

GRACE

TOWNHOMES



305-397-9118

This Price List is only valid for 7 days from the Price List Date. This is not an offering for the purchase or sale of a property and is not intended to be an offer to sell, or solicitation to buy, a property. ONX Homes is an equal housing opportunity developer. Home and community information including pricing, offers, terms, availability, and incentives are subject to change and prior sale at any time without notice or obligation. Certain terms, conditions, and restrictions apply. ONX Homes reserves the right to change or withdraw any price at any time. Incentives require that the buyer finance through ONX's preferred lender and that the buyer purchase the home as a primary residence. The use of a preferred lender is not required to purchase a home. Pictures, photographs, renderings, home, and community features, amenities, colors, finishes, and sizes are approximate for illustration purposes and may vary from the home as built. Square footage dimensions are approximate. Please see a New Community Specialist and/or home purchase agreement for actually included features. Prices do not include closing costs and other fees to be paid by the buyer (including a builder fee as described in the purchase agreement) and are subject to change without notice. The content and information presented in this Price List is an overview and for informational and promotional purposes only and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design, or legal advice.



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STATUS MOVE IN READY RESALES

COMMUNITY LOCATION 26221 SW 138 CT, HOMESTEAD FL 33032

DELIVERY 2022 RESALES

PRICES STARTING IN LOW 400'S

PLANS 4 BEDS 3.5 BATHS 2 PARKING
1,349 SF AC
2,081 SF TOTAL AREA

BEDS/BATHS 4 BEDS 3.5 BATHS

PARKINGS 2

HOA (subject to change) 100 / M

CDD (subject to change) N/A

DEPOSIT 3.5% OR AS REQUIRED BY LENDER FOR OWNER OCCUPIED BUYERS.
20% FOR INVESTORS & 2ND HOME BUYERS

LOAN PROGRAMS FHA, VA, CONVENTIONAL, FOREIGN NATIONAL

INCENTIVES ONLY FOR OWNER OCCUPIED BUYERS
WHEN USING PREFERRED LENDER & VANTAGE TITLE & ESCROW AS
TITLE & CLOSING AGENT (FHA & VA ONLY)
SEE AVAILABILITY & PRICE SHEET
TERMS AND CONDITIONS APPLY

REAL ESTATE BROKER COMPENSATION 3% COMMISSION OF THE SALES PRICE

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INVENTORY SHEET

Price List: April 10h, 2026
Expiration Date: 4/30/2026

ADDRESS	BEDS/BATHS	TYPE OF LOT	FEATURES	TOTAL PRICE
13830 SW 262 ST Block 1 Lot 1A	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Corner Premium Storage	Roof Top Terrace	\$429,900
13828 SW 262 ST Block 1 Lot 2	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Interior	Roof Top Terrace	404,900 384,900
13824 SW 262 ST BLOCK 1 LOT 4	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Interior	Roof Top Terrace	404,900 384,900
13822 SW 262 ST Block 1 Lot 5	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Interior	Roof Top Terrace	404,900 384,900
26240 SW 138 AVE Block 3 Lot 3	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Corner Premium	Fenced Backyard Roof Top Terrace	424,900
26230 SW 138 AVE Block 3 Lot 2	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Interior	Fenced Backyard Roof Top Terrace	419,900
26220 SW 138 AVE Block 3 Lot 1	4 BEDS 3.5 BATHS 2 PARKINGS 1,418 SF 2,081	Corner Premium	Fenced Backyard Roof Top Terrace	424,900

3.99% FHA/VA Fixed Rate + 3% Credits to buyer's Closing Costs, Escrows & Prepays Covered

Excluding discount points and VA funding fee

3% Broker Commission

Price, offers, availability, incentives and seller contributions are subject to certain terms, conditions and restrictions and are subject to change at any time without notice. Certain incentives could affect the loan amount. ONX reserves the right to change or withdraw any offer at any time. Offer requires financing through Onx preferred Lenders, but the use of Onx Preferred Lender is not required to purchase a home. Offer may not be combined with any other existing promotions. Limited funds are available; rate(s) may change or not be available at the time of loan commitment, lock-in or closing if funds are exhausted. Specific terms apply and buyer is subject to qualification that includes, but not limited to, a minimum of 3.5% down, a minimum credit score of 680, owner occupancy requirements and/or any changes in investor guidelines or programs. Not an offer to enter into an interest rate or discount point agreement and any such agreement may only be made in writing signed by both the borrower and the lender.

