-Family Homes
- Townhomes
- Condominiums



### HOW IT WORKS

- 1 Get pre-approved with a lender
- 2 Complete homebuyer education course
- 3 Find a home in Miami-Dade County
- 4 Lender submits file to the county
- 5 Close with up to \$35,000 in assistance

### CONTACT

Miami-Dade County Public Housing & Community Development

786-469-2209

### NOTE

Program funds are limited and subject to availability. Typical closing timeline **45-60 days** due to county approval.

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## LIMONAR REALTOR OFFER

CLOSE MORE DEALS. BUILD GREATER SUCCESS



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TERMS AND CONDITIONS APPLY

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## C & C Title Agency, Inc.

9415 Sunset Drive, Suite 290  
Miami, FL 33173  
Phone: (305) 271-8333 Fax: (305) 489-8361

### Bank Information Bank Name:

City National Bank of Florida

### Bank Address:

25 W Flagler Street, Miami, FL 33130

### Wire Details

ABA Routing Number: 066004367

Account Number: 260476 \_ \_ \_ \_ (Call our office to obtain last four digits)

Account Name: C & C Title Agency, Inc.

Account Type: Escrow Account (Business Checking)

### IMPORTANT

### DO NOT SEND ACH CREDITS.

Only wire transfers are accepted. Our escrow account is blocked from ACH credits.

### International Wires

SWIFT Code: CNBFUS3M

### Wire Reference Requirement

Please include the client's name and/or property address in the wire reference.

### Wire Fraud Warning

C & C Title Agency, Inc. requires all parties to call our office at (305) 271-8333 to verbally verify wiring instructions before sending any funds. C & C Title Agency, Inc. does not assume liability if funds are sent to an incorrect account due to fraudulent activity.

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# LIMONAR

## BOOK A TOUR

Scan the QR code to schedule an appointment



[CONTACT US](#)

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