

Parkside

AT FISHHAWK RANCH

*FishHawk Ranch offers you
new places and new ways to
live your life to the fullest.*







YOUR EXCEPTIONAL FEATURES

OUTSIDE YOUR HOME

- Professionally engineered reinforced exterior concrete block first floor and second floor construction
- Professionally engineered roof trusses with hurricane straps for added protection
- CertainTeed Premium Dimensional Asphalt Roof Shingles
- **Alcoa** Aluminum Soffit and Fascia
- Choice of architecturally distinctive elevations.
- High quality **Color Wheel®** Flex Lox exterior paint
- Concrete driveway, entry walk, covered entry and patio stoops per plan
- Vapor-proofed, steel-reinforced monolithic concrete foundation
- Fully sodded homesite with professionally-designed native drought-tolerant landscaping
- 8' **Plastpro™** front entry door with sidelight (per plan) with dead bolt lock and eye viewer
- **Schlage®** satin nickel handle set
- Door chime with push button.
- Energy-efficient double pane Low-E insulated glass windows with white frames and screens
- **Clopay** embossed metal garage door
- Waterproof exterior electrical outlets
- Exterior hose connections at front & rear
- Fully maintained landscape and lawn
- Ten Year Warranty Program

IN YOUR HOME

- Two car private garage
- Professionally-designed color-coordinated interior finish packages
- High speed structured wiring network comprised of certified Cat-5 data lines and RG-6 quad shield coaxial cable. Your home is ready for the future
- Eight-foot high exterior French doors, per plan
- **Mohawk®** 18" ceramic tile in foyer, kitchen, laundry room, powder room and great room/family room (per plan)
- All Parkside at FishHawk Ranch homes will be certified by the following agencies:
 -  - Energy Star®
 -  - Florida Green Building Coalition
- Energy-efficient environmentally friendly central air conditioning & heating
- **Honeywell®** programmable thermostat
- Fully insulated exterior walls & ceiling
- **Mohawk®** luxurious stain resistant, environmentally friendly carpeting with high performance carpet cushion
- **Color Wheel®** high quality interior paint - Zero VOC interior paint on walls and low VOC paint on doors and trim
- Ventilated wire shelving in closets
- Fully air-conditioned walk-in closets
- Corian window sills
- Textured drywall finish on all ceilings
- 6-Panel Embossed doors with **Schlage®** satin nickel hardware

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- 6-Panel Embossed closet doors per plans
- Colonial 5 1/4" baseboard and colonial casing
- Smoke alarms / carbon monoxide detectors at each bedroom
- **Rheem®** 50 gallon quick recovery energy efficient gas water heater
- 150 or 200 amp electric service per plan
- Decorator rocker switches
- Pre-wired for telephone in all bedrooms, den, loft, kitchen (per plan)
- Pre-wired for cable television in all bedrooms, den, loft, living, family and great room (per plan)
- Pre-wired for ceiling paddle fans in all bedrooms, den, loft, living, family and great room (per plan)
- **GE** super capacity Energy Star® washer & gas dryer
- LiftMaster automatic garage door opener with two transmitters
- **GE** alarm system with contacts on all operable windows and doors except exterior garage doors
- Recessed hi-hat lighting in Great Room

IN YOUR KITCHEN

- **Timberlake** wood cabinet doors
- Undermount 50/50 stainless steel sink
- Granite countertops with 4" backsplash
- **Moen®** chrome faucet with integral pullout sprayer

- Choice of white or black **GE** appliances with three-year parts and labor warranty
- Self-cleaning gas range
- Over-the-range microwave oven
- 25 cu. ft. Energy Star® side-by-side refrigerator
- Automatic Energy Star® dishwasher
- Insinkerator Disposal
- Convenient pantry for extra storage
- Recessed hi-hat lighting

INSIDE YOUR BATH

- Timberlake wood cabinet doors in all baths
- Raised height vanity cabinets in all baths
- **Mansfield** pedestal sink in powder room
- **Mohawk®** 13"x13" ceramic tile floors & walls in wet areas of all baths
- Granite vanities with drop in sink in all baths
- **Sterling by Kohler** Vikrell tub in secondary baths, per plan
- Beveled-edge mirrored medicine cabinets
- Full width vanity mirrors
- **Moen®** faucets in all baths
- Designer accessories in all baths
- **Mansfield** elongated water closets
- All bathrooms fully air conditioned
- Moisture resistant walls at shower and tubs

