



THE BOCA ADDRESS YOU WILL LOVE.



THE NEW HOME YOU WILL WANT.

**BOCA RESERVE**



# AREA FEATURES



## BOCA RESERVE





# COMMUNITY PLAN



## BOCA RESERVE

P = Parking  
M = Decorated Model



# ST. TROPEZ

1-Story, 3-5 Bedrooms, 3-4 Baths, 2-3 Car Garage  
2,733-2,994 A/C Sq. Ft. • 3,774 Total Sq. Ft.



MISSION ELEVATION



MISSION ELEVATION (WITH IN-LAW SUITE)



# ST. TROPEZ

1-Story, 3-5 Bedrooms, 3-4 Baths, 2-3 Car Garage  
2,733-2,994 A/C Sq. Ft. • 3,774 Total Sq. Ft.



WEST INDIES ELEVATION



WEST INDIES ELEVATION (WITH IN-LAW SUITE)



# ST. TROPEZ

1-Story, 3-5 Bedrooms, 3-4 Baths, 2-3 Car Garage  
2,733-2,994 A/C Sq. Ft. • 3,774 Total Sq. Ft.

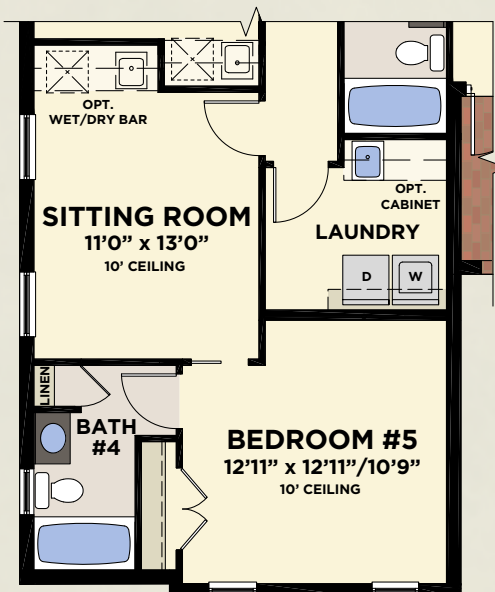


|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 2,733        |
| 3-Car Garage         | 696          |
| Covered Entry        | 60           |
| Covered Patio        | 285          |
| <b>Total Sq. Ft.</b> | <b>3,774</b> |

AVAILABLE  
BEDROOM #5/BATH #4



AVAILABLE  
BEDROOM #4



AVAILABLE IN-LAW SUITE

*with Available In-Law Suite/  
Bedroom #5*

|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 2,994        |
| 2-Car Garage         | 435          |
| Covered Entry        | 60           |
| Covered Patio        | 285          |
| <b>Total Sq. Ft.</b> | <b>3,774</b> |



# PARADISO

1-Story, 2-3 Bedrooms, Study, 2 1/2 -3 1/2 Baths, 2-3 Car Garage  
2,842-3,064 A/C Sq. Ft. • 4,077 Total Sq. Ft.



