



beinspired

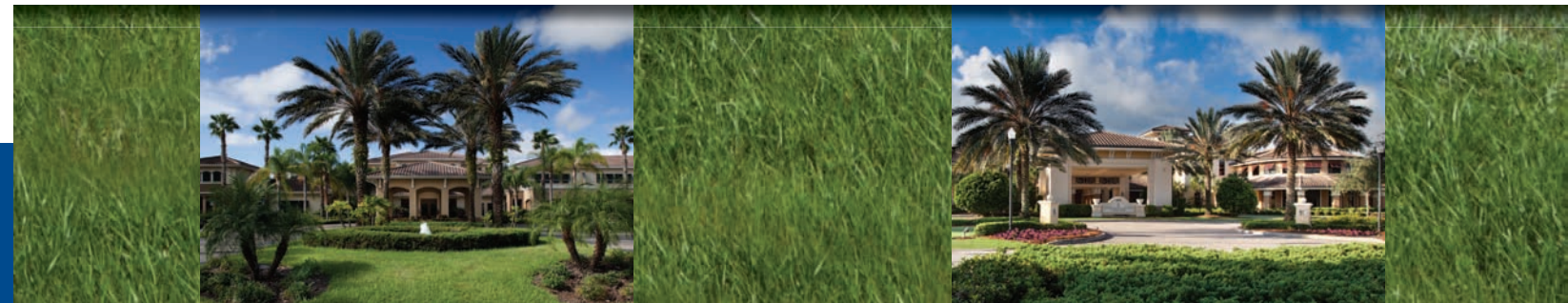


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home **designs** and included premium **features**



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Minto Communities

For over half a century, the Minto name has represented integrity, financial strength and enduring value.

A family-owned business, Minto constructed its first home in 1955, and over the ensuing five and a half decades has grown into an integrated real estate development, construction and management company with operations in Ottawa, Toronto and Florida.

Minto creates a wide array of award-winning new homes and places to meet every lifestyle.

A leader in environmental sustainability, Minto builds energy and resource efficient homes and communities for a healthier environment. We understand what makes communities special; innovative living environments with state-of-the-art design.

These are just some of the elements that set Minto apart and have earned us national recognition by J.D. Power and Associates, Leadership in Energy and Environmental Design (LEED) and many others.

Discover the Minto difference to a ... Better Home ... Better Value ... Better Life.



The Neptune, a popular early Minto home, Ottawa, CA



Morgan's Grant, Ottawa, CA

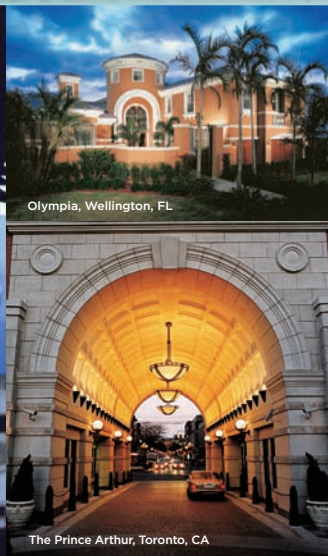
KINGS POINT



Paired Villas

1,360 - 1,862 sq. ft.

Artist's renderings, dimensions, specifications and features are approximate and subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Minto Communities, LLC CGC 505726, CGC 1519880, CGC 019736.



