

SHORELINE COLLECTION

ST. TROPEZ

3-5 Bedrooms, 3-4 Baths, 2-3 Car Garage



ELEVATION A



ELEVATION B



ST. TROPEZ

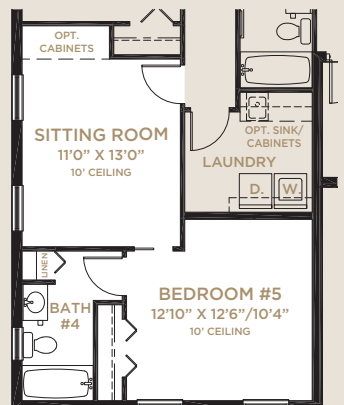
Total - Living	2,733
Garage	694
Covered Patio	285
Covered Entry	60
Total	3,772

With Avail. Bedroom #5

Total - Living	2,992
Garage	435
Covered Patio	285
Covered Entry	60
Total	3,772



**AVAILABLE
BEDROOM #5/BATH #4**



AVAILABLE 2ND MASTER SUITE

SHORELINE COLLECTION

OCEANSIDE

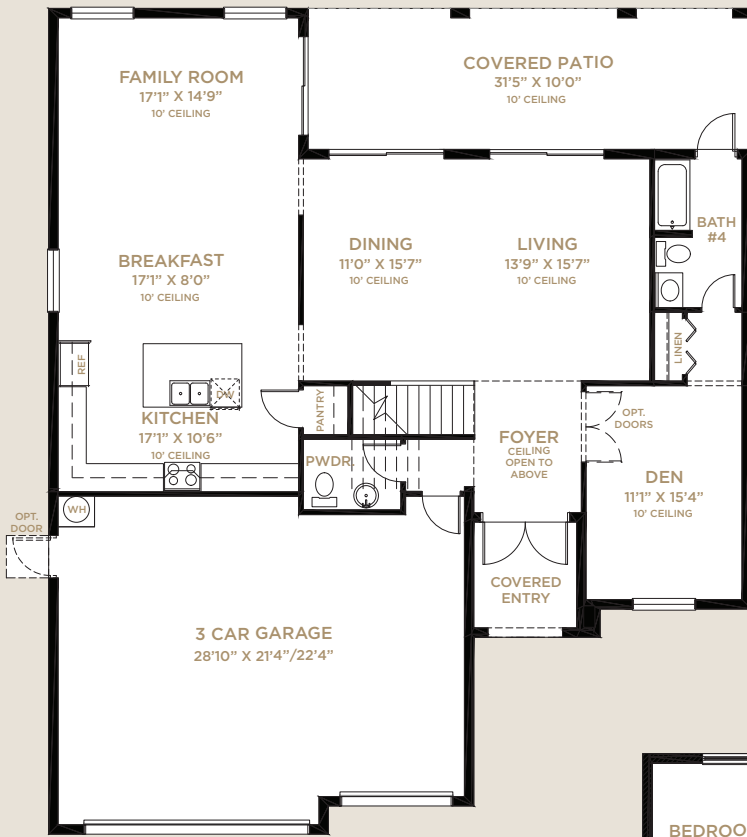
4 Bedrooms, Den, 4.5 Baths, 3-Car Garage



ELEVATION A



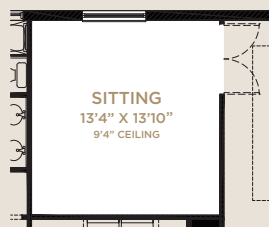
ELEVATION B



FIRST FLOOR



AVAILABLE
BEDROOM #5



AVAILABLE
SITTING ROOM



SECOND FLOOR

OCEANSIDE

First Floor	1,533
Second Floor	1,709
Total - Living	3,242
Garage	692
Covered Patio	314
Covered Entry	59
Total	4,307