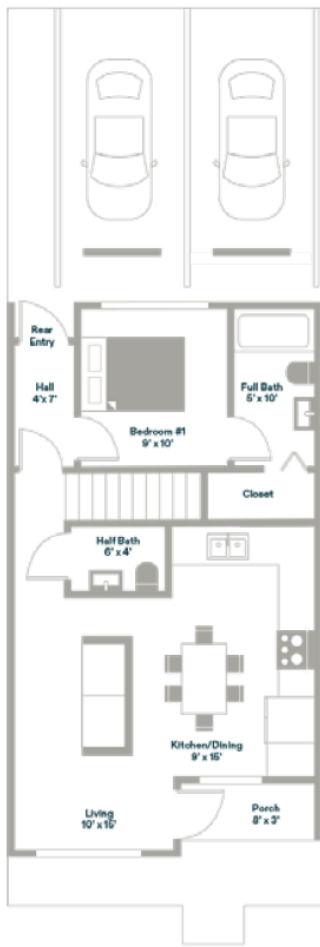
opportunity developer. Home and community information including pricing, offers, terms, availability, and incentives are subject to change and prior sale at any time without notice or obligation. Certain terms, conditions, and restrictions apply. ONX Homes reserves the right to change or withdraw any price at any time. Incentives require that the buyer finance through ONX's preferred lender and that the buyer purchase the home as a primary residence. The use of a preferred lender is not required to purchase a home. Pictures, photographs, renderings, home, and community features, amenities, colors, finishes, and sizes are approximate for illustration purposes and may vary from the home as built. Square footage dimensions are approximate. Please see a New Community Specialist and/or home purchase agreement for actually included features. Prices do not include closing costs and other fees to be paid by the buyer (including a builder fee as described in the purchase agreement) and are subject to change without notice. The content and information presented in this Price List is an overview and for informational and promotional purposes only and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design, or legal advice.



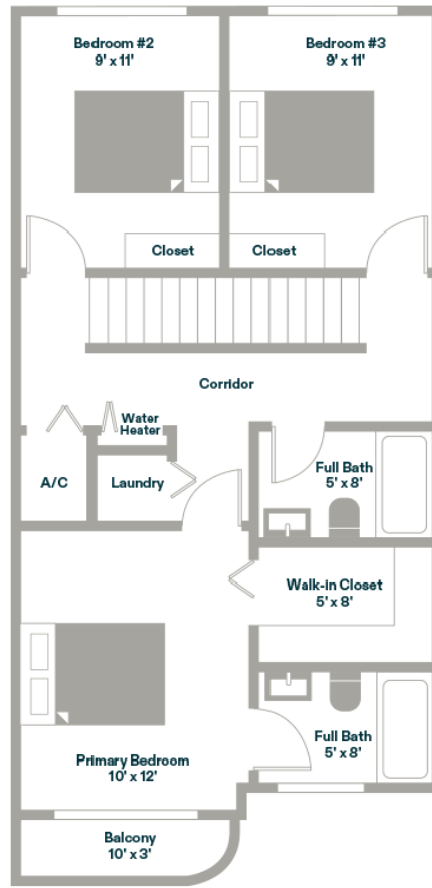
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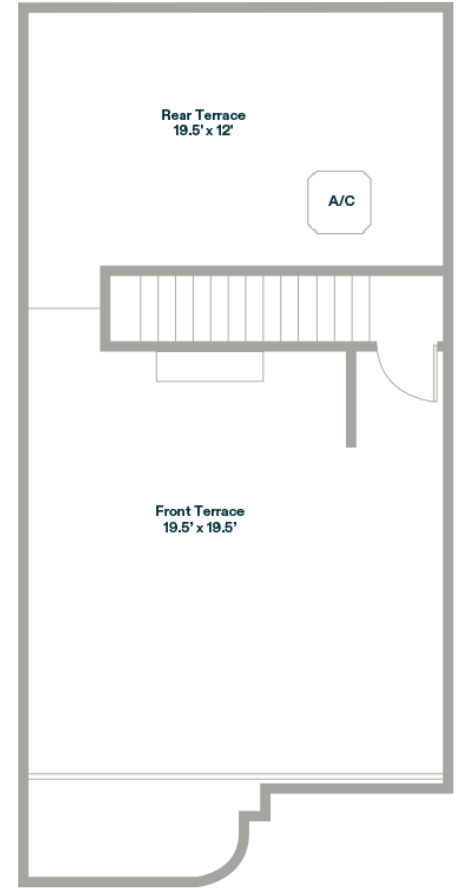
FLOOR PLAN