Olympia, Wellington, FL

The Prince Arthur, Toronto, CA



The WaterGarden, Fort Lauderdale, FL

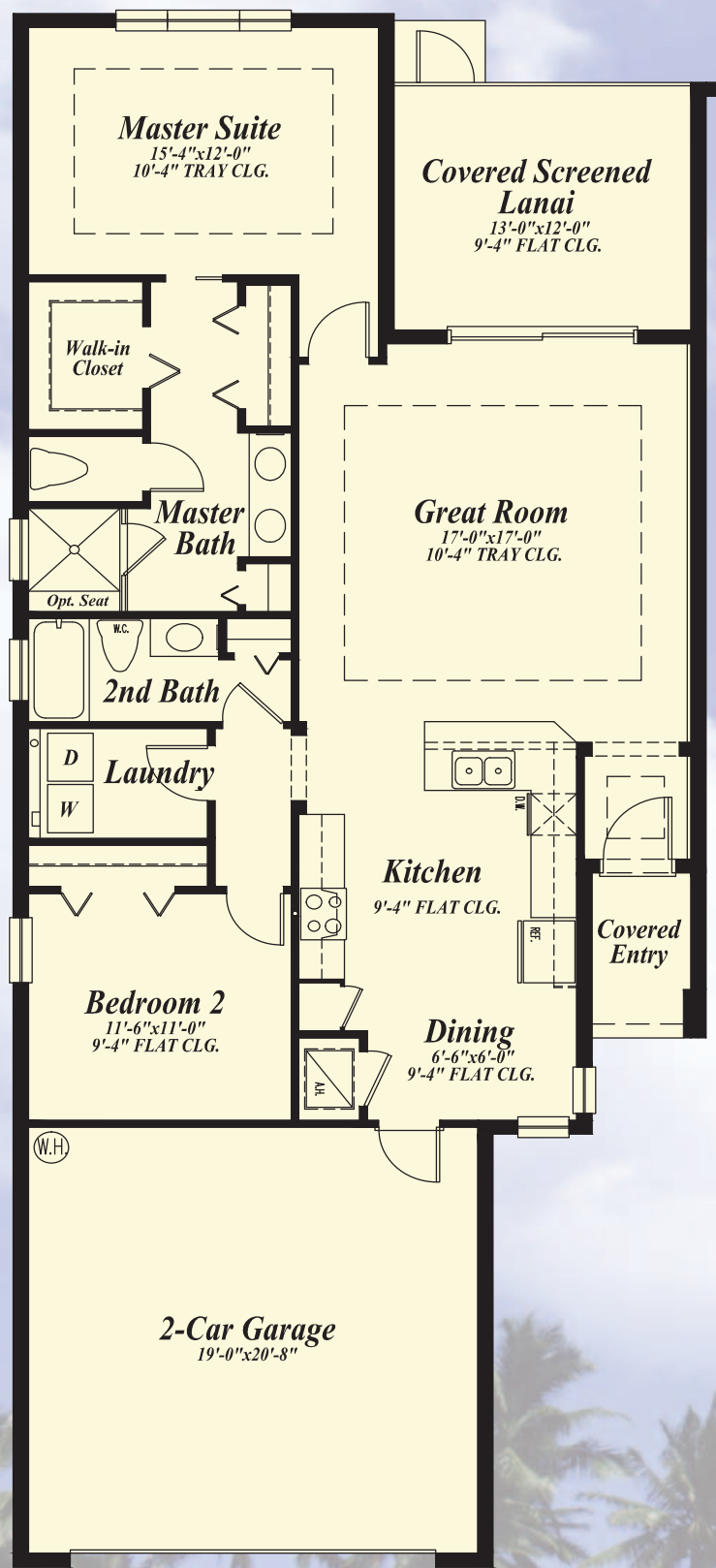


Minto Midtown, Toronto, CA

beinspired



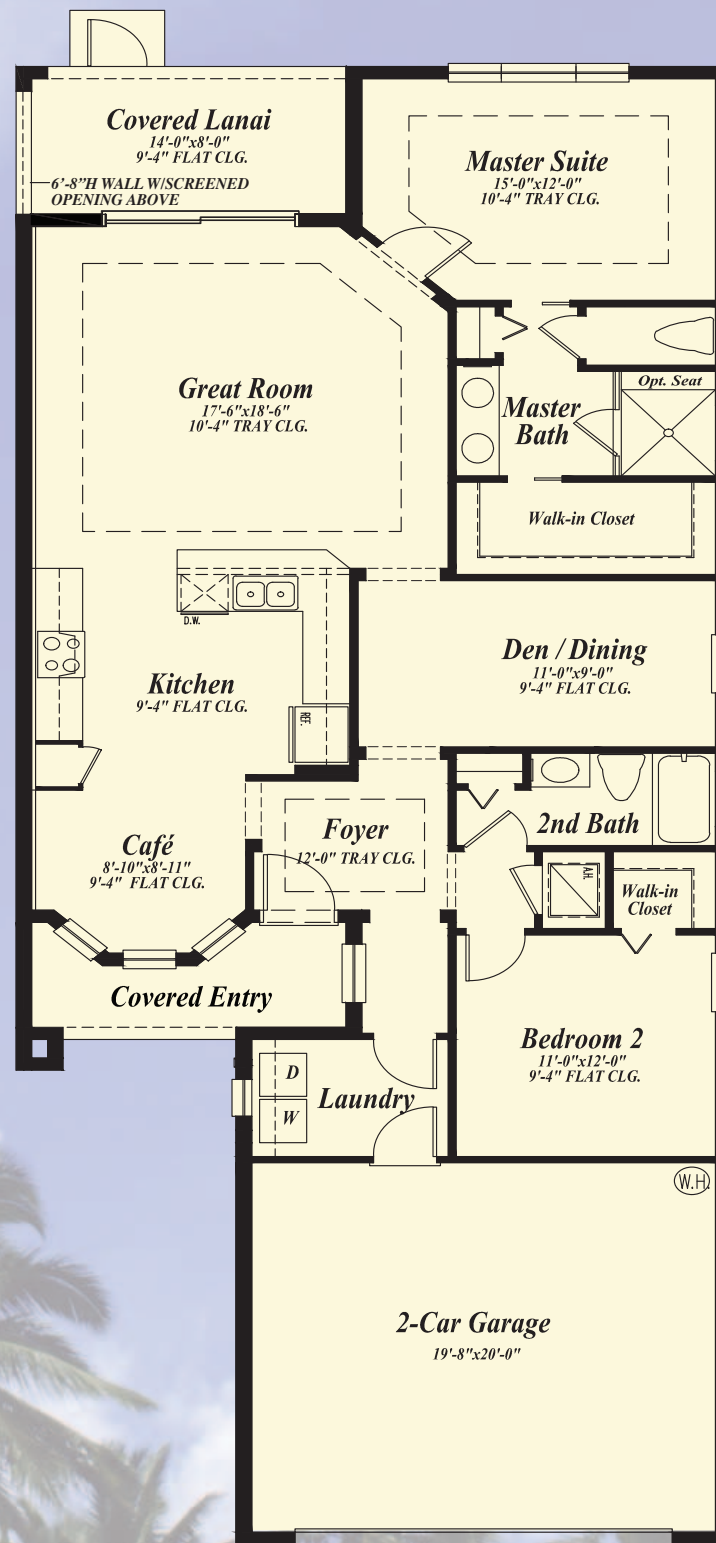
minto creates better places to inspire life