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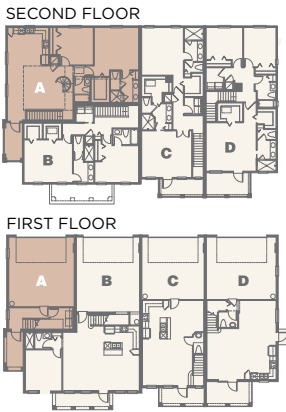
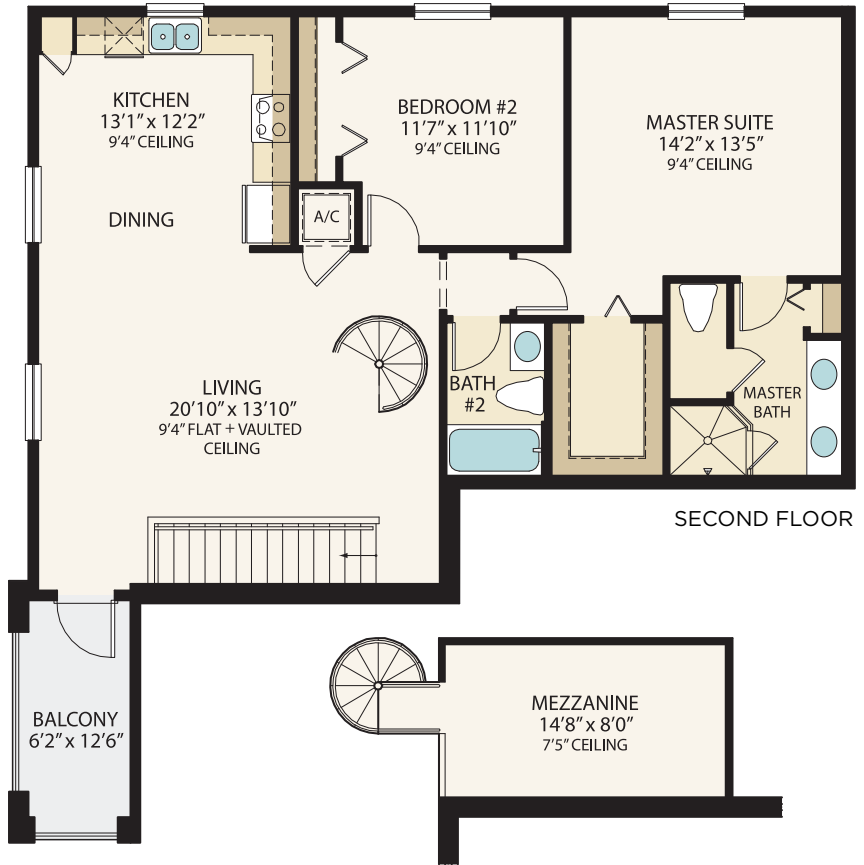
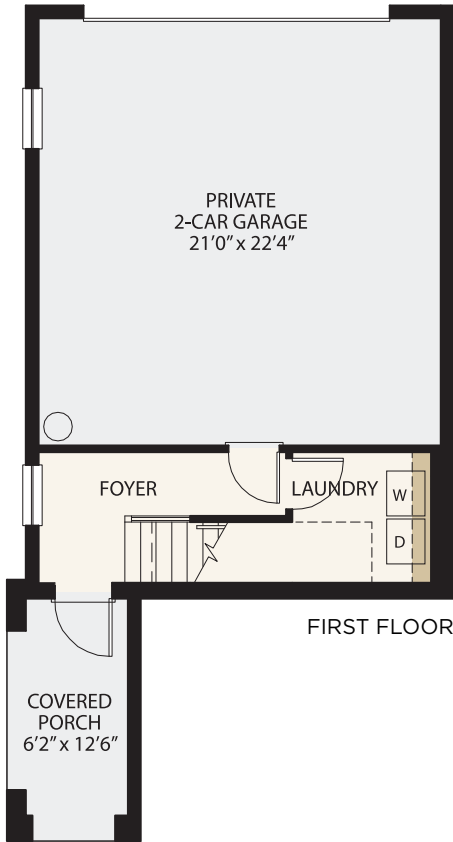
It is understood by the purchaser that all furnishings, draperies, mirror work, wallpaper and decorator items shown in the models, other than those listed above, are for display purposes only and are not included in the purchase price. Landscaping may vary as to maturity, specifications and number. Electrical, cable T.V., data and phone outlets may vary in quantity, type and location from what is shown in the model. All dimensions, specifications and features are approximate and subject to change without notice. Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 1/11.