First Floor



Second Floor



Rooftop



- PRIVATE PARKING
- VISITOR PARKING
- MAIL KIOSK
- RADIO
- STORAGE



Features, amenities, floorplans elevations, square footages and design may vary per plan and community and are subject to changes or substitution without notice. The developer reserves the right to substitute equipment, materials, appliances and brand names with items equal or higher in their sole opinion value, color and size variations may occur. Home prices, included features, available locations are subject to change without notice. Please refer to the actual home purchase agreement for additional information, disclosure and disclaimers relating to the home and its features. Void where prohibited by law. Proposed amenities for the community are subject to change, substitution, and/or deletion without notice. The developer makes no representation or guarantee that the community or any amenities will be built out as currently planned.

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LOCATED IN A PATH OF GROWTH

Top Public Schools

COCONUT
PALMS (K-8)

REDLAND
MIDDLE

HOMESTEAD
SENIOR HIGH

4 CHARTER
SCHOOLS
WITHIN
15-MINUTE
DRIVE

Amazon Distribution Facility

5-MINUTE DRIVE | 1.1 MILE AWAY

Amazon has recently secured approval for what will soon be their largest distribution facility in South Florida, less than 5 minutes from the Portfolio. Amazon will pay Miami-Dade \$22.1 million for the vacant site which will allow them to build a new \$80 million distribution center.

FedEx Distribution Center

5-MINUTE DRIVE | 1.2 MILES AWAY

Completed in 2017, FedEx opened a brand new 237,000 square foot distribution center. This state-of-the-art facility has brought over 170 jobs to the area and is capable of processing over 8,000 packages per hour, creating a major economic engine in the heart of the community.

Miami-Dade Steel

8-MINUTE DRIVE | 1.7 MILES AWAY

Miami-Dade recently approved the sale of 123 acres of county-land to Miami-Dade Steel. The partnership plans to build a \$300 million steel mill facility that uses electric-powered machinery to convert scrap metal into rebar and other raw building materials. The mill is expected to create more than 200 well-paying jobs.

FPL Natural Gas Plant

10-MINUTE DRIVE | 2.6 MILES AWAY

In 2019, FPL acquired 97.5 acres in south Miami-Dade with plans to build a liquefied natural gas plant. The plant will be used to store LNG tanks that would convert to vapor and released at times of peak demand in an area with a fast growing population.