MISSION ELEVATION

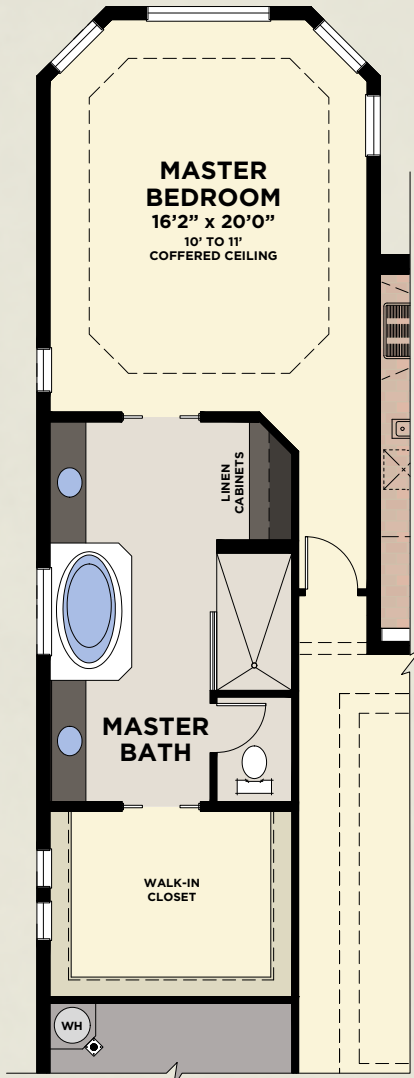


WEST INDIES ELEVATION

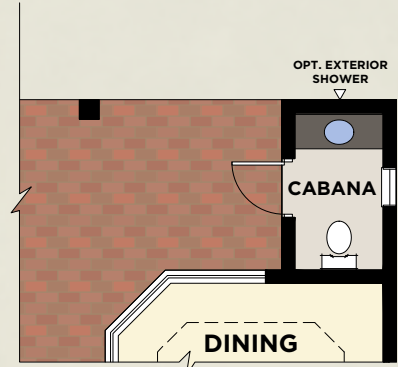


# PARADISO

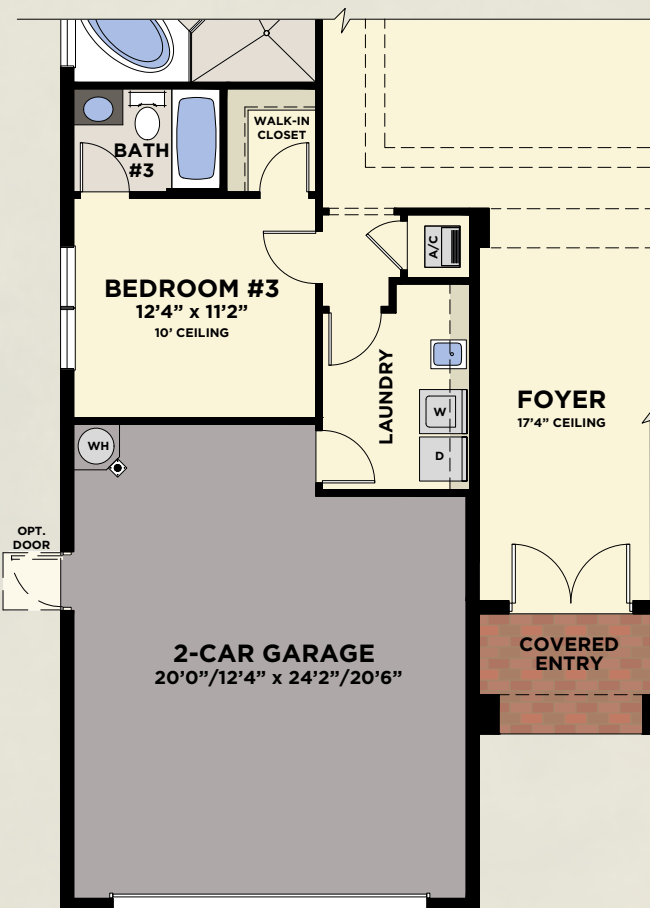
1-Story, 2-3 Bedrooms, Study, 2 1/2 - 3 1/2 Baths, 2-3 Car Garage  
2,842-3,064 A/C Sq. Ft. • 4,077 Total Sq. Ft.



AVAILABLE MASTER BATH



AVAILABLE CABANA BATH



AVAILABLE BEDROOM #3  
w/BATH #3 AND 2-CAR GARAGE

*with available Bedroom #3/  
Bath #3 and 2-Car Garage*

|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 3,064        |
| 2-Car Garage         | 495          |
| Covered Entry        | 57           |
| Covered Patio        | 461          |
| <b>Total Sq. Ft.</b> | <b>4,077</b> |

*with 3-Car Garage*

|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 2,842        |
| 3-Car Garage         | 717          |
| Covered Entry        | 57           |
| Covered Patio        | 461          |
| <b>Total Sq. Ft.</b> | <b>4,077</b> |





# BRIENZA

1-Story, 4-5 Bedrooms, 3 1/2 Baths, 3-Car Garage  
2,947-2,968 A/C Sq. Ft. • 3,768 Total Sq. Ft.