SHORELINE COLLECTION

COASTLINE

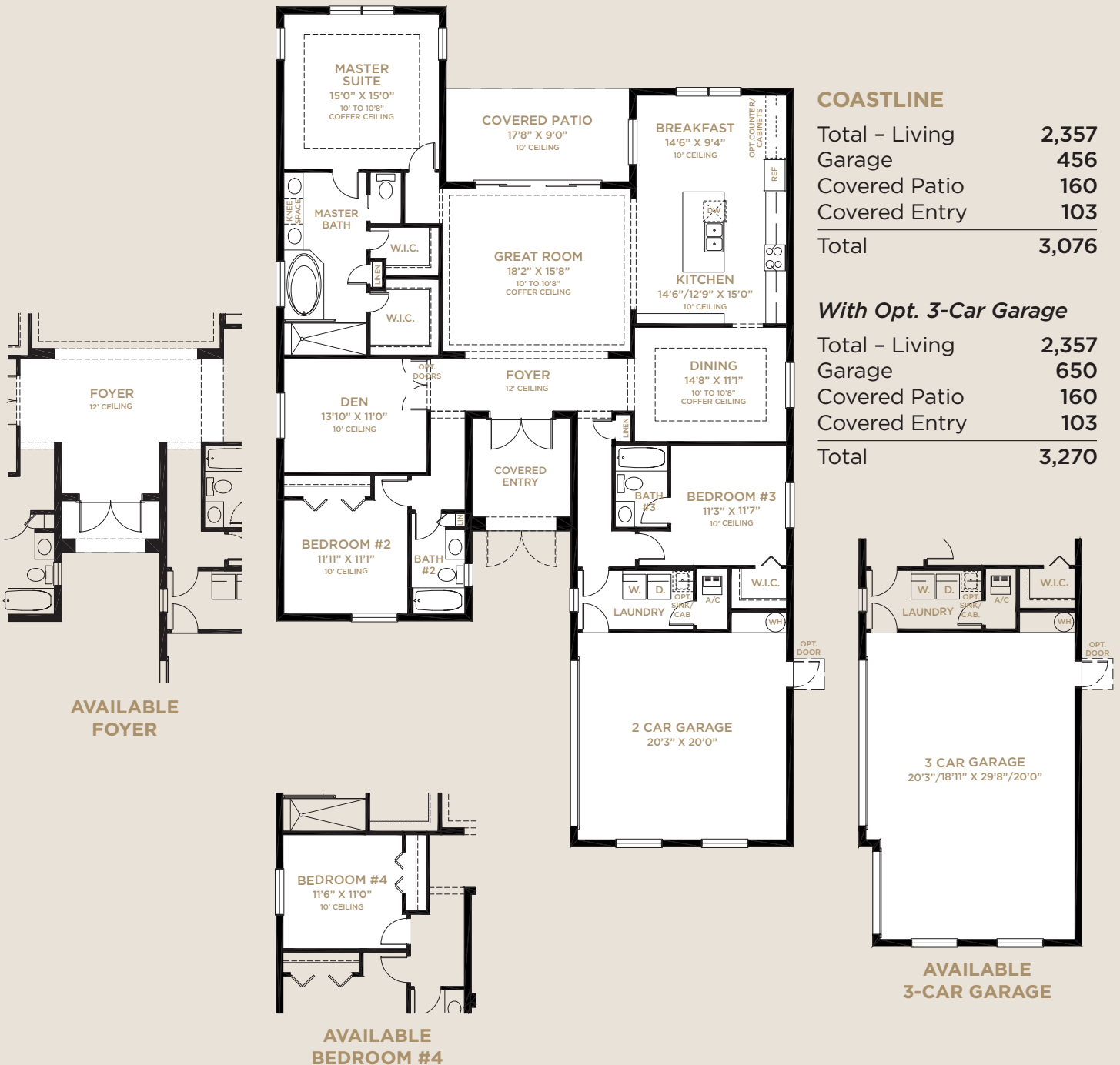
3 Bedrooms, Den, 3 Baths, 2-Car Garage



ELEVATION A



ELEVATION B



COASTLINE

Total - Living	2,357
Garage	456
Covered Patio	160
Covered Entry	103
Total	3,076

With Opt. 3-Car Garage

Total - Living	2,357
Garage	650
Covered Patio	160
Covered Entry	103
Total	3,270

AVAILABLE 3-CAR GARAGE

AVAILABLE BEDROOM #4

AVAILABLE FOYER

SHORELINE COLLECTION

WAVECREST

3 Bedrooms, 2.5 Baths, 3-Car Tandem Garage



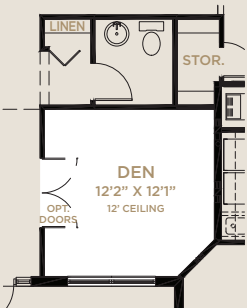
ELEVATION A



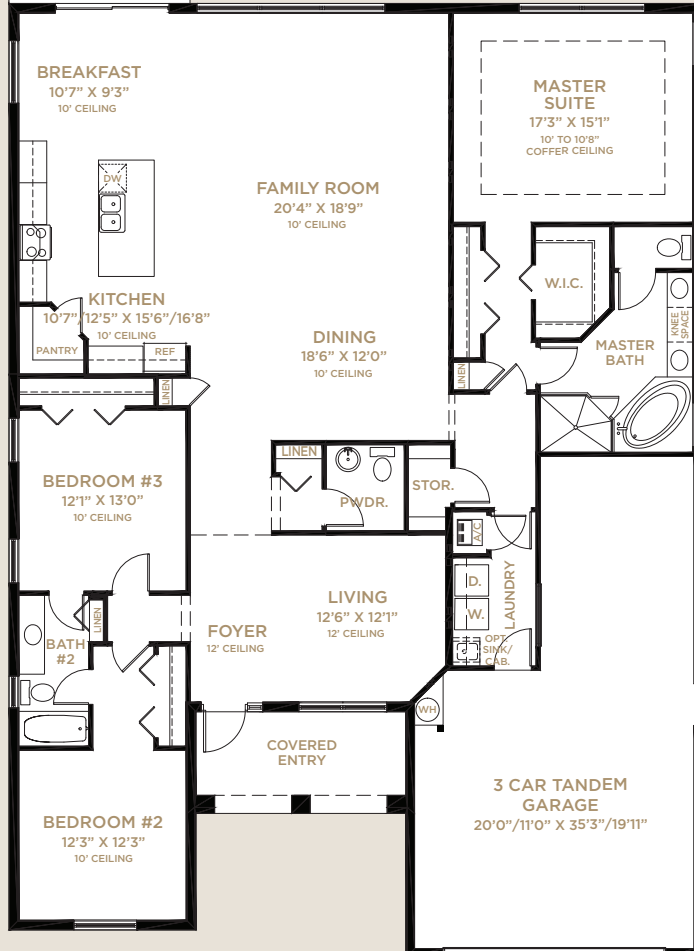
ELEVATION B



AVAILABLE
BEDROOM #4
w/BATH #3



AVAILABLE DEN



WAVECREST

Total - Living	2,510
Garage	615
Covered Patio	143
Covered Entry	110
Total	3,378

With Hobby Room

Total - Living	2,674
Garage	451
Covered Patio	143
Covered Entry	110
Total	3,378



AVAILABLE
HOBBY ROOM

SHORELINE COLLECTION

BAYSHORE

3 Bedrooms, 2 Baths, 3-Car Tandem Garage



ELEVATION A



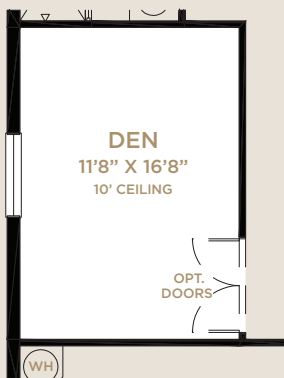
ELEVATION B

BAYSHORE

Total - Living	1,950
Garage	643
Covered Patio	194
Covered Entry	50
Total	2,837

With Opt. Den

Total - Living	2,161
Garage	432
Covered Patio	194
Covered Entry	50
Total	2,837



OPTIONAL DEN



MINTO CREATES BETTER PLACES TO INSPIRE LIFE

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 Community Pool at TownPark

YOUR EXCEPTIONAL FEATURES

YOUR TRADITION LIFESTYLE

- Premier St. Lucie County location
- Top rated schools
- Convenient to shopping, services, employment & transportation - in the heart of it all
- Great downtown area with restaurants, Publix, shops and services. Events, concerts and festivals promote sense of community
- Stunning community master plan with lakes, landscaped open areas, retail shopping, office park and Florida Center for Innovation
