

Resort Vacation Villas
Included Premium Features

festival™



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Festival™

ENERGY EFFICIENT HOMES

SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- 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
- Energy efficient 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
- Automated drip irrigation system
- Moen® water-saving plumbing faucets
- Water-saving, dual-flush, elongated commodes
- Tankless water heater

FOR INCREASED SAFETY AND SECURITY

- Smoke and carbon monoxide detectors throughout
- Fiberglass exterior doors that retain all the benefits and beauty of wood panel doors, but with added protection

FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- Lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- Moen® 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

- 5-1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings around doors
- Dramatic 10' ceilings and 8' doors on the first floor and 9' ceilings and 6'8" doors on the second floor

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 10-year limited warranty on the air conditioning and heating system parts

FOR HIGHER QUALITY CONSTRUCTION

- 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 Double compartment under-mount stainless steel sink
- Moen® faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- GE®, ENERGY STAR® Stainless Steel side-by-side refrigerator with in-door ice and water
- GE®, ENERGY STAR® Stainless Steel sound insulated automatic dishwasher
- GE® Stainless Steel free-standing, smooth top, self-cleaning electric range
- GE® Stainless Steel microwave/hood combination
- Recessed lighting with energy-saving compact fluorescent light bulbs

MASTER BATHROOM

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet
- Deluxe semi-frameless shower enclosures
- Full width mirror over vanity with decorator selected Progress Lighting® 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 18"x18", 8"x12" ceramic tile on shower walls
- Moen® fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- 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® wall light above
- 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"x12" ceramic tile on 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
- Tiled recessed soap and shampoo niche in shower

LAUNDRY

- GE®, ENERGY STAR® washer and GE® large capacity Gas Dura Drum™ dryer
- One row of ventilated wire shelving

WITHIN YOUR HOME

- 18" Mohawk® ceramic tile throughout first floor common areas.
- 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
- High speed structured wiring network – CAT-5 data lines & RG-6 quad shield coaxial cable, telephone pre-wire in kitchen and combination cable television and data pre-wire in great room 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® fixtures in all bathrooms
- Electric entry door chime
- Wood window sills with apron
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms

OUTSIDE OF YOUR HOME

- Automated irrigation system
- Hose bibs at front and rear for your convenience
- Concrete tile roof
- Plunge pool with gas heater and screen enclosure
- Designer selected paver courtyards

MINTO ONLY USES QUALITY BRANDS



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MOHAWK®



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MOEN

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