MISSION ELEVATION



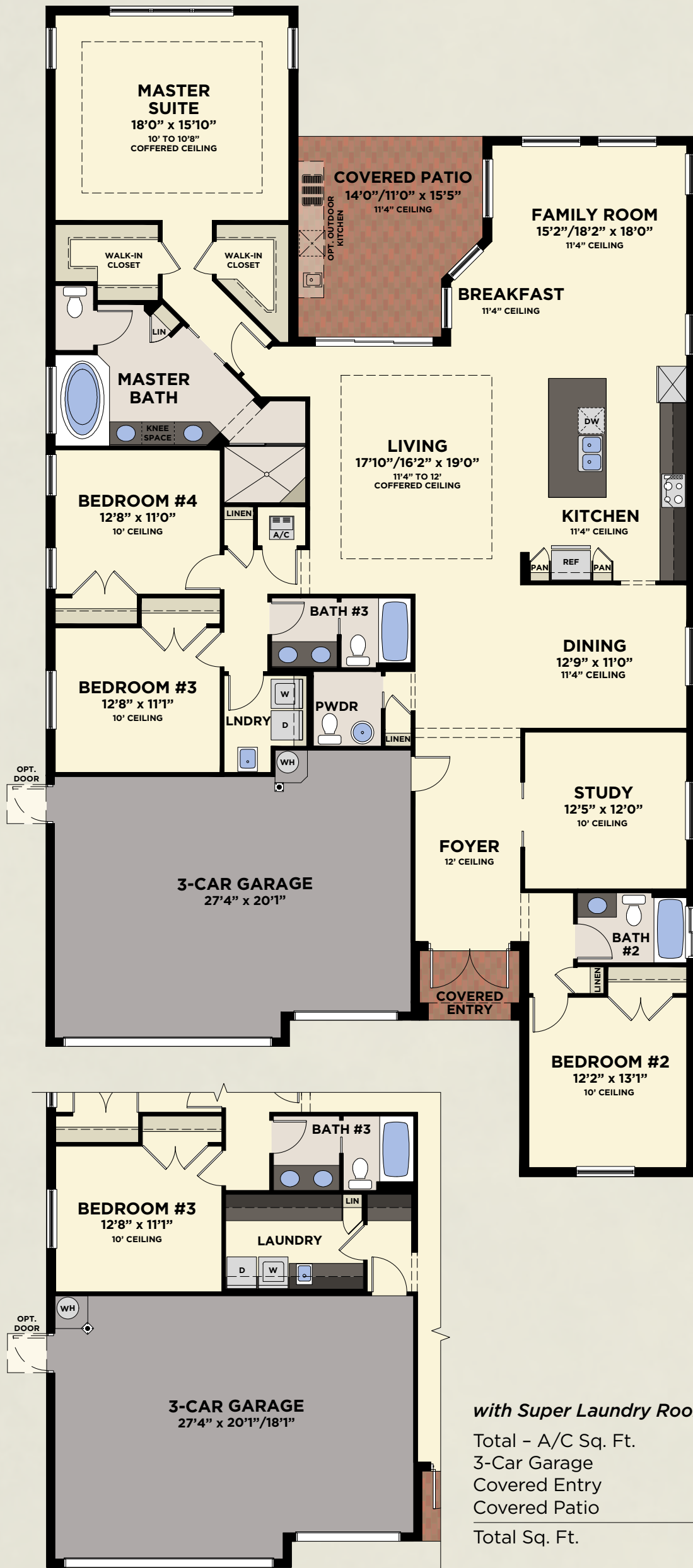
PALM BEACH ELEVATION

**BOCA RESERVE**  
A decorative graphic element consisting of a stylized floral or vine motif.

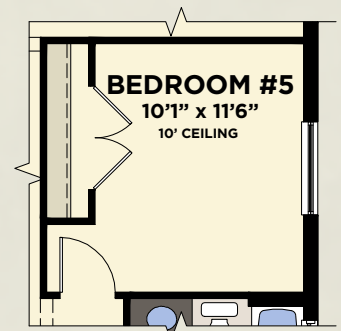


# BRIENZA

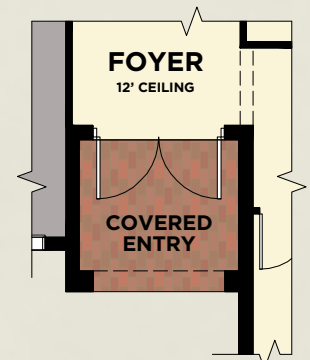
1-Story, 4-5 Bedrooms, 3 1/2 Baths, 3-Car Garage  
2,947-2,968 A/C Sq. Ft. • 3,768 Total Sq. Ft.



|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 2,947        |
| 3-Car Garage         | 581          |
| Covered Entry        | 41           |
| Covered Patio        | 199          |
| <b>Total Sq. Ft.</b> | <b>3,768</b> |



AVAILABLE BEDROOM #5



PALM BEACH ENTRY

*with Super Laundry Room*

|                      |              |
|----------------------|--------------|
| Total - A/C Sq. Ft.  | 2,968        |
| 3-Car Garage         | 560          |
| Covered Entry        | 41           |
| Covered Patio        | 199          |
| <b>Total Sq. Ft.</b> | <b>3,768</b> |

AVAILABLE SUPER LAUNDRY ROOM



# CALLISTA

2-Story, 4-6 Bedrooms, Study, 3 1/2 - 4 1/2 Baths, 2-4 Car Garage  
3,652-4,085 A/C Sq. Ft. • 4,952-5,381 Total Sq. Ft.



PALM BEACH ELEVATION



PALM BEACH ELEVATION (WITH SITTING ROOM)

**BOCA RESERVE**  
A decorative graphic element consisting of a stylized floral or vine motif in green and gold colors, positioned below the text.



# CALLISTA

2-Story, 4-6 Bedrooms, Study, 3 1/2 - 4 1/2 Baths, 2-4 Car Garage  
3,652-4,085 A/C Sq. Ft. • 4,952-5,381 Total Sq. Ft.



WEST INDIES ELEVATION



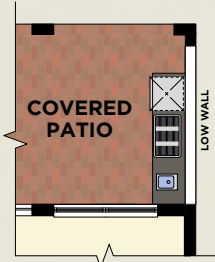
WEST INDIES ELEVATION (WITH SITTING ROOM)



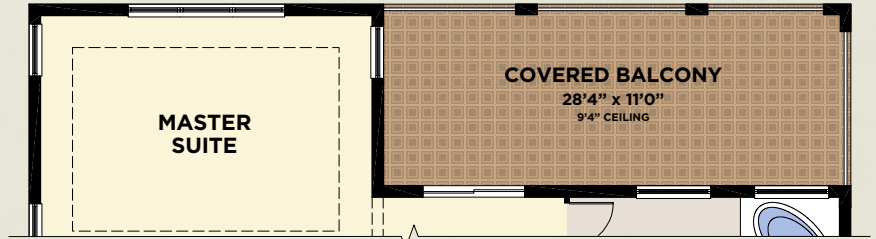
# CALLISTA

2-Story, 4-6 Bedrooms, Study, 3 1/2 - 4 1/2 Baths, 2-4 Car Garage  
3,652-4,085 A/C Sq. Ft. • 4,952-5,381 Total Sq. Ft.

|                     |       |
|---------------------|-------|
| First Floor Living  | 1,823 |
| Second Floor Living | 1,829 |
| Total - A/C Sq. Ft. | 3,652 |
| 4-Car Garage        | 882   |
| Covered Entry       | 106   |
| Covered Patio       | 312   |
| Total               | 4,952 |



