



# Artesia



CLUB VILLAS

# GRANDE

3 Bedrooms, 3 1/2 Baths, 2-Car Garage



First Floor Living	1259
Second Floor Living	1571
<b>Total Living</b>	<b>2,830</b>
Garage	472
Covered Porch	164
Covered Lanai	66
Patio	106
Balcony	164
<b>Total</b>	<b>3,802</b>

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Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11.





CLUB VILLAS

# GRANDE

3 Bedrooms, 3<sup>1</sup>/<sub>2</sub> Baths, 2-Car Garage



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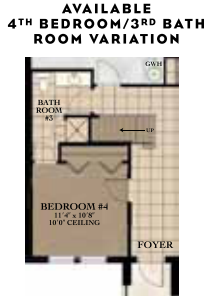
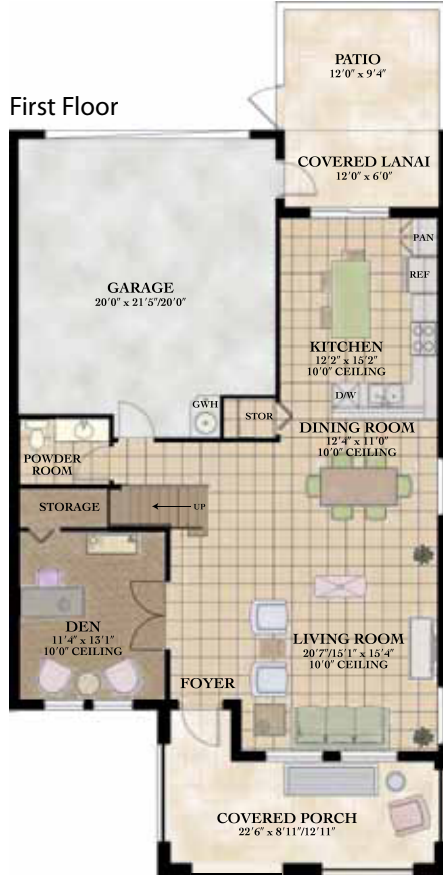




CLUB VILLAS

# MAGNIFICO

3-4 Bedrooms, 2 1/2 Baths, 2-Car Garage



First Floor Living	1040
Second Floor Living	1391
<b>Total Living</b>	<b>2,431</b>
Garage	470
Covered Porch	224
Covered Lanai	76
Patio	133
Balcony	224
<b>Total</b>	<b>3,558</b>

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CLUB VILLAS

# MAGNIFICO

3-4 Bedrooms, 2<sup>1</sup>/<sub>2</sub> Baths, 2-Car Garage



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# THE GOOD LIFE IS A MATTER OF GETTING ALL THE DETAILS RIGHT

## OUTSIDE YOUR HOME

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- Architecturally distinctive elevation.
- Concrete block & stucco construction first & second floors.
- Steel joist & concrete second floor.
- Prestigious Hacienda Double Roll tile roof.
- Spacious covered front patio plus open or covered balcony (per plan/elevation).
- Private walled and partially covered patio with paver deck.
- Brick paver driveway and entry walk.
- Vapor-proofed, steel-reinforced monolithic concrete foundation.
- Soil treatment for termite protection.
- Fully sodded & professionally landscaped lot.
- Automatic sprinkler system on entire lot utilizing lake water.
- 8' tall 6 panel fiberglass entry door, with deadbolt lock & eye viewer for security.
- Satin Nickel handle set.
- Door chime with push button.
- Architecturally coordinated white or bronze window frames with screens.
- Embossed metal garage door.
- Coach lights at garage.
- Waterproof exterior electrical outlet.
- Exterior hose connections in front & rear.
- Hurricane shutters.
- Ten Year Home Buyers Warranty Program.
- Abundant closet space with vinyl clad steel shelving.
- Fully air-conditioned walk-in closets in master bedroom.
- Carrera marble window sills.
- Textured drywall finish on all ceilings.
- Light orange peel finish on interior walls.
- 50 gallon quick recovery energy efficient gas water heater.
- 150 amp electric service.
- Pre-wired for telephone in bedrooms, kitchen & family room.
- Pre-wired for cable television in bedrooms & family room.
- Pre-wired for ceiling paddle fans in all bedrooms & family room.
- Smoke detectors in each bedroom.
- Automatic garage door opener with two transmitters
- Decorator rocker switches.
- Painted stair handrail and balusters.
- 2-panel embossed doors with satin nickel lever style door handles.
- Colonial baseboard and casing.
- Whirlpool Super Capacity washer and gas dryer.
- Overhead beveled edge foil door cabinets and utility sink in Laundry Room.
- Alarm system with one year free monitoring and contacts on operable window and doors except exterior garage doors.
- Programmable thermostat

