

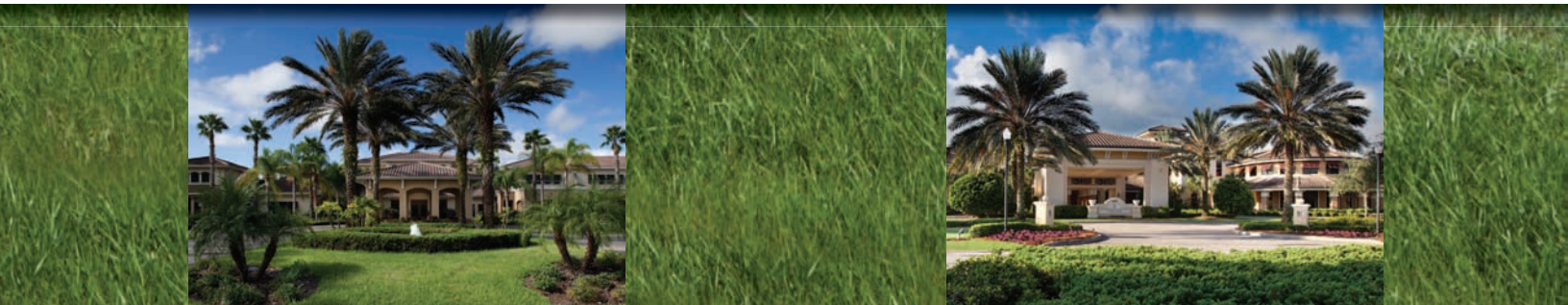


SunCityCenter



minto communities

home **designs** and included premium **features**





# FLORIDA'S BEST LOCATIONS

For over half a century, the Minto name has represented integrity, financial strength and enduring value.

A family-owned business, Minto constructed its first home in 1955, and over the ensuing five and a half decades, has grown into an integrated real estate development, construction and management company with operations in Ottawa, Toronto and Florida.

Minto creates a wide array of award-winning new homes and places to meet every lifestyle. For over 50 years Minto has built over 60,000 homes and an estimated 40 families move in to a brand new Minto home every week.

A leader in environmental sustainability, Minto builds energy and resource efficient homes and communities for a healthier environment. We understand what makes communities special: innovative living environments with state-of-the-art design.

These are just some of the elements that set Minto apart and have earned us national recognition by J.D. Power and Associates, Leadership in Energy and Environmental Design (LEED), and many others.

Discover the Minto difference to a ... Better Home ... Better Value ... Better Life.