Oak

2 Bedrooms
2 Baths
Great Room
Covered Screened Lanai

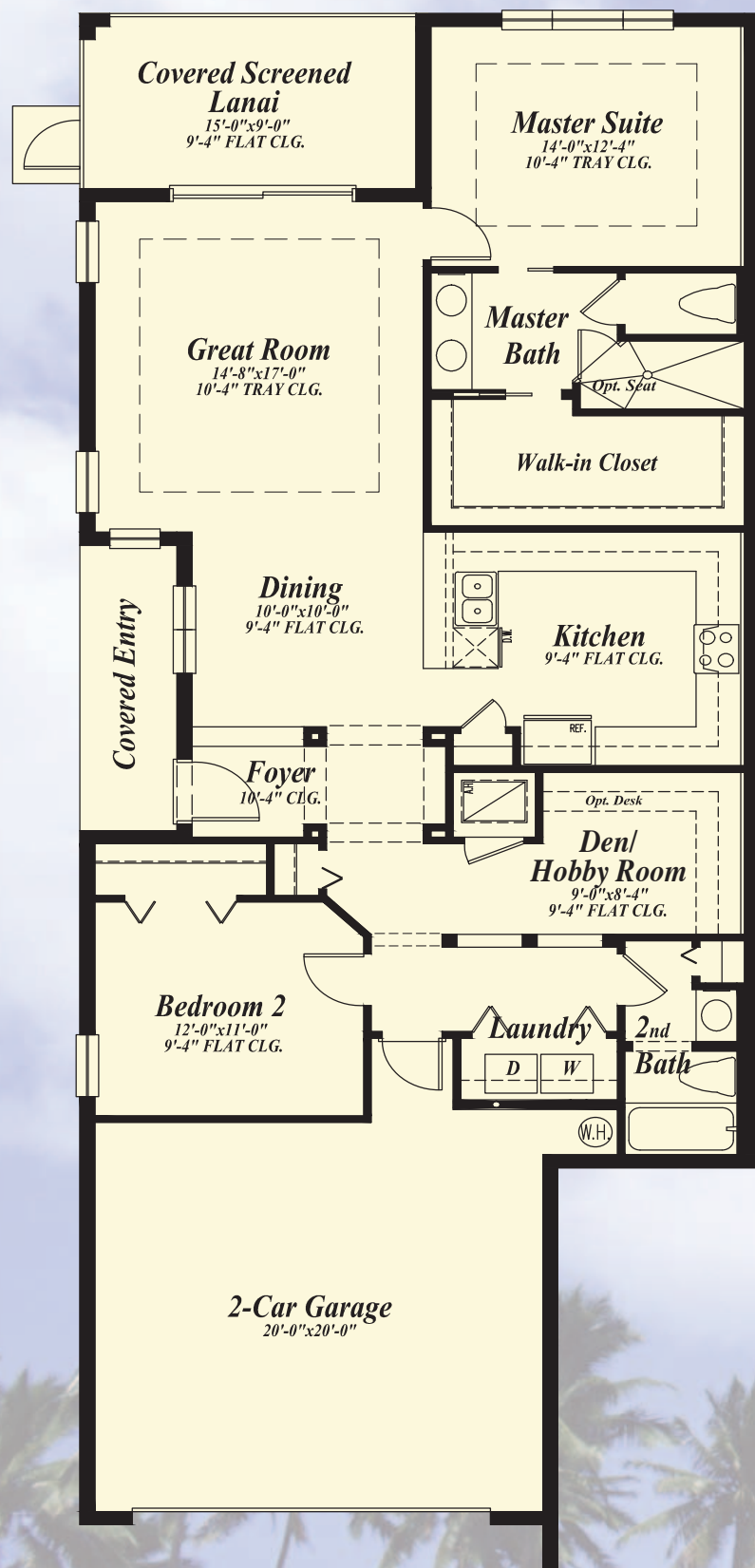
2-Car Garage
1,360 a/c sq. ft.
1,994 total sq. ft.