## INSIDE YOUR RESIDENCE

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- High speed structured wiring network for phone, video and computer. Includes certified Cat-5 data lines and RG-6 quad shield coaxial cable. Your home is ready for the future.
- 8' tall sliding glass doors or 6'8" tall sliding glass doors with arch-top windows (per plan/elevation).
- Elegant 10' ceilings
- 18" ceramic tile in foyer, living, dining, family, kitchen, breakfast & laundry room.
- Luxurious stain guard carpeting in choice of decorator colors with high performance carpet cushion.
- Energy-efficient central air conditioning & heating.
- Fully insulated exterior walls & ceiling.
- Recessed lighting in hallways.
- Level 1 granite countertops with 1½" built-up edge and 4" granite backsplash.
- Oversize decorator style raised panel foil cabinet doors.
- Choice of white or black Whirlpool appliances with three-year parts and labor warranty.
- Free-standing gas range.
- Over-the-range microwave oven.
- 25 cu. ft. side-by-side refrigerator with ice & water in door.
- Automatic dishwasher.
- Disposal.
- Faucet with integral sprayer.
- Top mount stainless steel 50/50 sink.
- Cabinet or walk-in pantry per plan.
- Recessed lighting as per plan.

# Artesia

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## IN YOUR BATHS

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- Decorator style raised panel foil cabinet doors in all baths.
- Raised height vanity cabinets in master bath.
- 12"x12" ceramic tile floors & 8"x10" ceramic tile walls in wet areas of all baths.
- Custom cultured marble vanity tops with integral sinks.
- Acrylic Roman tub with ceramic tile surround and separate shower in master bath.
- Recessed lighting in all baths per plan.
- Moen 8" widespread chrome faucets in master bath.
- Moen 4" mini widespread faucets in secondary baths and powder room.
- Elongated water closets.
- All bathrooms/dressing areas fully air conditioned.
- Moisture resistant walls at shower and tub.

## VILLA ARTESIA, A PALATIAL 2-STORY CLUBHOUSE FEATURING:

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- Professionally staffed, including concierge
- Spa & fitness center with state of the art cardiovascular and physical training equipment, massage rooms and saunas
- Indoor sports court for basketball, aerobics and yoga
- Artesian Fountain-Café for light snacks and refreshing beverages with indoor and outdoor seating
- Great Room for parties, celebrations and movies
- Sports Lounge with billiards and card tables, plus balcony overlooking the Recreational Plaza.
- Demonstration kitchen
- Club Room/Library with fireplace
- Boardroom
- Arts and Crafts Room with kiln

## MULTI-MILLION DOLLAR RECREATIONAL PLAZA FEATURING:

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- Manicured formal gardens with reflecting pools and fountains
- Majestic oval pool surrounded by private cabanas
- Dedicated lap pool
- Magnificent lagoon pool with tiki bar
- Whirlpool
- Three lighted tennis courts
- Children's play area featuring interactive waterworks and tot lot with shade pavilion

## COMMUNITY AMENITIES

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- Artesia blends the suburban, the urban and the resort lifestyle to create a community that will become the new showcase for South Florida living at its very best
- Distinctive entrance tower with arched porticos
- 24-hour guard at Gatehouse Villa
- Superior architectural design featuring Santa Barbara, Mediterranean and Palm Beach influences and reflecting the very latest thinking in urban/suburban planning
- Romantic Grand Canal with picturesque boardwalks that link residences to the Recreational Plaza and Villa Artesia Clubhouse
- Picturesque streets with broad paver sidewalks throughout
- Superior location at the epicenter of South Florida, convenient to shopping, entertainment; transportation and business.

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It is understood by the purchaser that all furnishings, draperies, mirror work, wallpaper and decorator items shown in the models, other than those listed above, are for display purposes only and are not included in the purchase price. Landscaping may vary as to maturity, specifications and number. Electrical, cable T.V. , data and phone outlets may vary in quantity, type and location from what is shown in the model.