OLYMPIA / Wellington, FL



THE WATERGARDEN / Fort Lauderdale, FL



VILLAS-BY-THE-SEA / Lauderdale by the Sea, FL

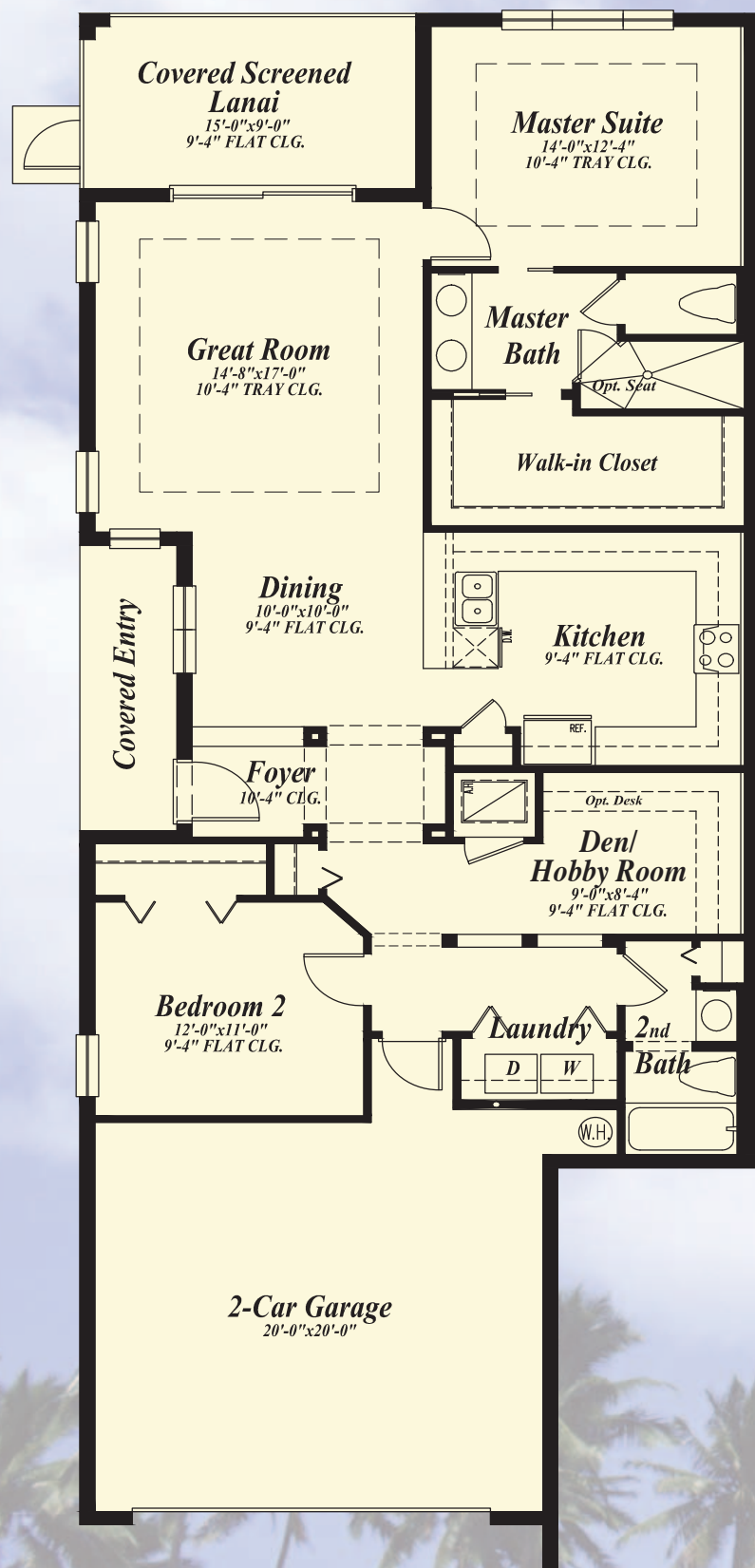
# KINGS POINT



## Paired Villas 1,503 - 1,862 sq. ft.

Artist's renderings, dimensions, specifications and features are approximate and subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Minto Communities, LLC CGC 505726, CGC 1519880, CGC 019736.

