

COURTYARD HOMES

LAUREATE
PARK
AT LAKE NONA



INCLUDED PREMIUM FEATURES

COURTYARD HOME

INCLUDED PREMIUM FEATURES

ENVIRONMENTS FOR LIVING® & ENERGY STAR CERTIFIED® - SAVING YOU MORE MONEY PER MONTH

- All homes are **Environments for Living®** and **ENERGY STAR®** certified
- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality
- Low volatile organic compound (VOC) **Sherwin Williams®** paints and **Mohawk®** carpet to improve well-being
- Exterior ventilation of range hood
- In-wall **Taexx®** pest defense system eliminates personal contact with active ingredients
- Energy efficient **PGT®** insulated low-emissivity windows for improved performance, comfort and savings
- **GE®**, **ENERGY STAR®** appliances
- High efficiency 14-SEER **Carrier®** central air conditioning and heating
- Energy-saving compact fluorescent light bulbs
- **ENERGY STAR®** bathroom exhaust fans on separate switch
- R-30 insulated ceiling & R-4.1 on block walls
- **GE®** Geospring™ energy-saving hybrid water heater
- Automated drip irrigation system
- **Moen®** water-saving plumbing faucets
- Water-saving, dual-flush, elongated commodes

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (Excluding overhead garage doors), includes 1 year of monitoring
- 1 alarm wired keypad located at garage and pre-wire at master bedroom
- 5-Year finish warranty on the decorative **Dexter by Schlage®** satin nickel handle-set and entry dead bolt lock
- Private 2-car garage with steel reinforced door, automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Fiberglass exterior doors with glass insert that retain all the benefits and beauty of wood panel doors, but with added protection
- Fire sprinklers

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®** brushed nickel or chrome lever faucets for ease of use
- **Honeywell®** 7-day programmable thermostat with a digital display for enhanced viewing
- Rocker-style electrical switches for ease of operation

FOR ENHANCED DESIGN

- 5¼" sculpted colonial wood baseboards and 2¼" colonial wood casings around doors
- Over-sized air conditioned walk-in closets in master bedrooms
- Professionally designed lush landscape package
- Attractive combination of dimensional asphalt roof shingles and standing metal seam roof panel accents (Per plan)

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 3-year **GE®** appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts
- **GE®** EcomaginationSM
- Prewire for **GE®** WattStation™, electric vehicle charging
- **Sentricon®** termite elimination system with 1 year monitoring included

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
- **Sherwin Williams®** acrylic finish on garage floors
- Professionally engineered roof truss system
- **Sherwin Williams® Loxon®** 2 coat exterior paint system over stucco areas for long lasting color retention and climate protection
- PEX piping plumbing system for superior performance
- **DenShield®** tile backer cement board at all tub and shower areas for added protection

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- Granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 42" uppers and an accented raised cabinet bump-up and bump-out above range
- 50/50 or 70/30 Double compartment under-mount stainless steel sink
- Choice of brushed nickel or chrome **Moen®** faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- **GE®**, **ENERGY STAR®** 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®** range hood ventilated to exterior
- **GE®** built-in microwave
- Recessed lighting with energy-saving compact fluorescent light bulbs

Master Bathroom

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with his and hers under-mount bathroom sinks
- Luxurious drop-in acrylic tub with ceramic tile surround (Per plan)
- Deluxe semi-frameless shower enclosures
- Full width mirror over vanity with decorator selected **Progress Lighting®** satin nickel or oil-rubbed bronze 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
- Water-saving, dual-flush, elongated commodes
- **Mohawk®** ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Moen®** brushed nickel or chrome fixtures with lever handles for ease of use
- **ENERGY STAR®** bathroom exhaust fans on separate switch
- Coordinating towel and bath accessories
- Tiled recessed soap and shampoo niche in shower

Secondary and Powder Bathrooms

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks
- Full width mirror over vanity with decorator selected **Progress Lighting®** satin nickel or oil-rubbed bronze 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
- Water-saving, dual-flush, elongated commodes
- **Mohawk®** ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Sterling®** bathtubs in all secondary bathrooms
- **Moen®** brushed nickel or chrome fixtures with lever handles for ease of use

Secondary and Powder Bathrooms

- ENERGY STAR® bathroom exhaust fans on separate switch
- Coordinating towel and bath accessories
- Tiled recessed soap and shampoo niche in shower

Laundry

- Granite counter tops with 4" backsplash (Per plan)
- Designer selected recessed panel wood base cabinets (Per plan)
- **GE**®, ENERGY STAR® washer and **GE**® large capacity Dura Drum™ dryer
- One row of ventilated wire shelving

WITHIN YOUR HOME

- 18" **Mohawk**® ceramic tile in foyer, kitchen, great room, dining, a/c closet and laundry room
- Dramatic 10' ceiling heights on first and second floors
- Luxurious **Mohawk**® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and orange peel finish on interior walls
- Decorative 2-Panel 8' interior doors
- High speed structured wiring network – certified CAT-6 data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, loft, study and all bedrooms
- Cable television pre-wire in living room, den, and all bedrooms
- Ceiling fan pre-wire in great room and all bedrooms

- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, kitchen, and all bathrooms
- Decorative **Progress Lighting**® brushed nickel or oil-rubbed bronze fixtures in all bathrooms, dining room, foyer and café
- Electric entry door chime
- Wood window sills with apron
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

OUTSIDE OF YOUR HOME

- Gated front or side courtyards with pavers and landscaping
- Professionally designed lush landscape package
- Automated irrigation system
- **Sentricon**® termite elimination system with 1 year monitoring
- Hose bibs at front and rear for your convenience
- Concrete driveways
- Designer selected paver walkways, courtyards and covered front porches

MINTO ONLY USES QUALITY BRANDS



**SHERWIN
WILLIAMS**

MOHAWK

PGT



GE imagination at work

MOEN

Buy it for looks. Buy it for life.®

**LAUREATE
PARK**
AT LAKE NONA

© Minto Communities, LLC 2014. All rights reserved. Content may not be reproduced, copied, altered, distributed, stored or transferred in any form or by any means without express written permission. Artist's renderings, dimensions, specifications, prices and features are approximate and subject to change without notice. Minto, the Minto logo, Laureate Park at Lake Nona and the Laureate Park at Lake Nona logo are trademarks of Minto Communities, LLC, and/or its affiliates. CGC1519880. 4/14

