

INCLUDED PREMIUM FEATURES



PORTO  SOL™

mintogreen

Minto makes living green simple.


For over 50 years Minto has been demonstrating how innovative design can contribute to a healthier planet and improve comfort for our customers.

Minto is committed to creating quality green spaces that inspire our customers and employees to live green.

YOUR PORTOSOL LIFESTYLE

- Premier Royal Palm Beach location
- Top rated schools
- Convenient to shopping, services, employment & transportation – in the heart of it all
- Stunning community master plan with over 100 acres of lakes, preserves and landscaped open areas
- Exquisite Clubhouse with:
 - State-of-the-art fitness center with kids play room
 - Screened patio for parties
 - Club room with billiard table & TV
 - Game room
 - Flexible multi-purpose room
 - Resort-style swimming pool
 - Children's waterworks area
 - Playground
 - Basketball Court
 - Tennis Court
 - Sand Volleyball Court
- Multi-station fitness trail
- Sidewalks on both sides of the street
- Decorative street lighting for added security

ENERGY EFFICIENT HOMES – SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- Neighborhood, home design and construction for energy efficiency & sustainability
-  - FPL® BuildSmart®
- Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
- 16 SEER High efficiency **Carrier**® central air conditioning & heating

- 7-day programmable thermostat
- 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, low VOC paints and exterior vented microwave
- Energy efficient 50-gallon quick-recovery water heater (per plan)
- Energy Star® rated bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Insulated front entry door
- R-30 insulated ceiling & R-4.1 exterior walls
- **Moen**® water saving plumbing fixtures
- Luxurious **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- 25 cubic foot **GE** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Exterior vented **GE** stainless steel microwave
- **GE** Energy Star® stainless steel sound insulated automatic dishwasher
- **GE** Energy Star® washer & **GE** high capacity dryer
- Water saving elongated water closets

YOUR HOME

- Inspired elevations with elegant architectural appointments
- Seamless gutters on front elevation (per plan)
- Covered patios included
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway and covered patio
- Superior quality 100% acrylic exterior paint formulated with an exceptional blend of premium durable resins for lasting color retention and weather protection



- Architecturally accented, 8' high insulated fiberglass entry door for extended weather resistant life
- **Hanson**® concrete roof tile
- **Schlage**® satin nickel handleset
- **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
- Professionally engineered steel and concrete reinforced first & second story concrete block construction (per plan)
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Smoke/carbon monoxide detectors for your peace of mind
- Security system with 1 keypad and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' high tempered sliding glass door for your safety
- Professionally engineered truss systems
- Impact resistant embossed steel garage door
- **Taexx**® pest control system

WITHIN YOUR HOME

- 2- and 3-car garages with automatic opener and transmitters (per plan)
- Dramatic 10' ceiling heights on first floor (per plan)
- 18" **Mohawk**® ceramic tile throughout all main living areas.
- **GE Energy Star**® washer & **GE** high capacity dryer

- High speed structured wiring network-certified Cat-5E data lines and RG-6 quad shield coaxial cable
- Luxurious **Mohawk**® 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
- Premium high quality interior latex paint - low volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style rocker switches
- 6-panel interior doors
- **Schlage**® satin nickel hardware
- Sculpted colonial baseboard and casing
- Air-conditioned walk-in closets
- Solid surface window sills
- Pre-wired for cable TV and ceiling fans in family/great room & bedrooms per plan. Pre-wired for telephone in kitchen, master bedrooms, den and family room (per plan)
- Ventilated closet shelving

YOUR KITCHEN

- Spacious design
- Granite countertops with 1½" built -up edge
- Wood recessed panel cabinet doors
- Matching designer cabinet pantry or drywall pantry with vinyl clad ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **GE** appliances
- 25 cubic foot **GE Energy Star**® stainless steel side-by-side refrigerator with in-door ice and water

YOUR KITCHEN

- Free-standing **GE** stainless steel self cleaning smooth-top electric range
- Exterior vented **GE** stainless steel microwave
- **GE** Energy Star® stainless steel sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected stainless steel **Moen**® faucet with integrated pull-out sprayer
- In-Sink Waste Disposal

YOUR MASTER 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
- **Mohawk**® 12"x12" ceramic tile floors & 8"x12" ceramic wall tile in wet areas of full baths
- Decorator selected **Moen**® brushed nickel faucets in all baths
- Full width mirror over vanity with decorator selected lighting
- Recessed lighting
- Water saving elongated water closets
- **Moen**® coordinating towel & bath accessories in baths
- Large walk-in closet

YOUR MINTO

- Minto - over half a century of innovation, financial strength and integrity
- Award winning community, lifestyle and home designs
- 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

MINTO ONLY USES QUALITY BRANDS



GE imagination at work



beinspired