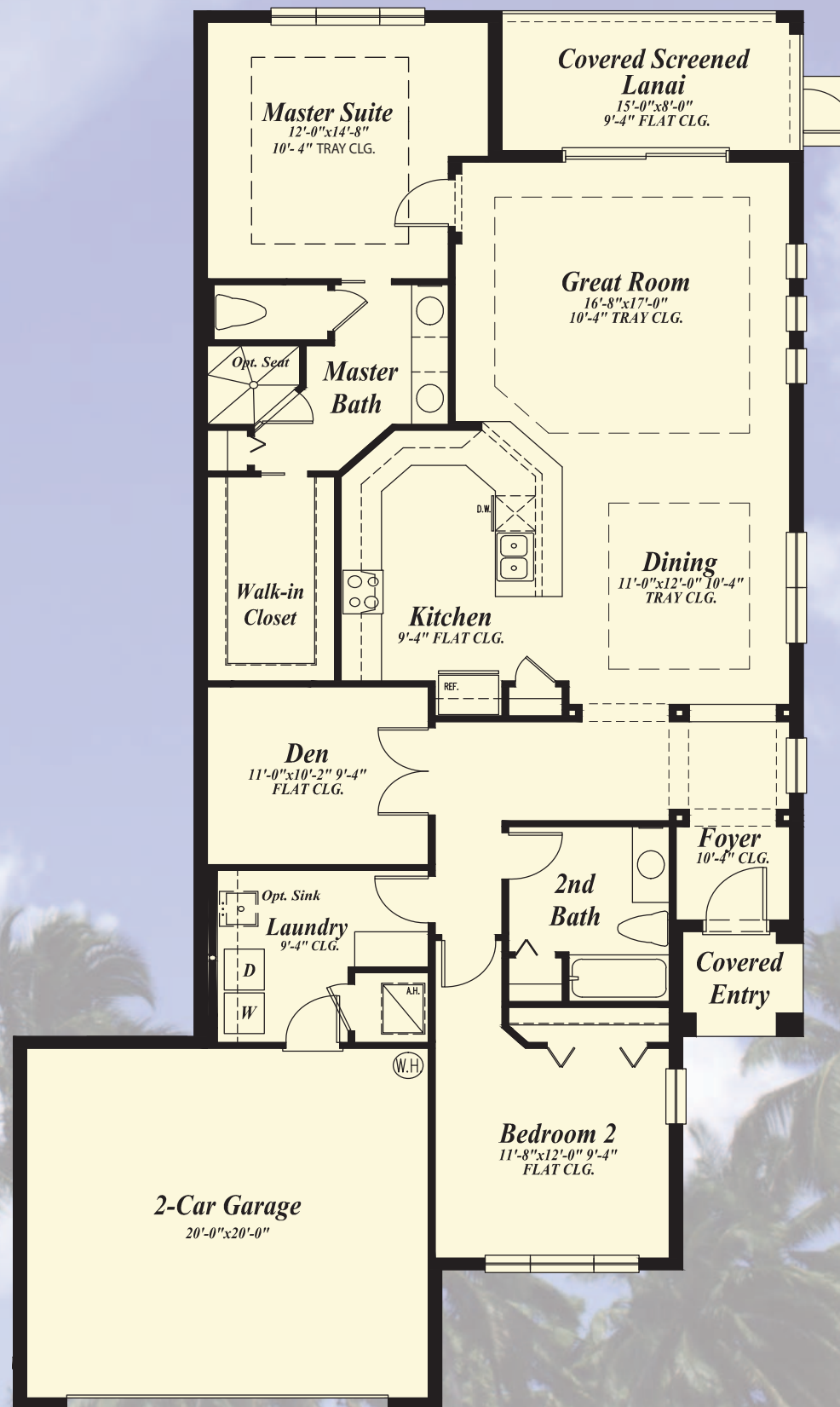




## Palm

2 Bedrooms  
2 Baths  
Great Room  
Den/Hobby Room  
Covered Screened Lanai

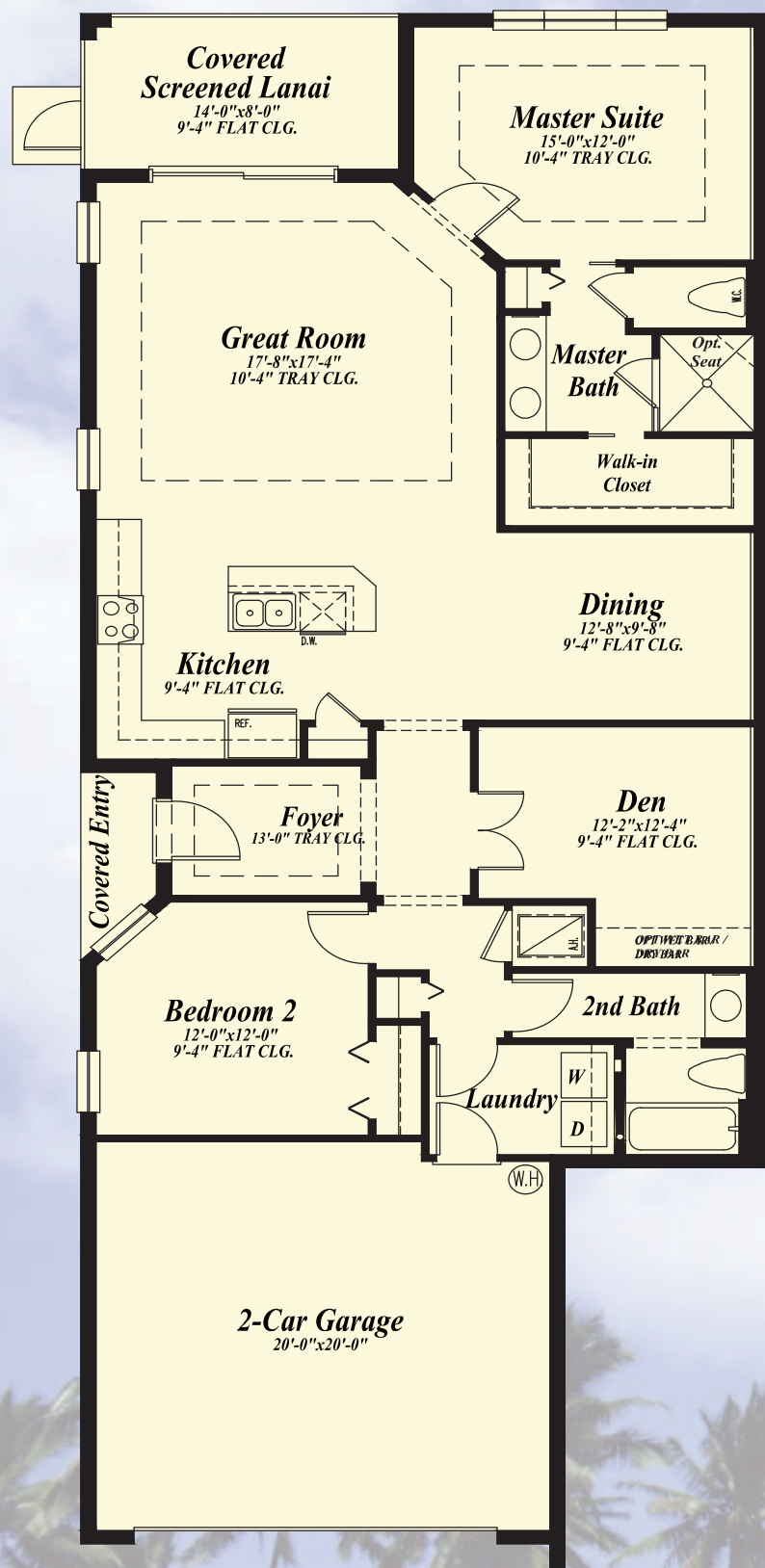
2-Car Garage  
1,503 a/c sq. ft.  
2,163 total sq. ft.



## Spruce

2 Bedrooms  
2 Baths  
Great Room  
Den  
Covered Screened Lanai

2-Car Garage  
1,780 a/c sq. ft.  
2,365 total sq. ft.



# Mahogany

2 Bedrooms  
2 Baths  
Great Room  
Den  
Covered Screened Lanai

2-Car Garage  
1,616 a/c sq. ft.  
2,183 total sq. ft.



# Magnolia

3 Bedrooms  
2 Baths  
Great Room  
Den/Hobby Room  
Covered Screened Lanai

2-Car Garage  
1,862 a/c sq. ft.  
2,456 total sq. ft.