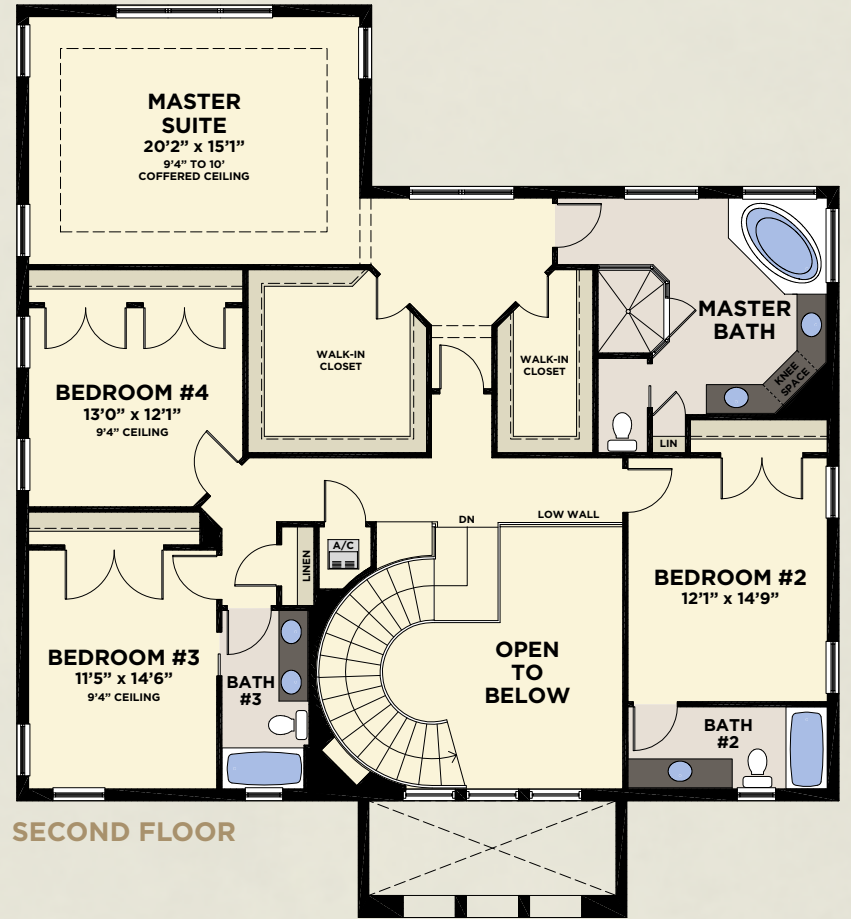
AVAILABLE OUTDOOR KITCHEN



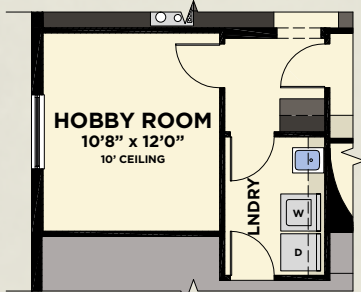
AVAILABLE COVERED BALCONY



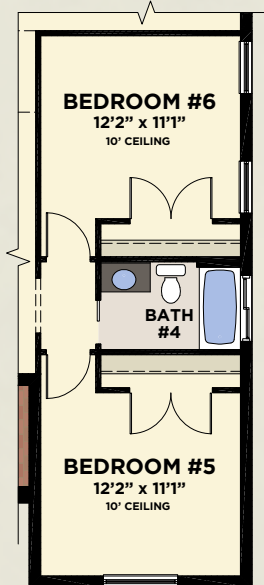
FIRST FLOOR



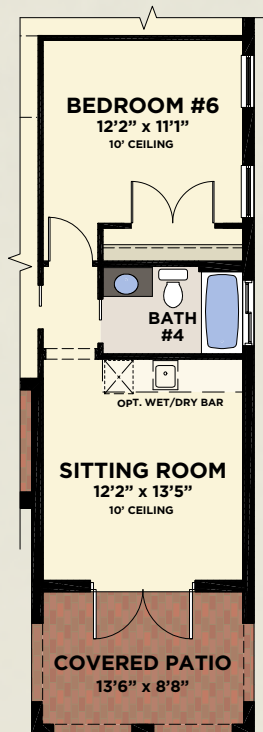
SECOND FLOOR



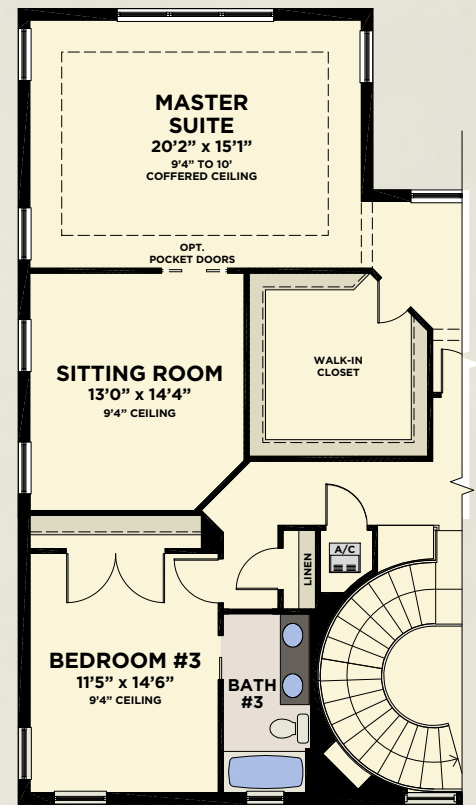
AVAILABLE HOBBY ROOM



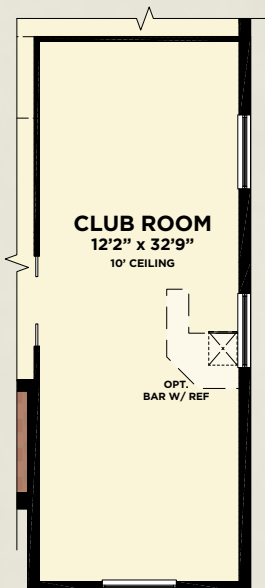
AVAILABLE BEDROOM #5 & BEDROOM #6



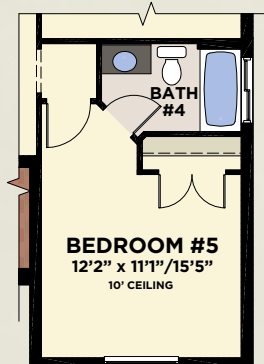
AVAILABLE IN-LAW SUITE



AVAILABLE MASTER SITTING ROOM



AVAILABLE CLUB ROOM



AVAILABLE BEDROOM #5

**BOCA RESERVE**



with available  
Hobby Room/In-Law Suite  
and Covered Balcony

|                     |       |
|---------------------|-------|
| First Floor Living  | 2,256 |
| Second Floor Living | 1,829 |
| Total - A/C Sq. Ft. | 4,085 |
| 2-Car Garage        | 449   |
| Covered Entry       | 106   |
| Covered Patio       | 312   |
| Front Covered Patio | 117   |
| Covered Balcony     | 312   |
| Total               | 5,381 |



# PARADISO GRANDE

2-Story, 3 Bedrooms, Study, Bonus Room, 3 Full Baths, Two Powder Baths, 2-3 Car Garage  
3,811-3,940 A/C Sq. Ft. • 5,218 Total Sq. Ft.



PALM BEACH ELEVATION



WEST INDIES ELEVATION

**BOCA RESERVE**  
A decorative graphic element consisting of a stylized floral or scrollwork design.





# SERRANO

2-Story, 6 Bedrooms, Study, Loft, 5 1/2 Baths, 3-Car Garage  
4,160-4,190 A/C Sq. Ft. • 5,009 Total Sq. Ft.