- Neighborhood parks & trails

YOUR TOWNPARK NEIGHBORHOOD

- Tradition's premier community
- Prestigious entry features, landscaping and gated entry
- Beautiful master-planned pedestrian-friendly community with lakes, preserves, landscaped open areas and sidewalks on both sides of the street
- Exquisite Club and Recreation Center with:
 - State-of-the-art fitness center
 - Screened lanai for social gatherings
 - Billiards Parlor
 - Resort-style swimming pool
 - Waterworks area
 - Tennis Courts
 - Basketball Courts
 - Bocce Ball Courts
 - Horseshoes
 - Pickleball Courts
 - Multimedia room with television, computer stations & library
 - Activity room with card tables
 - Wet bar & Coffee station
 - Playground
- Decorative street lighting

YOUR MINTO GREEN LIFESTYLE

- Neighborhood, home design and construction for energy efficiency & sustainability
- New model homes designed, constructed and certified to meet the following agency standards*



- LEED® (Leadership in Energy & Environmental Design)



- Energy Star®



- FPL® BuildSmart®



- Florida Green Building Coalition



- NAHB National Green Building Program™

*All homes will be constructed to these standards

- Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
- High efficiency **Goodman**® central air conditioning & heating
- Honeywell**® 7-day programmable thermostat
- Environmentally safe R410A refrigerant
- Improved indoor air quality for your health through use of fresh air intake and insulated sealed duct air conditioning distribution system, MERV 8 air filters, carbon monoxide detectors, low volatile organic compound (VOC) carpet, zero VOC and low VOC paints and exterior vented microwave