# OAKLEY GREEN & RICHMOND PAIRED VILLAS

# OAKLEY GREEN & RICHMOND PAIRED VILLAS



PALM/SPRUCE ELEVATION A



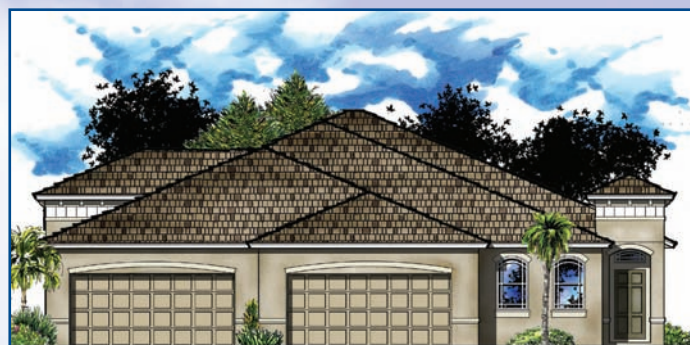
MAHOGANY/SPRUCE ELEVATION A



PALM/MAGNOLIA ELEVATION A



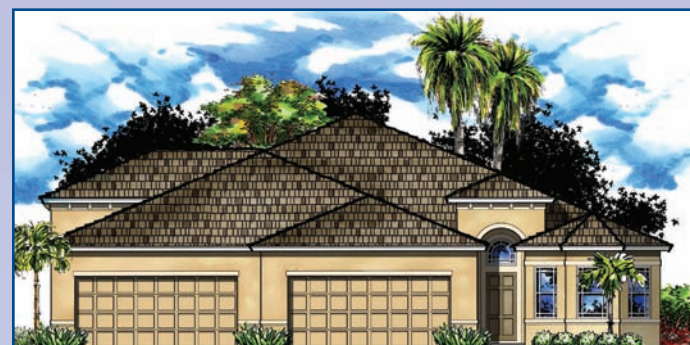
MAHOGANY/MAGNOLIA ELEVATION A



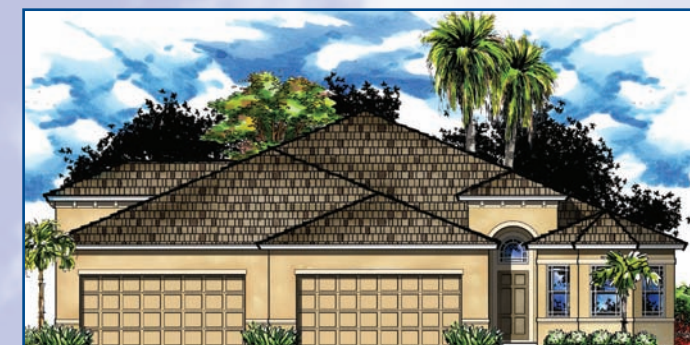