PALM BEACH ELEVATION



WEST INDIES ELEVATION

**BOCA RESERVE**  
A decorative graphic element consisting of a stylized floral or vine motif.

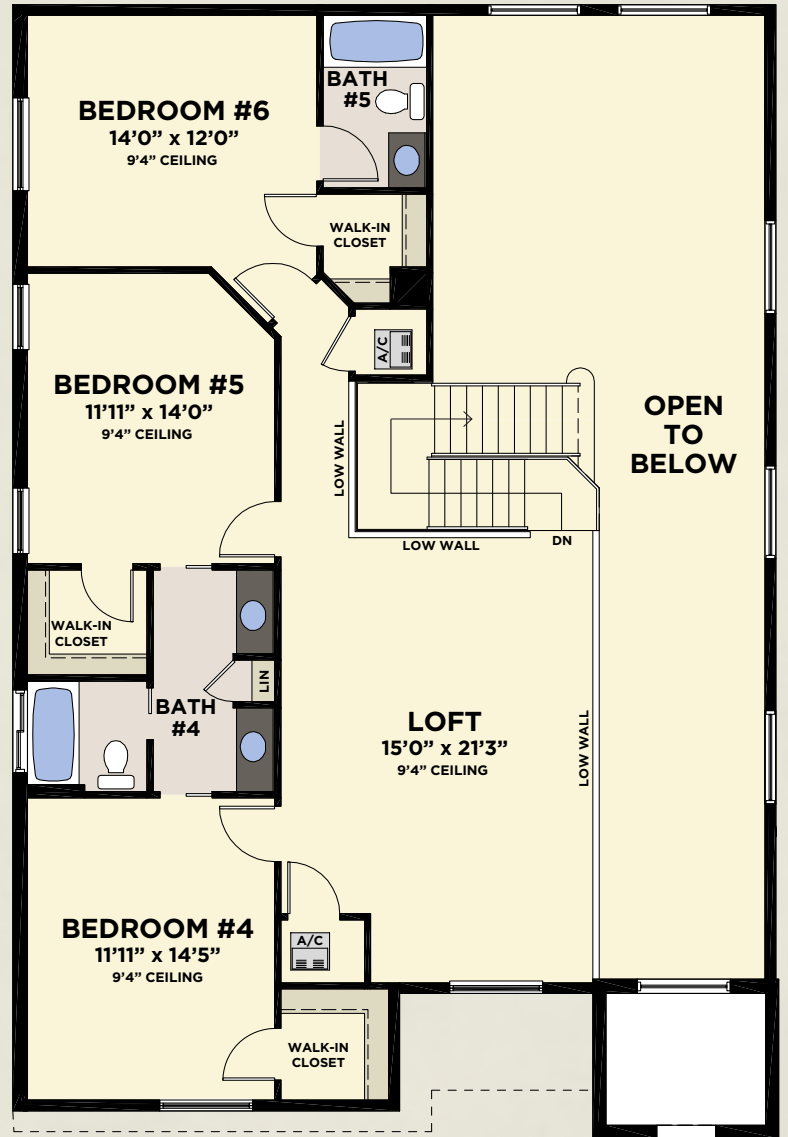
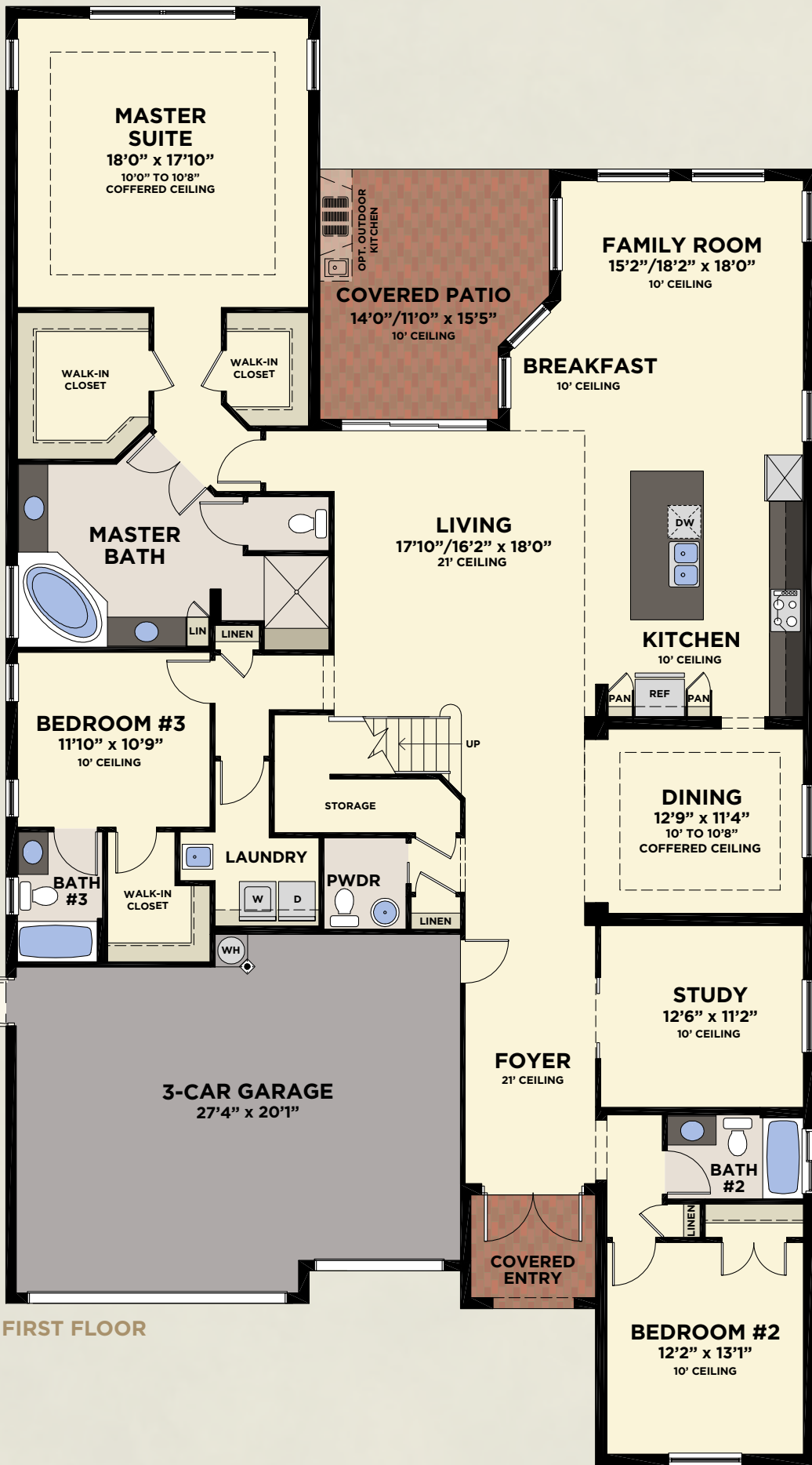




# SERRANO

2-Story, 6 Bedrooms, Study, Loft, 5 1/2 Baths, 3-Car Garage  
4,160-4,190 A/C Sq. Ft. • 5,009 Total Sq. Ft.

|                     |              |
|---------------------|--------------|
| First Floor Living  | 2,931        |
| Second Floor Living | 1,229        |
| Total - A/C Sq. Ft. | 4,160        |
| 3-Car Garage        | 592          |
| Covered Entry       | 58           |
| Covered Patio       | 199          |
| <b>Total</b>        | <b>5,009</b> |



SECOND FLOOR



AVAILABLE SUPER LAUNDRY ROOM

*with Super Laundry Room*

|                     |              |
|---------------------|--------------|
| First Floor Living  | 2,961        |
| Second Floor Living | 1,229        |
| Total - A/C Sq. Ft. | 4,190        |
| 3-Car Garage        | 562          |
| Covered Entry       | 58           |
| Covered Patio       | 199          |
| <b>Total</b>        | <b>5,009</b> |



# VENETO

2-Story, 5-6 Bedrooms, Study, Master Sitting, 5 1/2 Baths, 3-Car Garage  
5,000-5,208 A/C Sq. Ft. • 6,161-6,369 Total Sq. Ft.



