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PortoSol by Minto



GARRETT A. FOSTER
 ADVERTISING
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There are lots of choices for homebuyers in today's market, but there aren't many that offer the kind of quality construction and outstanding value you will find at PortoSol by Minto, which has been putting families in great homes from South Florida to Canada for over half a century.

From the impressive gated entrance, which greets guests and visitors with lush landscaping, and lake and preserve views; to the stylish and intimate clubhouse, with its array of resort-like amenities; and the award-winning and extremely flexible floor plans, avail-

able in a wide variety of sizes and prices, it's easy to see why 130 families are already calling PortoSol home.

According to Glen Trotta, VP of marketing for Minto, today's buyers are realizing that the prices of PortoSol's brand-new homes are much more competitive than a comparable resale home – plus you don't have to deal with possible foreclosures and short sales, or have to immediately start updating or making improvements.

"What's really exciting is that we're seeing lots of people who may not be in a position to purchase now, who are visiting and saying that as soon as their situation changes, they plan to buy at PortoSol," Trotta says.

For who are ready to make a move now, PortoSol has six Express Delivery Homes, from the three-bedroom, two-bath, two-car-garage, lakefront Sorrento, priced at \$272,200; to the four-bedroom, three-and-one-half-bath, two-plus-garage, lakefront Adagio Bonus, priced at \$385,300.

"These are pre-designed homes already under construction, in which our designers have gone in and added a whole host of features and options," says Pam Wilhoit, new home professional with Minto at PortoSol. "These homes will be ready for move-in from the end of July through No-

» PORTOSOL CONTINUES PAGE 2



The recently completed clubhouse and resort-like amenities make living at PortoSol feel like a permanent vacation.



The one-story Ladera offers prime views from all major living areas, plus the flexibility to create a layout that works for you.

member and are especially nice for people who don't have the time or inclination to make all the decisions that can go into building a new home."

Purchasing an Express Delivery Home is likely to be important to families who want to be settled in time for the start of the new school year. For those families, PortoSol is located directly across the street from Royal Palm Beach High School. Other schools in the area are Royal Palm Beach Elementary School and Crestwood Middle School.

"Buyers who want to build from the ground up and choose all of their own options can be in their new home in just six to eight months," Trotta says.

Minto offers a \$10,000 credit on Express Delivery Homes for buyers who use the builder's preferred title company, Founders Title, and mortgage company, Homebuyers Financial.

"There is an additional \$5,000 credit on to-be-built homes in the Splendido Collection, and an additional \$10,000 credit on to-be-built homes in the Palazzo Collection," Trotta says.

This is just the start of the truly incredible value that homebuyers can expect to find at PortoSol, which is scheduled to have a total of 499 single-family homes. In fact, homes of this size and quality can cost upwards of \$100,000 or more in other communities. There

are four furnished models to see here – and all certain to leave prospective buyers thoroughly impressed.

Flexible floor plans

First on the tour is the Avante Flex model, which features up to six bedrooms in 4,479 total square feet and is priced from just \$399,900. As with all the models, there are signs posted to clearly show how layouts can be changed to meet each buyer's specific needs and lifestyle.

"For example, the Avanti's upstairs bonus room can be made into a game room, two bedrooms, or an in-law suite with a bedroom and sitting room," Trotta says. "And the downstairs den with adjacent powder room can be turned into an additional bedroom with its own full bath."

The Murano, which offers up to five bedrooms and four-and-one-half baths plus den and sitting room in 4,723 total square feet, is priced from \$409,900. In this model, one of the flex options is to convert the tandem space in the three-car garage into a hobby room or home office, conveniently located off the kitchen and breakfast area.

The next furnished model is the one-story Ladera, which offers up to four bedrooms, three baths and a three-car garage in 2,574 total square feet. The home is afford-

ably priced from just \$279,900.

"One of the really attractive features in the Ladera is that all the living areas are designed to take advantage of the view, which in most of our homes is either that of a lake or beautiful preserve," Trotta says. "In this plan, the tandem space in the three-car garage can be turned into a sitting room off the master bedroom, or a den that all family members can enjoy."

The Indigo, priced from \$289,900, with up to five bedrooms and three baths, is the fourth model available on display at PortoSol.

To make PortoSol affordable for all families and buyers, Minto's least expensive model, the Carina 3, offers two or three bedrooms, two-and-one-half baths and a two-car garage in two stories, starting at just \$239,900.

"And our HOA fees are just \$199.25 monthly, which includes use of the recreation areas, staffing of clubhouse, expanded basic cable TV, water for irrigation, and maintenance of common areas and lakes," Trotta says.

Spacious lots

Lots are large enough for pools, with liberal rules that allow fences and the ability to create your own tropical paradise.

"One compliment we get daily is that this does not feel like sardine-

ville," Wilhoit says. "There are no zero lot lines here."

Seven available lots are approximately one-quarter acre.

All models are available in a number of elevations, with a wide choice of colors and roofs, to avoid a cookie-cutter look. Interiors feature gourmet kitchen, many with walk-in pantries. Layouts are truly unique and designed for optimal furniture placement. There are coffer and vaulted ceilings, arches, curved staircases, covered patios, paneled doors, double counters and private water closets in master baths, and other architectural details that are upgrades in most other communities, if they're even available.

"People are so impressed by the quality and attention to detail we offer," Trotta says. "Even the walls and floors in our garages are finished and painted, and we offer two-story, concrete-block construction."

The same attention to detail is found throughout the entire community, from the nature preserves and lakes, which attract an abundance of wildlife, to the sidewalks on both sides of streets, and the recently completed clubhouse.

"When people visit PortoSol, I like to take them to the clubhouse first, since it's the most important house we have," Wilhoit says. "We have 16 floor plans, but only one clubhouse, and we made sure that it was as beautiful as possible, with

something for everyone.

The fully staffed clubhouse offers a multi-purpose room with serving kitchen, fitness center with adjacent tot room, billiards parlor, teen room and screened porch. Scheduled activities already include karate and swim classes, bingo night, a recent Fourth of July luau and more.

There's also a swimming pool with spacious sundeck and cabanas, tot lot with interactive waterworks, volleyball, lighted tennis and basketball courts, playground with shaded areas, and nearly 100 acres of lakes, greenery and recreation, including a multi-station fitness trail.

Prime location

If all of that doesn't keep you busy, CityPlace, Kravis Center and Norton Museum are just minutes to the east, The Mall at Wellington Green is to the south, and the South Florida Fairgrounds, Sound Advice Amphitheatre and Okeetee Park are right around the corner.

Palm Beach International Airport is also less than 10 minutes away. Plus, there is a Super Target, Publix and more just outside the gates.

To prove how positive the response to the community has been, PortoSol was recently honored with a "Purchaser Experience" award through an extensive survey administered by Eliant Survey.

"We do whatever it takes to make our buyers happy, from the moment they walk through the door of the sales center, to the day we hand them over the keys to their brand-new home," Wilhoit says.

Responding to the demand for more energy efficiency and sustainability, Minto has come up with their "mintoblu" initiative in which all homes are designed, constructed and certified to meet the following agency standards: LEED® (Leadership in Energy & Environmental Design), Energy Star®, FLP® BuildSmart®, Florida Green Building Coalition and NAHB National Green Building Program™.

"Mintoblu" is just one more way the veteran builder is remaining fresh and current, along with growth and expansion that also has them building on the west coast of Florida.

"It's all part of the 'new' Minto," Trotta says.

And PortoSol is front and center.



The Indigo, priced from \$289,900, with up to five bedrooms and three baths, is the fourth model available on display at PortoSol.

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