- Energy efficient 50-gallon quick-recovery **Rheem**® water heater
- Energy Star® rated **GE** refrigerator and dishwasher
- Energy Star® rated **Broan**® bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Architecturally accented, 8' tall **Plastpro**™ insulated fiberglass entry door for extended weather resistant life
- R-30 insulated ceiling & R-4.1 exterior walls
- Moen**® water saving plumbing fixtures
- Luxurious **Armstrong**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind

YOUR EXCEPTIONAL FEATURES

- 25 cubic foot **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Comfort height water saving elongated water closets

YOUR HOME

- Inspired elevations with elegant architectural appointments
- Covered entry and patio
- Professionally designed landscaping and fully sodded homesite
- Elegant brick paver driveway, entry walkway and covered patio
- Decorative garage coach lights
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- **CertainTeed** architectural 30-year designer asphalt roof shingles
- **Schlage**® satin nickel handleset
- **Schlage**® satin nickel levers on interior doors
- **Schlage**® entry deadbolt lock & door viewer
- Waterproof exterior electrical outlet and exterior hose connection for your convenience
- Entry door chime

YOUR PEACE OF MIND

- Design & construction in accordance with rigorous wind resistive requirements of Florida Building Code
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Professionally engineered reinforced concrete block first floor and wood-framed second floor construction walls
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- Security system with 1 keypad and contacts on all operable windows and doors (excludes exterior garage doors)