MISSION ELEVATION



WEST INDIES ELEVATION



# VENETO

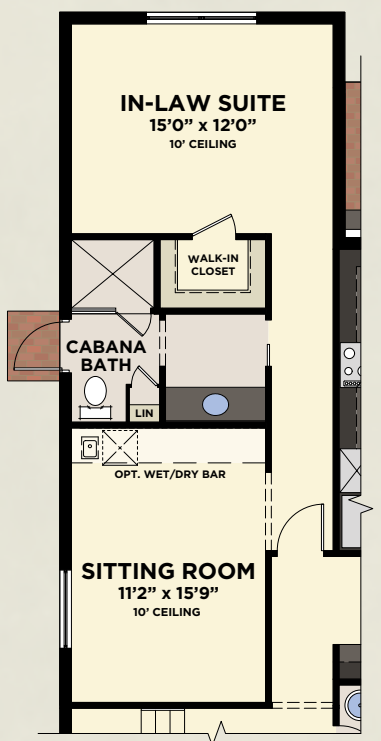
2-Story, 5-6 Bedrooms, Study, Master Sitting, 5 1/2 Baths, 3-Car Garage  
5,000-5,208 A/C Sq. Ft. • 6,161-6,369 Total Sq. Ft.



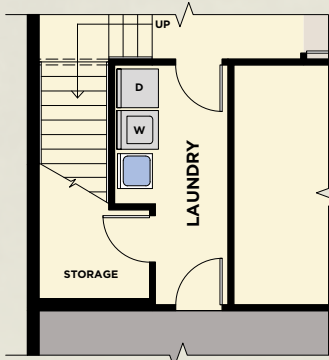
FIRST FLOOR



SECOND FLOOR



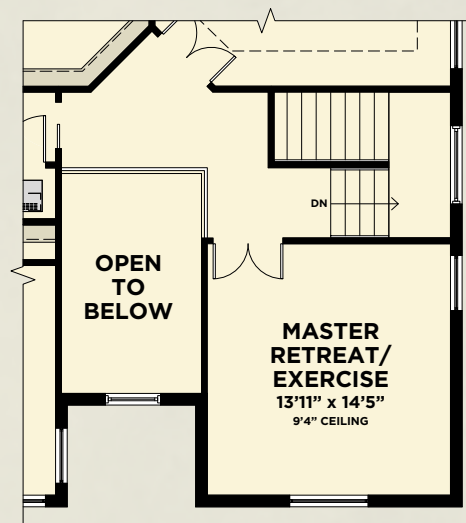
AVAILABLE IN-LAW SUITE



AVAILABLE FIRST FLOOR LAUNDRY ROOM

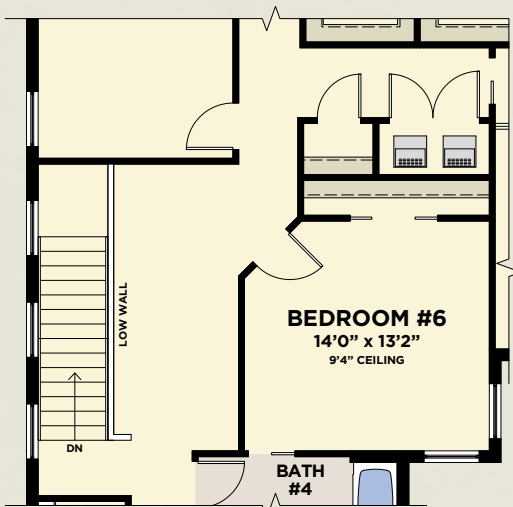
*with Master Retreat/Exercise Room*

|                     |              |
|---------------------|--------------|
| First Floor Living  | 2,359        |
| Second Floor Living | 2,849        |
| Total - A/C Sq. Ft. | 5,208        |
| 3-Car Garage        | 658          |
| Covered Balcony     | 115          |
| Covered Entry       | 43           |
| Covered Patio       | 345          |
| <b>Total</b>        | <b>6,369</b> |

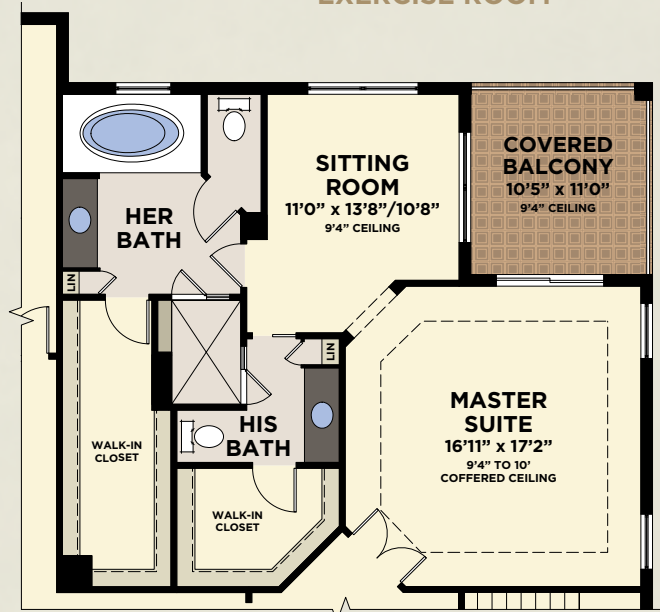


AVAILABLE MASTER RETREAT/EXERCISE ROOM

|                     |              |
|---------------------|--------------|
| First Floor Living  | 2,359        |
| Second Floor Living | 2,641        |
| Total - A/C Sq. Ft. | 5,000        |
| 3-Car Garage        | 658          |
| Covered Balcony     | 115          |
| Covered Entry       | 43           |
| Covered Patio       | 345          |
| <b>Total</b>        | <b>6,161</b> |