Cottonwood

2 Bedrooms
2 Baths
Great Room
Den/Dining
Covered Screened Lanai

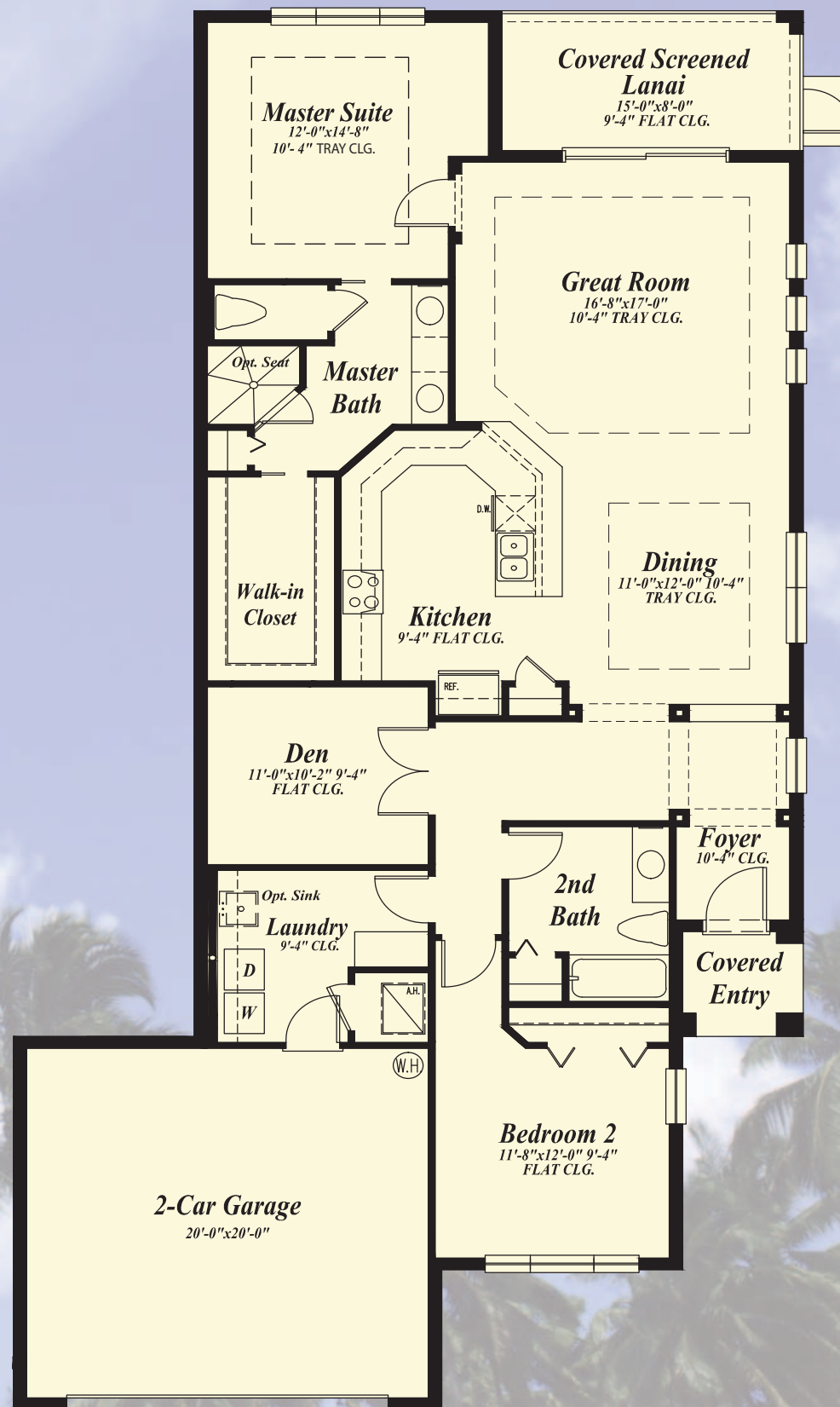
2-Car Garage
1,546 a/c sq. ft.
2,161 total sq. ft.