PALM/SPRUCE ELEVATION B



MAHOGANY/SPRUCE ELEVATION B



PALM/MAGNOLIA ELEVATION B



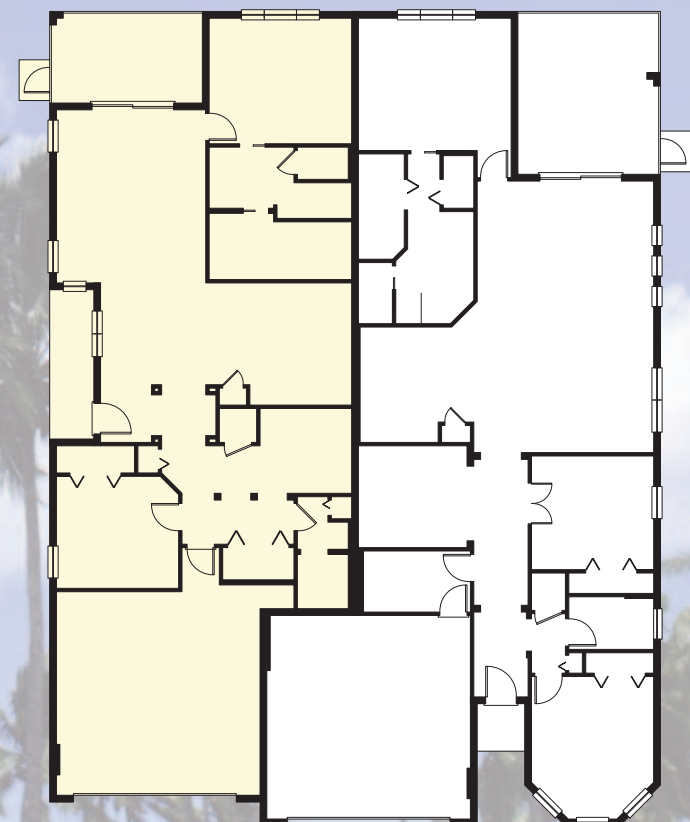
MAHOGANY/MAGNOLIA ELEVATION B

PALM SPRUCE

MAHOGANY SPRUCE

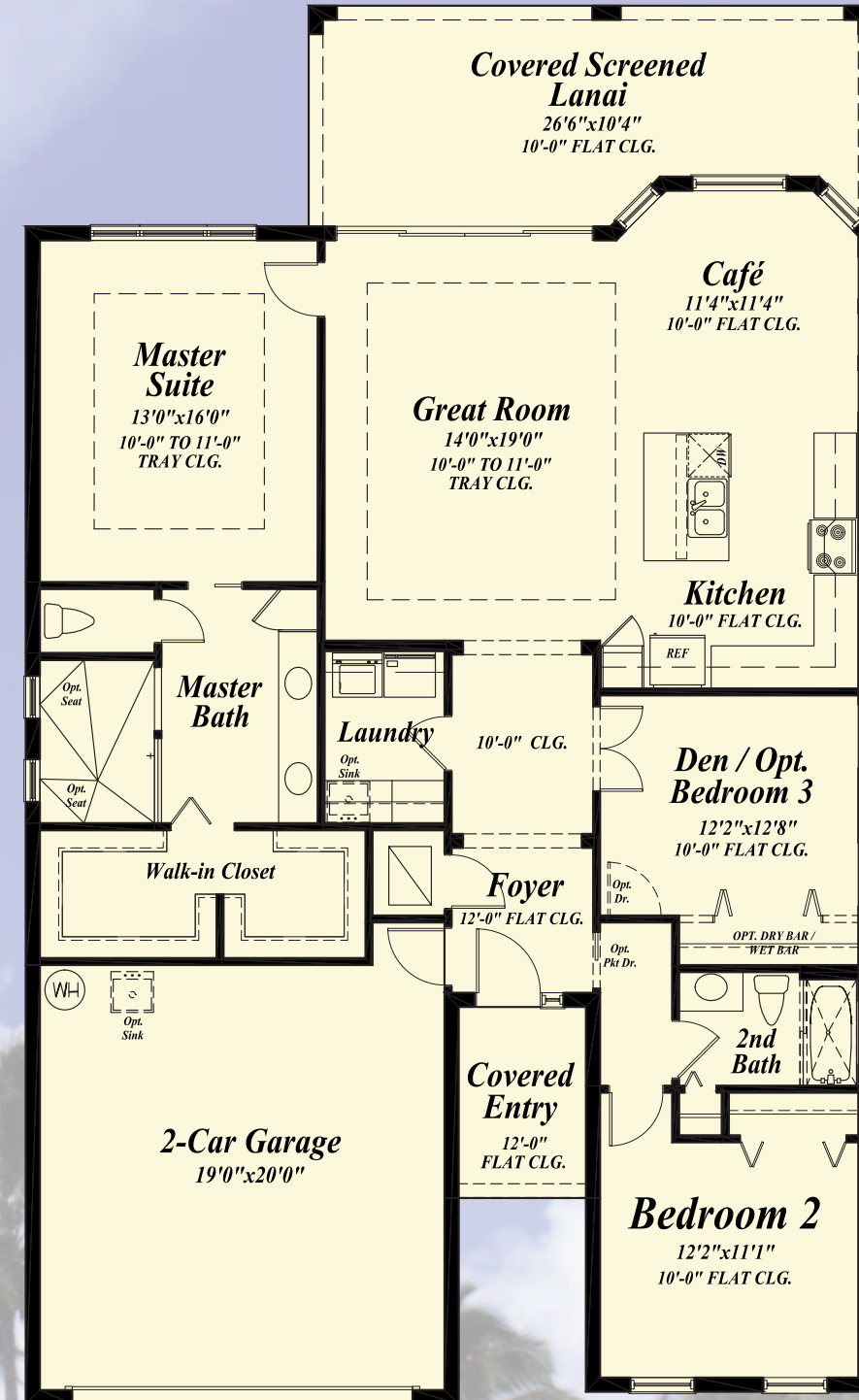
PALM MAGNOLIA

MAHOGANY MAGNOLIA



# RENAISSANCE

Single Family Homes  
1,677 - 2,284 sq. ft.