AVALON

2 Bedrooms + Mezzanine, 2 Baths, 2-Car Garage



First Floor	170
Second Floor	1,165
Mezzanine	128
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Total - Living	1,463
Garage	506
Covered Porch	81
Open Balcony	81
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Total	2,131

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ELEVATION A



ELEVATION B

Parkside

AT FISHHAWK RANCH

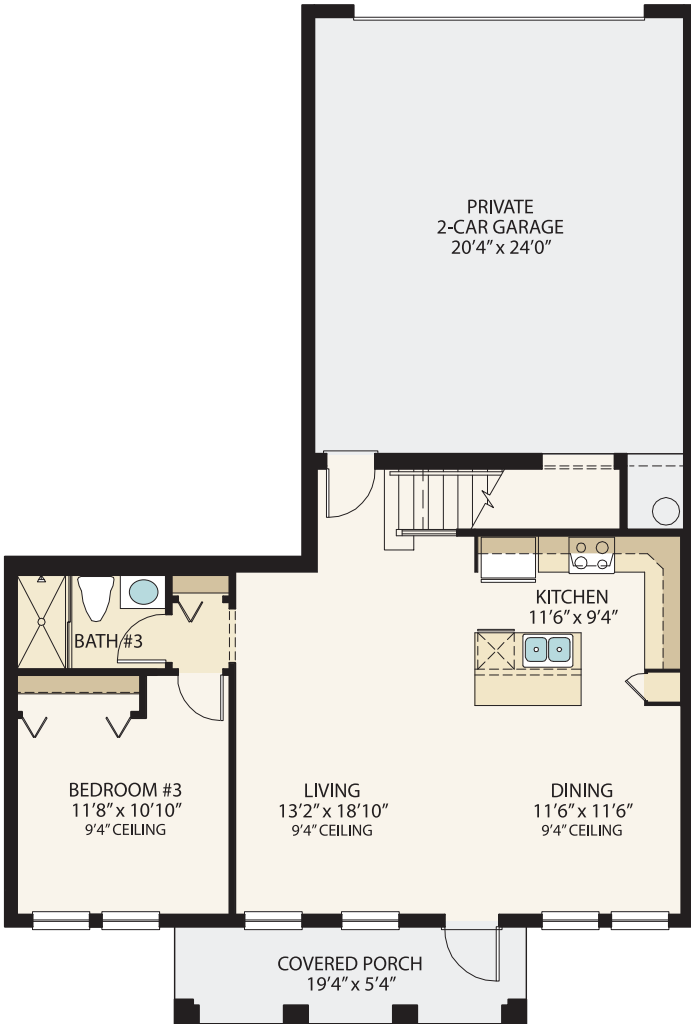
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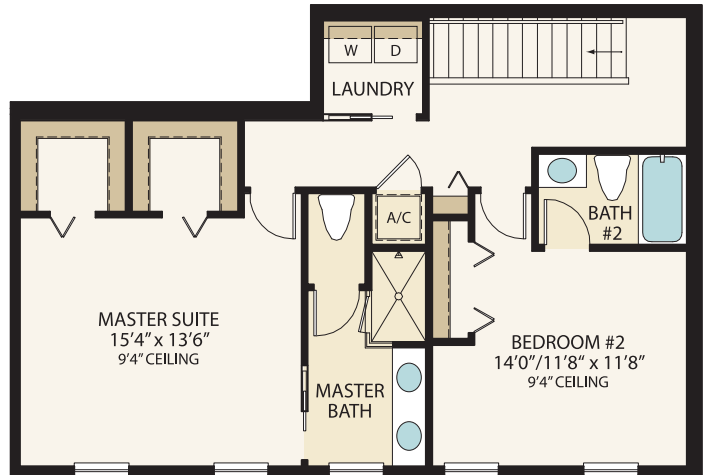