- 8' tall tempered sliding glass door for your safety
- Professionally engineered truss systems
- Impact resistant embossed steel garage door
- Soil treatment for termite protection
- **Taexx**® & **Sentricon**® pest control systems

WITHIN YOUR HOME

- Private 2- and 3-car garages with automatic opener and transmitters (per plan)
- Dramatic 9' & 10' ceiling heights on first floor (per plan)
- 18" **Armstrong**® ceramic tile in foyer, kitchen, breakfast room, powder room, laundry room and A/C closets (per plan)
- **GE** super capacity washer & dryer
- High speed structured wiring network - certified Cat-5E data lines and RG-6 quad shield coaxial cable
- Luxurious **Armstrong**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- Knockdown textured drywall finish on ceilings
- Light orange peel finish on interior walls
- **Color Wheel**® high quality interior paint - zero volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style light switches
- 6-panel interior doors
- **Schlage**® satin nickel lever-style hardware
- Sculpted colonial wood baseboard and casing
- Air-conditioned walk-in closets
- **Corian**® window sills
- Pre-wired for telephone, cable TV and ceiling fans in family/great room & bedrooms per plan. Pre-wired for telephone in kitchen (per plan)
- Epoxycoated steel ventilated closet shelving

YOUR EXCEPTIONAL FEATURES

YOUR KITCHEN

- Expansive kitchen
- Granite countertops with 1½" built-up edge and 4" backsplash
- Wood recessed panel cabinet doors
- Matching designer cabinet pantry or drywall pantry with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **GE** appliances
- 25 cubic foot **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Free-standing **GE** self-cleaning smooth-top electric range
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected chrome **Moen**® faucet with integrated pull-out sprayer
- Waste Disposal

YOUR OWNER'S SUITE AND BATHS

- Raised height vanities with wood recessed panel doors in master and secondary baths
- Custom cultured marble vanity tops with integral sinks
- Pedestal sink in powder room
- **Armstrong**® 12"x12" ceramic tile floors & wet walls in full baths

- Decorator selected **Moen**® brushed nickel faucets in all baths
- Framed mirrors over vanities in master and powder baths with decorator lighting
- Full width mirrors over vanities in secondary baths with decorator lighting
- Comfort height water saving elongated water closets
- Coordinated bath & towel accessories
- Large walk-in closet(s) (per plan)

YOUR MINTO

- Minto - over half a century of innovation, financial strength and integrity
- Award winning community, lifestyle and home designs
- Design & construction for energy efficiency, health and sustainability
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCare**™ customer care program
- Personalized and convenient home mortgage and title services available thru FBC Mortgage & Founders Title Services
- Three-year **GE** Appliance warranty
- Ten-year structural warranty program

YOUR NEIGHBORHOOD

GLADES CUT OFF RD.

ST. LUCIE WEST BLVD.

CROSTOWN PKWY.

GATLIN BLVD.

FLORIDA'S TURNPIKE

SW BECKER RD.

I-95

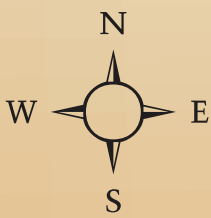
- TRADITION SQUARE**
- Hurricane Grill & Wings
 - Johnny V's
 - Sake Sushi Bar & Grill
 - Town Crier Pub and many more

- THE LANDING**
- LA FITNESS
 - TARGET
 - BED BATH & BEYOND
 - T.J. MAXX
 - SPORTS AUTHORITY
 - Olive Garden
 - and many more

- FLORIDA CENTER FOR INNOVATION**
- Torrey Pines Institute for Molecular Studies
 - OHSU VGTI Florida
 - Mann Research Center
 - Future Home of Martin Memorial Hospital at Tradition