## St. James



Elevation A



Elevation B

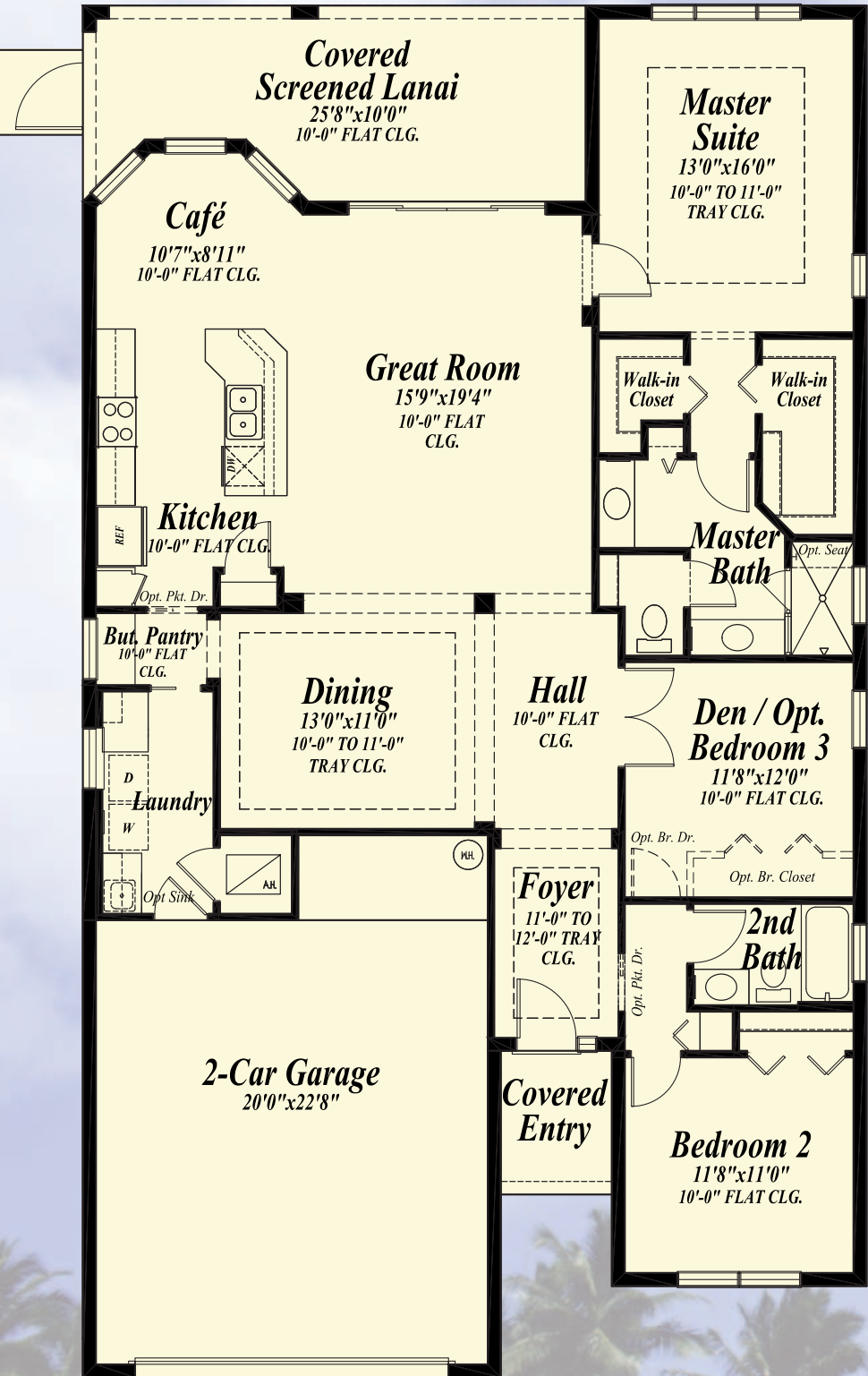
2 Bedrooms  
2 Baths  
Great Room  
Den/Opt. Bedroom 3  
Covered Screened Lanai

2-Car Garage  
1,677 a/c sq. ft.  
2,403 total sq. ft.