BEACON

3 Bedrooms, 3 Baths, 2-Car Garage

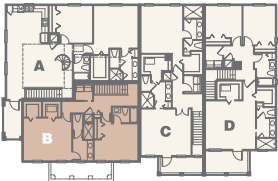


FIRST FLOOR

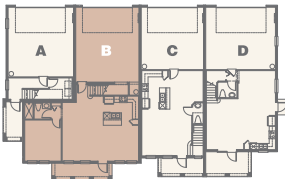


SECOND FLOOR

SECOND FLOOR



FIRST FLOOR



First Floor	866
Second Floor	840
Total - Living	1,706
Garage	532
Covered Porch	103
Total	2,341

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ELEVATION A



ELEVATION B

Parkside

AT FISHHAWK RANCH

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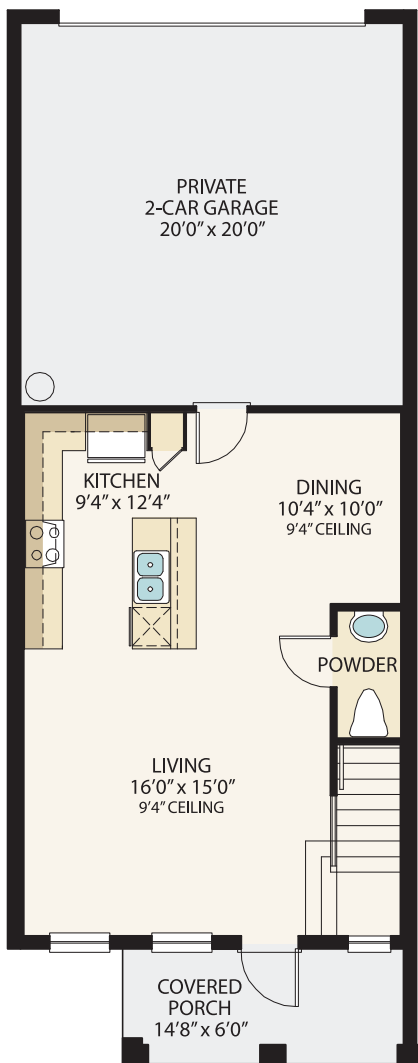
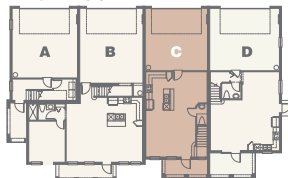
CARLISLE

2 Owner's Suites, 2 1/2 Baths, 2-Car Garage

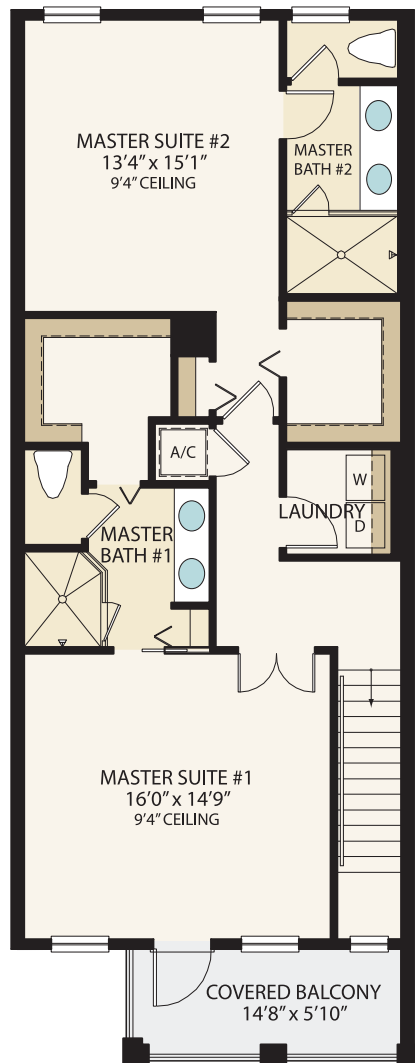
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

First Floor	586
Second Floor	939
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Total - Living	1,525
Garage	406
Covered Porch	90
Covered Balcony	90
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Total	2,111