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# NUMBERS TO KNOW

## IMPORTANT NUMBERS

All Emergencies	911
Poison Control	1-800-222-1222
Hurricane Updates	1-800-427-8340

## NON-EMERGENCY NUMBERS

Fire	954-746-3400
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## POLICE

Sheriff's Office	954-765-3600
Crime Stoppers	954-493-TIPS
Florida Highway Patrol (FHP)	954-845-6001

## HOSPITALS

Memorial West	954-436-5000
Westside Regional	954-473-6600
Plantation General	954-587-5010
Northwest Medical	954-974-0400
Cleveland Clinic	954-689-5000
University	954-721-2200
Joe DiMaggio Children's Hospital	954-987-2000

## UTILITIES

### Cable/Telephone/Alarm

Comcast	954-252-1937
At&T/Bellsouth	888-757-6500
Certified Security Systems*	954-978-3998

## ELECTRIC

Florida Power & Light (FPL)	954-797-5000
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## WATER

City of Sunrise	954-746-3232
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## GAS

City of Sunrise	954-572-6500
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## COMMUNITY NUMBERS

City of Sunrise	954-741-2580
Civic Center and Parks & Recreation	954-747-4600
Senior Center	954-746-3670
County Court House/ Clerk of Court	954-769-5400
Dept. Of Motor Vehicles	954-497-1570
Animal Care & Control	888-359-1313
Auto Tag Information	888-791-4877
Passports	954-831-4000
Post Office	954-275-8777
Property Appraiser	954-357-6830
State Attorney	954-831-2350
Supervisor of Elections	954-831-2370

## AIRPORTS

Ft.Lauderdale	954-359-1200
Miami International Airport	305-876-7000

## COMMUNITY

Artesia Sales Office	954-838-0838
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# ARTESIA FREQUENTLY ASKED QUESTIONS

How many residences will there be in Artesia?

**Artesia is currently planned for approximately 900 Homes.**

Is the neighborhood gated?

**Yes - two manned, access controlled gates.**

What type of recreation facilities does the community of Artesia have?

**The club and recreation facility includes:**

- Spacious Grand Lobby
- State-of-the-Art Fitness Center
- Lagoon-Style Pool
- Lap Pool
- Relaxation Pool
- Jacuzzi
- Indoor Basketball
- Banquet Room with Demonstration Kitchen
- Teen Room
- Billiard Room with Wet Bar and Plasma TV
- Conference Room
- Arts and Crafts Room
- Tot Lot with Interactive Water Feature
- Outdoor Basketball Courts
- Cafe
- Linear Park

Are pets allowed?

**Two pets per residence with no weight or breed restrictions.**

What public schools are Artesia children currently assigned to?

- Nob Hill Elementary School
- Bair Middle School
- Piper High School

What are the property taxes?

**Property taxes are estimated to be 2% of the total purchase price.**

What are the best days to visit the sales center?

**Monday-Saturday 10:00 a.m. to 6:00 pm.**

**Sunday 12:00 p.m. to 6:00 p.m.**

**For additional information please visit [www.mintofla.com](http://www.mintofla.com)**

Is there a warranty?

- One-year standard Minto warranty
- Two-year warranty on mechanical systems
- Three-year warranty on appliances
- Ten-year structural warranty

What is the Required Deposit?

**20% down or 10% down if using Homebuyers Financial and Founder's title. Deposit at closing 3.5% on FHA financed transactions.**