## Carmel



Elevation A

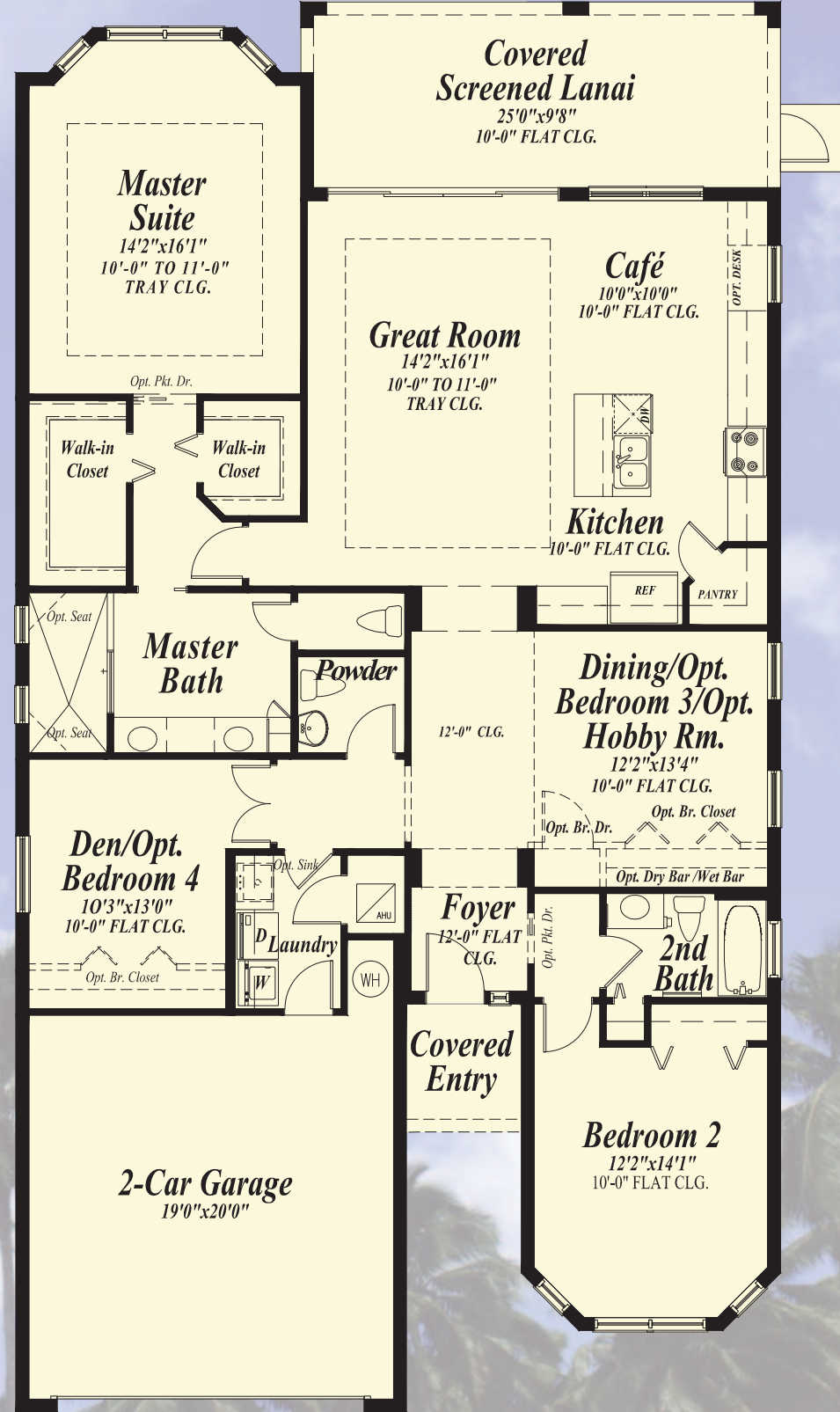


Elevation B

- 2 Bedrooms
- 2 Baths
- Great Room
- Dining
- Den/Opt. Bedroom 3
- Covered Screened Lanai

2-Car Garage  
1,879 a/c sq. ft.  
2,667 total sq. ft.