16 Miles → Beaches

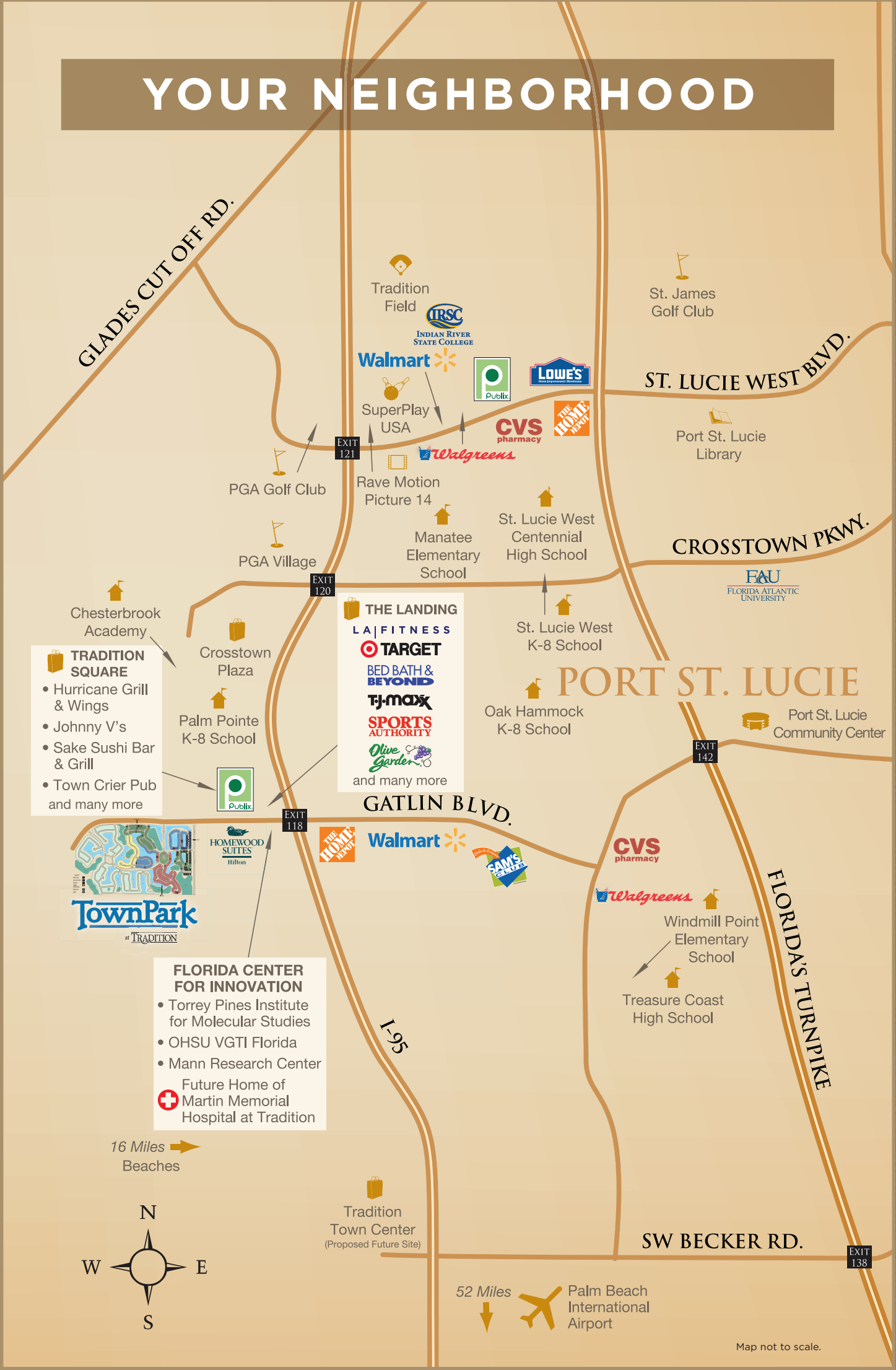


Tradition Town Center
(Proposed Future Site)

52 Miles → Palm Beach International Airport

Map not to scale.

PORT ST. LUCIE



The Club at TownPark

Incredible Recreational Amenities

TownPark
at TRADITION