Palm

2 Bedrooms
2 Baths
Great Room
Den/Hobby Room
Covered Screened Lanai

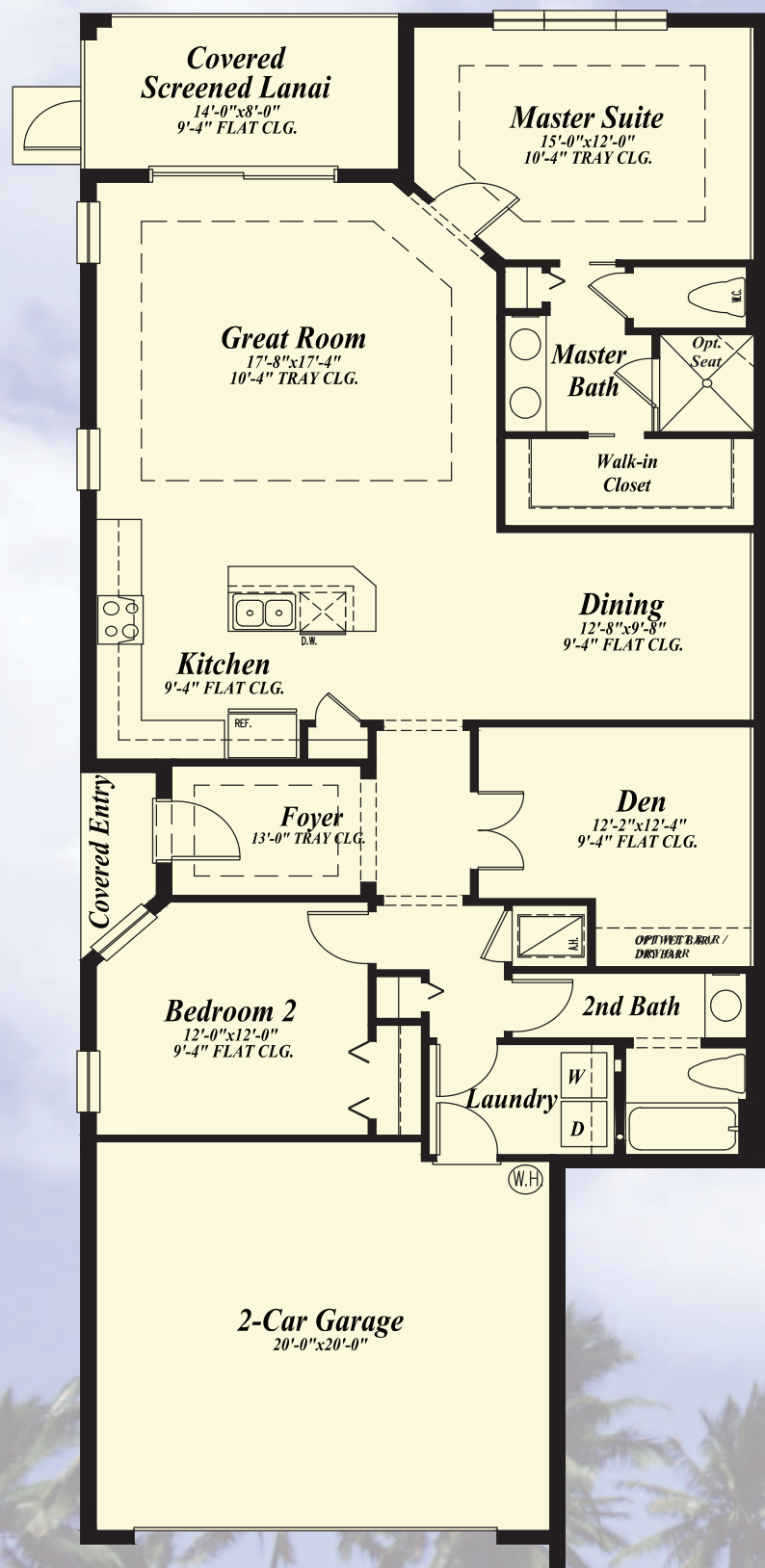
2-Car Garage
1,503 a/c sq. ft.
2,163 total sq. ft.