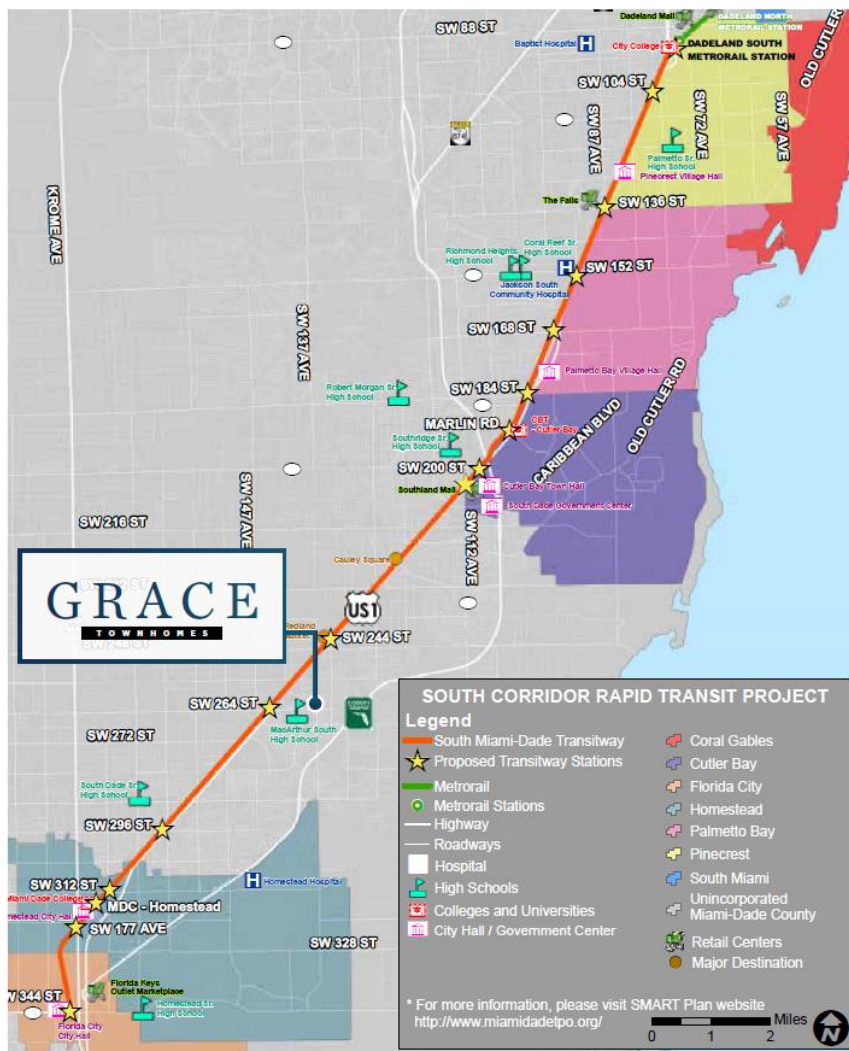
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MIAMI-DADE'S \$3.6B S.M.A.R.T PLAN

Strategic
Miami
Area
Rapid
Transit
PLAN

Located near both properties is the soon to be built a Bus Express Rapid Transit (BRT) corridor. This estimated \$300 million project will provide seamless access to the Dadeland South Metrorail Station. The BRT will include constructing 16 new substantial stations - one that is located about a mile from Grace Townhomes, implementing signal preemption for buses, and installing crossing gate arms at street crossings. The project, part of Miami-Dades \$3.6B SMART Plan, will improve access to the Metrorail for the corridor's downtown commuters, as well as to major destinations in the corridor.



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AREA AMENITIES



Homestead Miami Speedway

Opened in 1995, Homestead-Miami Speedway is a race track that has been home to a number of different racing series' including NASCAR, IndyCar Series and Championship Cup Series. The track is currently host to three NASCAR events including the Dixie Vodka 400, Hooters 250 and the Baptist Health 200.



Biscayne National Park

Biscayne National Park is an American national park in South Miami. This park encompasses over 270 square miles, 95% of which is water. The park encompasses coral reefs, islands and shoreline mangrove forests in the northern Florida Keys. The park welcomes over 500,000 visitors annually.

Southland Mall

Originally known as the Cutler Ridge Mall, Southland Mall is a 987,000 square-foot regional mall only 8 minutes north of the Portfolio. Major anchor tenants include JCPenney, Macy's, LA Fitness, DSW Shoe Warehouse, Buffalo Wild Wings and more.habitat.



Zoo Miami

Zoo Miami is the largest and oldest zoological garden in Florida and the only sub-tropical zoo in the continental United States. Zoo Miami's lush, tropical, open-air exhibits replicate the animal's natural habitats and allow visitors to enjoy beautiful wildlife at a safe, yet close range.