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ELEVATION A



ELEVATION B

Parkside

AT FISHHAWK RANCH

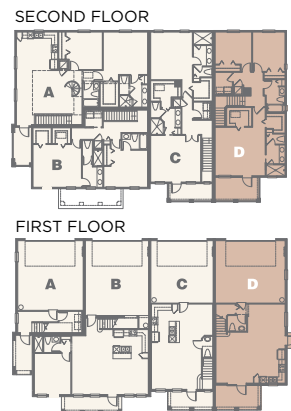
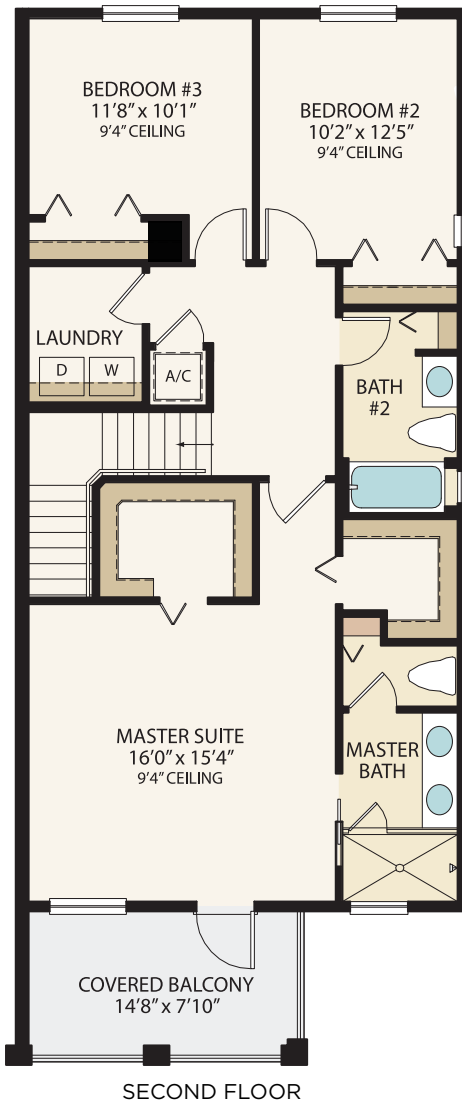
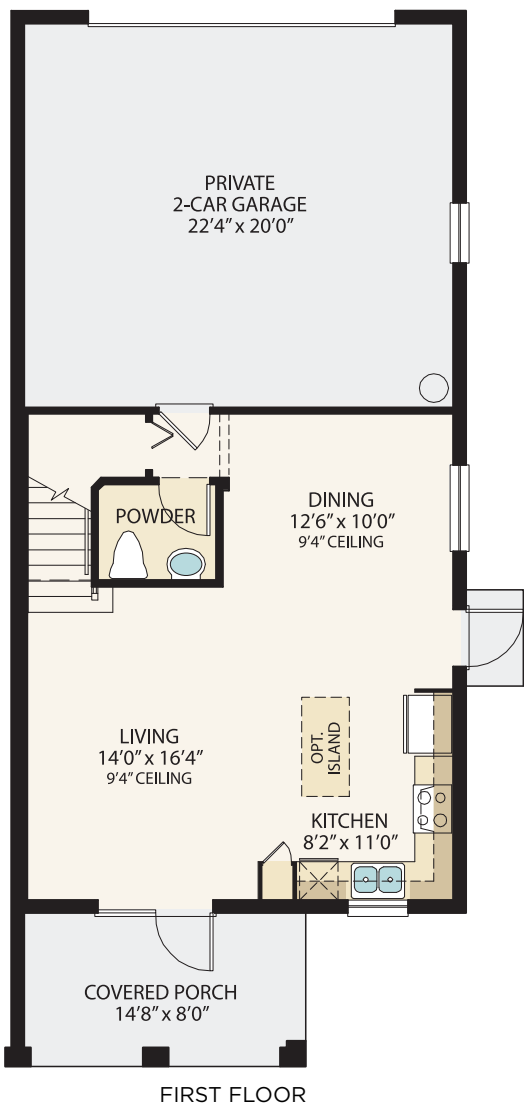
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DOVER

3 Bedrooms, 2 1/2 Baths, 2-Car Garage



First Floor	614
Second Floor	1,018
Total - Living	1,632
Garage	459
Covered Porch	120
Covered Balcony	120
Total	2,331

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ELEVATION A



ELEVATION B

Parkside

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