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# SCHOOL GUIDE

## ELEMENTARY SCHOOL

**NOB HILL  
ELEMENTARY SCHOOL**  
2100 NW 104th Avenue  
Sunrise, FL 33322  
(754) 322-7200  
www.nobhillelementary.org

## MIDDLE SCHOOL

**BAIR MIDDLE SCHOOL**  
9100 NW 21st Manor  
Sunrise, FL 33322  
(754) 322-2900  
www.broward.k12.fl.us/bairmiddle

## HIGH SCHOOL

**PIPER HIGH SCHOOL**  
8000 N.W. 44th Street  
Sunrise, FL 33351  
(754) 322-1700  
www.broward.k12.fl.us/piperhigh

## PRIVATE SCHOOLS

**ANOTHER GENERATION**  
9897 W. Oakland Park Blvd.  
Sunrise, FL 33351  
(954) 749-1333

**PARENT CHILD  
EDUCATION CENTER**  
4685 N.W. 103rd Avenue  
Sunrise, FL 33351  
(954) 572-2900

**ALL SAINT'S CATHOLIC SCHOOL**  
10900 W. Oakland Park Blvd.  
Sunrise, FL 33351  
(954) 742-2666

**COMMUNITY CHRISTIAN  
ACADEMY**  
901 N.W. 112th Avenue  
Plantation, FL 33325  
(954) 916-4948

**ST. GREGORY  
CATHOLIC SCHOOL**  
200 North University Drive  
Plantation, FL 33324  
(954) 473-8169

## PRIVATE SCHOOLS

**PARKWAY CHRISTIAN SCHOOL**  
1200 South Flamingo Road  
Davie, FL 33325  
(954) 424-2700

**OUR SAVIOR LUTHERAN SCHOOL**  
8001 N.W. 5th Street  
Plantation, FL 33324  
(954) 473-6947

**ST. BONAVENTURE  
CATHOLIC SCHOOL**  
1301 S.W. 136th Avenue  
Davie, FL 33325  
(954) 476-5200

**WESTON CHRISTIAN ACADEMY**  
1420 Indian Trace  
Weston, FL 33326  
(954) 349-9224

**SAWGRASS ADVENTIST SCHOOL**  
11701 N.W. 4th Street  
Plantation, FL 33325  
(954) 473-4622

**AMERICAN HERITAGE SCHOOL**  
12200 West Broward Blvd.  
Plantation, FL 33325  
(954) 472-0022

**BROWARD CHRISTIAN SCHOOL**  
1490 North Flamingo Road  
Plantation, FL 33326  
(954) 472-5750

**ST. MARK CATHOLIC SCHOOL**  
5601 South Flamingo Road  
Southwest Ranches, FL 33330  
(954) 434-3777

**JACARANDA SCHOOL**  
8250 Peters Road  
Plantation, FL 33324  
(954) 473-4400

## PRIVATE SCHOOLS

**BLAKE SCHOOL**  
7011 West Sunrise Blvd.  
Sunrise, FL 33313  
(954) 548-6816

**WESTON LEARNING ACADEMY**  
16602 Saddle Club Road  
Weston, FL 33326  
(954) 389-7878

**PALADIN ACADEMY**  
1250 Dykes Road  
Sunrise, FL 33326  
(954) 389-0488

**DAVID POSNACK HEBREW  
DAY SCHOOL**  
6511 West Sunrise Blvd.  
Plantation, FL 33313  
(954) 583-6100

## COLLEGES/UNIVERSITIES

**FLORIDA ATLANTIC UNIVERSITY**  
777 Glades Road  
Boca Raton, FL 33431  
(561) 297-3000

**FLORIDA INTERNATIONAL  
UNIVERSITY**  
3000 NE 151st Street  
Miami, FL 33181  
(305) 919-5500

**LYNN UNIVERSITY**  
3601 N Military Trail  
Boca Raton, FL 33431  
(561) 237-7000

**NOVA SOUTHEASTERN  
UNIVERSITY**  
3301 College Avenue  
Davie FL 33328  
(800) 541-6682

**UNIVERSITY OF MIAMI**  
1244 Stanford Drive  
Miami, FL 33146  
(305) 284-2211

# Artesia

To obtain further information on neighborhood schools, please call (754) 321-0000 or visit the Broward County School District website: [www.browardschools.com](http://www.browardschools.com). This information is based on boundaries set by Broward County School Board and seller makes no representation as to the accuracy of the information provided. CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11





# SUNRISE LIVING

## HOSPITALS

- Cleveland Clinic
- High Point Treatment Center
- Memorial Hospital Pembroke Pines
- Memorial Hospital West
- Memorial Regional Hospital
- Memorial Same Day Surgery Center
- Memorial Senior Resource Center
- South Florida Urgent Care
- Animal Emergency & Critical Care of South Florida
- Four Paws Animal Hospital

## PLACES OF WORSHIP

- All Saint's Catholic Church
- St. Bonaventure Catholic Church
- St. Mark Catholic Church
- Community Christian Church
- First Presbyterian Church of Plantation
- Plantation Baptist Church
- Temple Beth Israel- Conservative
- Chabad of Plantation
- Ramat Shalom
- Temple Kol-Ami- Traditional
- Congregation Lbnai Israel- Orthodox
- Sunrise Jewish Center

## ENTERTAINMENT & SHOPPING

- Bank Atlantic Center
- Sawgrass Mills Mall
- Broward Mall
- Hard Rock Hotel & Casino
- Best Buy
- Pet Smart
- Super Target
- Publix
- Blockbuster
- Homegoods
- Bed Bath & Beyond
- Ikea
- BrandsMart

- Crate & Barrel Outlet
- Coach Outlet
- Saks off 5th Ave
- Office Depot
- Michaels
- Home Depot
- Nike Factory Outlet
- Party City
- Whole Foods

## AIRPORTS

- Ft. Lauderdale-Hollywood International Airport
- Miami International Airport

## GOLF

- Bonaventure Country Club
- Carolina Country Club
- Colony West Country Club
- Heron Bay Golf Club
- Inverrary Country Club
- Jacaranda Golf Club
- Oriole Country Club
- Plantation Preserve
- Sunrise Country Club
- Weston Hills Country Club

## RESTAURANTS

- Applebee's
- Bahama Breeze
- Beijing Garden
- Cheesecake Factory
- Chili's
- Empire Pizza
- Grand Lux
- Little Italy
- Quarter Deck
- Rainforest Cafe
- Rosario's II
- Starbucks

## MISCELLANEOUS

- Uncle Bob's Storage

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# Artesia



- Courtyard Villas
- Town Villas
- Club Villas
- Terrace Homes

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