Spruce

2 Bedrooms
2 Baths
Great Room
Den
Covered Screened Lanai

2-Car Garage
1,780 a/c sq. ft.
2,365 total sq. ft.



Mahogany

2 Bedrooms
2 Baths
Great Room
Den
Covered Screened Lanai

2-Car Garage
1,616 a/c sq. ft.
2,183 total sq. ft.



Magnolia

3 Bedrooms
2 Baths
Great Room
Den/Hobby Room
Covered Screened Lanai

2-Car Garage
1,862 a/c sq. ft.
2,456 total sq. ft.



OAKLEY GREEN PAIRED VILLAS

OAKLEY GREEN PAIRED VILLAS



OAK/COTTONWOOD ELEVATION A



PALM/SPRUCE ELEVATION A



MAHOGANY/SPRUCE ELEVATION A



PALM/MAGNOLIA ELEVATION A



MAHOGANY/MAGNOLIA ELEVATION A



OAK/COTTONWOOD ELEVATION B



PALM/SPRUCE ELEVATION B



MAHOGANY/SPRUCE ELEVATION B

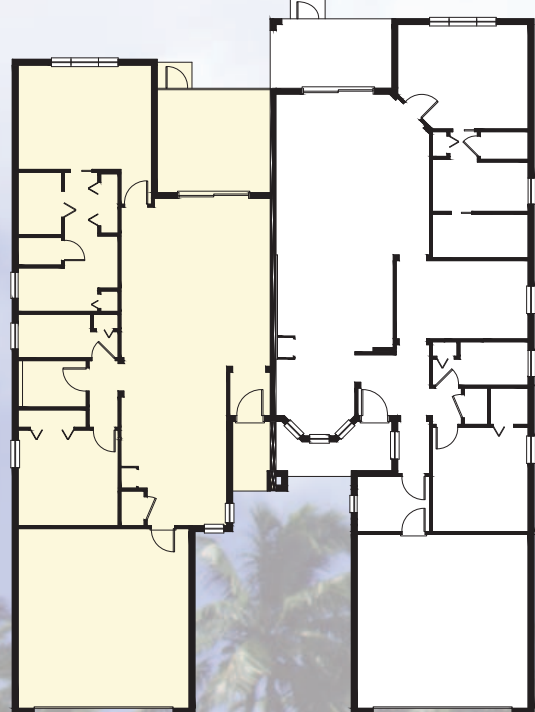


PALM/MAGNOLIA ELEVATION B



MAHOGANY/MAGNOLIA ELEVATION B

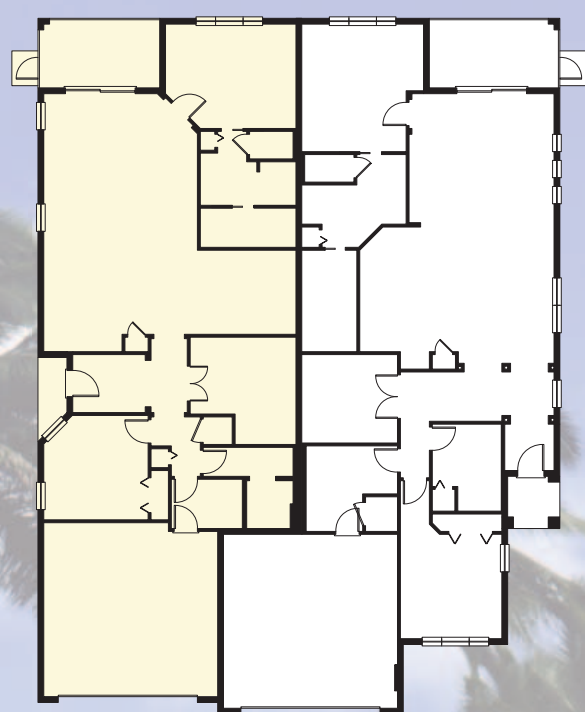
OAK COTTONWOOD



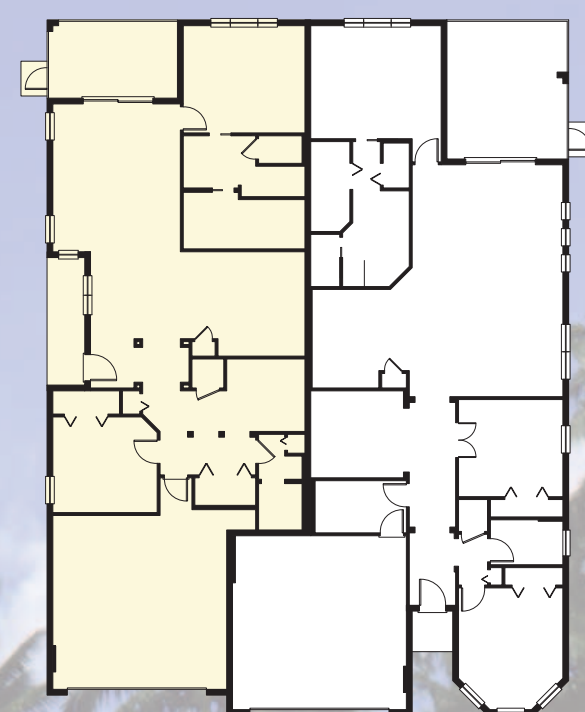
PALM SPRUCE



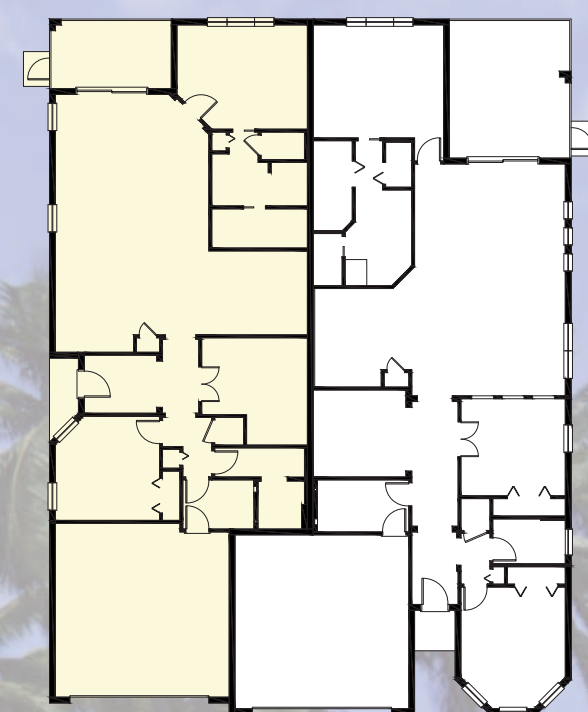
MAHOGANY SPRUCE



PALM MAGNOLIA



MAHOGANY MAGNOLIA





OAKLEY GREEN PAIRED VILLAS AND SIENA SINGLE FAMILY

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (*Excluding overhead garage doors*), includes 1 year of monitoring
- 2 alarm keypad locations for added convenience (*Garage and master bedroom*)
- Wireless hand-held emergency button and exterior strobe for increased protection
- Decorative Schlage® satin nickel handle-set, entry dead bolt lock and door viewer
- Private 2-car garage with automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Tempered sliding glass doors and bathroom windows for your safety

FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- Schlage® satin nickel lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- Moen® satin nickel lever faucets for ease of use
- Honeywell® 7-day programmable thermostat with a digital display for enhanced viewing
- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality

- MERV 10 air conditioning filtration system
- Low volatile organic compound (VOC) Sherwin-Williams® paints and Mohawk® carpet to improve well-being
- Exterior ventilation of microwave hood
- Rocker-style electrical switches for ease of operation
- In-wall Taexx® pest defense system eliminates personal contact with active ingredients

FOR ENHANCED DESIGN

- 9'4" to 13' (*Paired Villas*) and 10' to 12' (*Single family*) ceiling heights per plan with architecturally enhanced tray ceilings
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings
- Screened lanais on all plans
- Transom windows and sidelights at entry door (*Per plan*)
- Over-sized walk-in closets in master bedrooms
- His and hers master bathroom raised height vanities (*Per plan*)
- Professionally designed lush landscape package with fully sodded lot

FOR GREATER CONVENIENCE AND LOWERED MONTHLY COSTS

- All homes are ENERGY STAR® certified
- 10-year structural warranty
- 3-year GE® appliance warranty

- 10-year limited warranty on the air conditioning and heating system parts
- Energy efficient double-paned low-emissivity (*Low-E*) windows, sliders and glass doors
- Complete GE®, ENERGY STAR® appliance package
- High efficiency 14-SEER Carrier® central air conditioning and heating
- Insulated Plastpro™ fiberglass front entry door
- Energy-saving compact fluorescent light bulbs
- ENERGY STAR® bathroom exhaust fans
- R-30 insulated ceiling and R-4.1 on block walls
- Sentricon® termite elimination system
- Energy efficient quick-recovery A.O. Smith® water heater
- Automated drip irrigation system with rain sensor
- Moen® water-saving plumbing fixtures
- Water-saving, dual-flush, comfort height elongated water closets