AVAILABLE BEDROOM #6



AVAILABLE HIS & HER BATH



# INCLUDED PREMIUM FEATURES


## YOUR BOCA RESERVE LIFESTYLE

- Highly desirable West Boca Raton location
- Top-rated elementary, middle and high schools
- Convenient location close to shopping, restaurants, services, employment & transportation

## YOUR BOCA RESERVE NEIGHBORHOOD

- Intimate gated enclave of just 44 luxury homes
- Prestigious lushly landscaped entry drive and electronically gated entry
- Pedestrian-friendly community with sidewalks on both sides of the street
- Beautifully landscaped community area with pavilion and walkways
- Decorative street lighting

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

- Neighborhood and homes designed and constructed 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, efficient air filters, carbon monoxide detectors, low volatile organic compound (VOC) carpet, low VOC paints and exterior vented range hood
- Energy efficient 50 or 80-gallon quick-recovery water heater (per plan)
- Energy Star® rated bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Architecturally accented, 8' tall insulated fiberglass double entry doors for extended weather resistant life
- 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 padding
- **GE Profile Energy Star**® sound insulated automatic dishwasher
- **GE Energy Star**® 4.0 cu. ft. washer
- Water saving dual-flush elongated commodes

## YOUR HOME

- Inspired elevations with elegant architectural appointments
- Covered entry and rear patio
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway, covered entry and covered patio
- Decorative garage coach lights
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- **Hanson**® concrete roof tiles
- **Schlage**® satin nickel handleset
- **Schlage**® satin nickel levers on interior doors
- **Schlage**® entry deadbolt lock & door viewer
- Waterproof exterior electrical outlets and exterior hose connection(s) for your convenience

- Entry door chime
- Automatic irrigation system on entire homesite

## YOUR PEACE OF MIND

- Design & construction in accordance with the rigorous wind-resistive requirements of Florida Building Code
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Professionally engineered reinforced concrete block first floor and second floor walls where possible
- Smoke/carbon monoxide detectors for your peace of mind
- Security system with 2 keypads and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' tall tempered sliding glass doors for your safety (10' tall on Paradiso and Paradiso Grande)
- Professionally engineered floor and roof truss systems
- Impact resistant embossed steel garage door
- **Taexx**® pest control systems

## WITHIN YOUR HOME

- Private 2-, 3- and 4-car garages with automatic opener and transmitters (per plan)
- Dramatic 10' to 12' ceiling heights on first floor (per plan)
- 18" **Mohawk**® ceramic tile throughout the main floor living areas of your home (per plan)
- **GE Energy Star**® 4.0 cu. ft. washer and 6.0 cu. ft. DURA DRUM™ dryer
- Handy utility sink in Laundry Room
- 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 padding
- Knockdown textured drywall finish on ceilings
- Light orange peel finish on interior walls
- **Color Wheel**® high quality interior paint - low volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style light switches
- Recessed lighting in family room/great room and hallways
- 6-panel interior doors with colonial casing
- **Schlage**® satin nickel levers on interior doors
- 5 1/4" Sculpted colonial baseboard
- Air-conditioned, lighted walk-in closets
- White 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)
- Epoxy coated steel ventilated closet shelving

## YOUR KITCHEN

- Dramatic gourmet kitchen featuring wood recessed panel cabinet doors with 42" upper cabinets
- Granite countertops with decorative edge and 4" backsplash
- Matching designer cabinet pantry or walk-in pantry closet with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **GE Profile**™ appliances
- 24.6 cubic foot **GE Profile**™ counter-depth side-by-side refrigerator with in-door ice and water
- **GE Profile**™ clean design ceramic cooktop
- **GE Profile**™ wall oven and wall-mounted microwave

## YOUR KITCHEN

- GE Profile™ Energy Star® sound insulated automatic dishwasher
- Exterior vented range hood
- 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 recessed panel wood doors in master and secondary baths
- Granite countertop with undermount his and her sinks in master bath
- Custom cultured marble vanity tops with integral sinks in secondary baths
- Pedestal sink in powder room
- Mohawk® 12"x12" ceramic tile floors and 8"x12" ceramic wall tile in wet areas of full baths
- Deluxe 6' acrylic roman tub with ceramic tile surround and separate shower in master bath
- Decorator selected 8" widespread Moen® brushed nickel faucets in master bath
- Decorator selected Moen® brushed nickel faucets in secondary baths and powder room
- Full width oversized mirrors over vanities in master and secondary baths with decorative lighting
- Decorative mirror in powder bath

- Recessed lighting in all baths
- Water saving dual-flush elongated commodes
- Comfort-height commode in master bath
- Coordinated bath & towel accessories
- Large walk-in closet(s) (per plan)
- Moisture resistant backing shower walls and tub

## YOUR MINTO

- Minto - over half a century of innovation, financial strength and integrity
- Minto's nationally recognized construction quality
- Minto's exclusive MasterCare<sup>SM</sup> 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

**Color Wheel Paint.**



GE imagination at work

  
**MOHAWK**

 **MOEN**

Buy it for looks. Buy it for life.®

# BOCA RESERVE



All dimensions, specifications and features are approximate and subject to change without notice. Exterior colors may vary. Artist's rendering and floorplans are for illustrative and conceptual purposes. Floorplans are not to scale and may be the reverse (mirror) image of those shown. CGC 1519880. © 2013 Minto Communities, LLC All Rights Reserved. 11/13