FOR HIGHER QUALITY CONSTRUCTION

- Independent 3rd party testing to ensure building envelope is sealed and energy losses are diminished

- Professional 3rd party verification of central air conditioning and heating system design for assurance of circulation, air flow and comfort
- Steel reinforced monolithic concrete foundation system with reinforced concrete block exterior walls
- Reinforced concrete block party walls with a poured-in-place concrete rake beam for improved strength and fire protection (*Paired Villas*)
- Reinforced concrete drives, walks, entries and covered lanais
- Sherwin-Williams® textured acrylic finish on entries and lanais
- Sherwin-Williams® acrylic finish on garage floors
- Professionally engineered roof truss system
- Stucco exterior finish with 3rd party testing for improved weather protection
- Sherwin-Williams®, Loxon® 2-coat exterior paint system for long lasting color retention and climate protection
- Certainteed® 30-year dimensional roof shingles with embedded mildew resistant properties
- PEX piping plumbing system for superior performance
- DensShield® tile backer at all tub and shower areas for added protection



EXCEPTIONAL INTERIOR FINISHES

KITCHEN

- 3 cm granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 36" uppers and an accented raised cabinet bump-out above cook top
- Double compartment under-mount (50/50 or 70/30) stainless steel sink
- Moen® faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- GE®, ENERGY STAR® 25 cubic foot side-by-side refrigerator with in-door ice and water
- GE®, ENERGY STAR® sound insulated automatic dishwasher
- GE® free-standing, smooth top, self-cleaning electric range
- GE® microwave hood with exterior ventilation
- Recessed lighting with energy-saving compact fluorescent light bulbs

MASTER BATHROOM

- 3 cm granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with his and hers under-mount bathroom sinks
- Glass shower enclosures, corner shelf, soap dish
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel wall light above
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor proof recessed light with energy-saving compact fluorescent light bulb in shower

- Over-sized decorative medicine cabinets
- Water-saving dual-flush, comfort height elongated water closets
- Mohawk® 12"x12" ceramic tile floors, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- Moen® fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories

SECONDARY AND POWDER BATHROOMS

- 3 cm granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks (All secondary bathrooms)
- Pedestal sink (All powder bathrooms)
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel wall light above
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor proof recessed light with energy-saving compact fluorescent light bulb over tub/shower
- Over-sized decorative medicine cabinets (Per plan)
- Mohawk® 12"x12" ceramic tile floors, 8"x10" ceramic tile on tub/shower walls
- Sterling® bathtubs in all secondary bathrooms
- Moen® fixtures with lever handles for ease of use

- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Water saving dual flush toilets

LAUNDRY

- 3 cm granite counter tops with 4" backsplash (Per plan)
- Designer selected recessed panel wood cabinets (Per plan)
- GE®, ENERGY STAR® super capacity washer and dryer
- One row of ventilated wire shelving

WITHIN YOUR HOME

- 18" Mohawk® ceramic tile in foyer, kitchen, great room, living room, dining, a/c closet, café, powder and laundry room
- Luxurious Mohawk® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms and den
- Knockdown textured finish on ceilings and light orange peel finish on interior walls
- 8' interior 6 panel interior doors (Single family)
- High speed structured wiring network - certified CAT-5E data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, living room, den and all bedrooms
- Cable television pre-wire in great room, living room, den, and all bedrooms
- Ceiling fan pre-wire in great room, living room, den, covered lanai, and all bedrooms

- 50-gallon A.O. Smith® energy efficient quick-recover water heater
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, foyer (Per plan), kitchen, covered lanai, and all bathrooms
- Decorative Progress Lighting® satin nickel fixtures in all bathrooms, dining room, foyer (Per plan) and café
- Electric entry door chime
- DuPont™ Corian® window sills
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

OUTSIDE OF YOUR HOME

- Professionally designed lush landscape package with fully sodded lot
- Automated drip irrigation system with rain sensor
- Sentricon® termite elimination system
- Progress Lighting® coach lights
- Hose bibs at front and rear for your convenience
- Gutters at all entries, walks and extended lanais (Per plan)
- Reinforced concrete drives, walks, entries and covered lanais
- Sherwin-Williams® textured acrylic finish on entries and lanais