## Florence



Elevation A



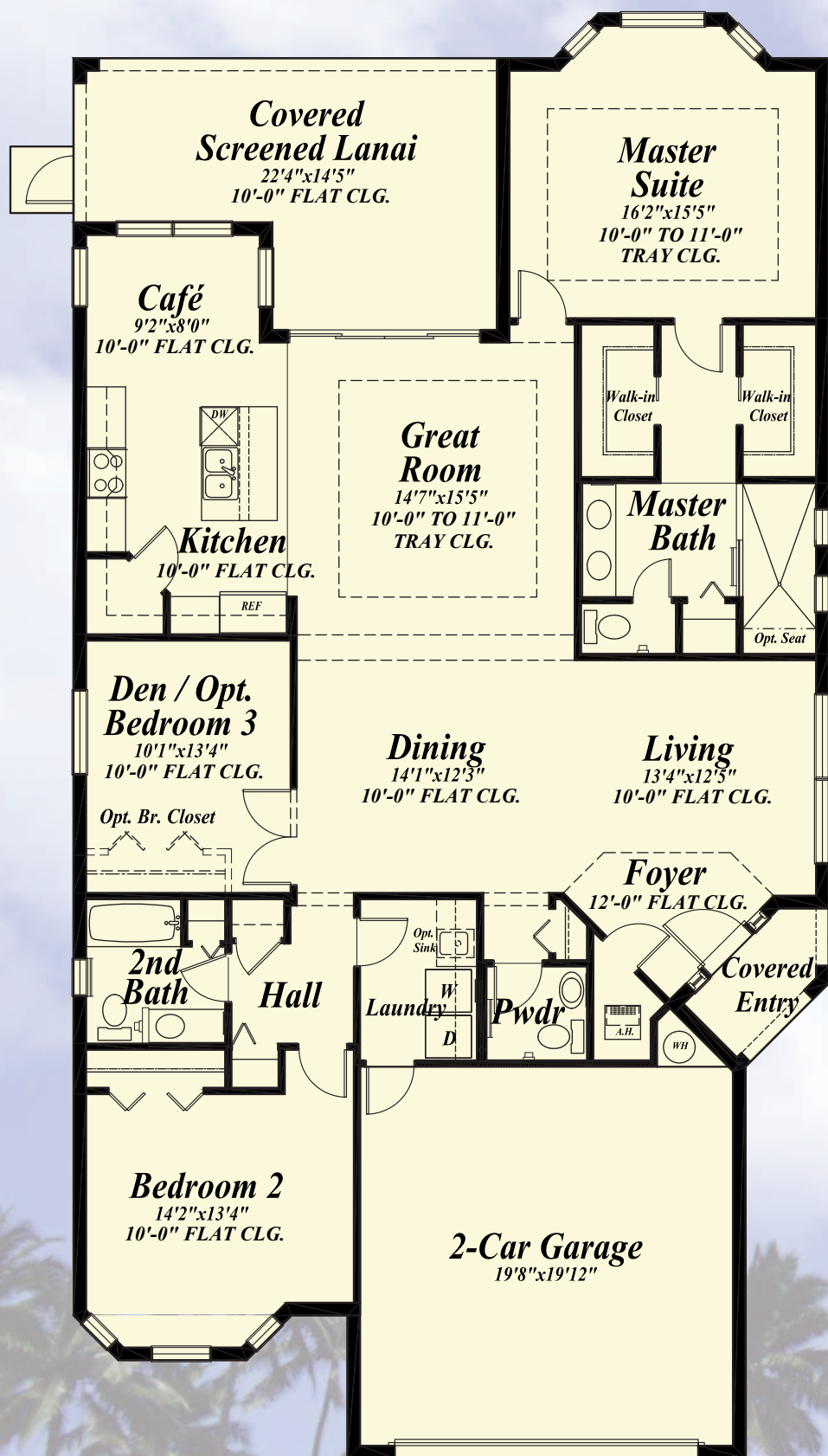
Elevation B

- 2 Bedrooms
- 2 1/2 Baths
- Great Room
- Dining/Opt. Bedroom 3/Opt. Hobby Room
- Den/Opt. Bedroom 4
- Covered Screened Lanai

2-Car Garage  
1,984 a/c sq. ft.  
2,690 total sq. ft.



# Granada



Elevation A

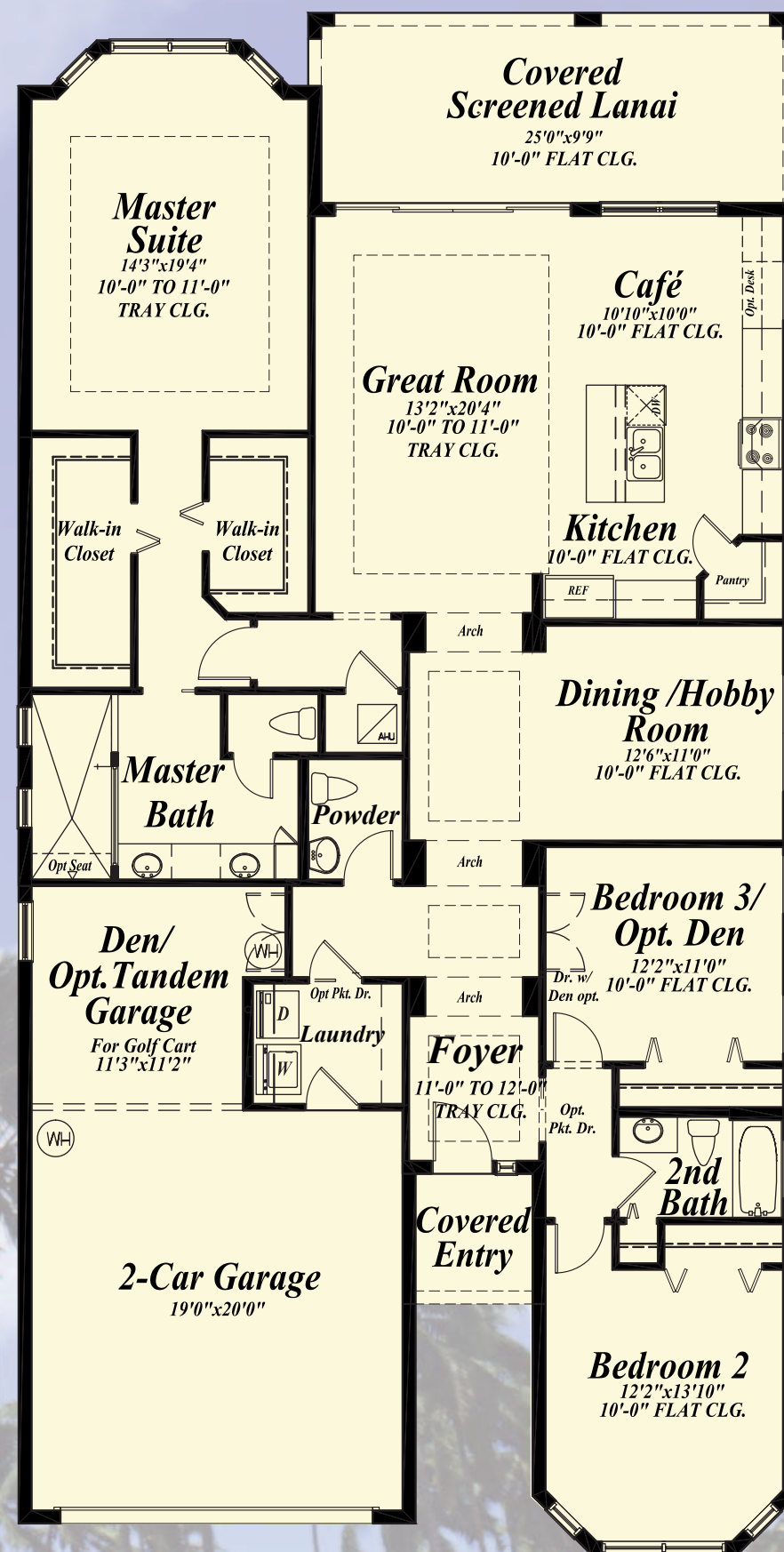


Elevation B

2 Bedrooms  
 2 1/2 Baths  
 Great Room  
 Dining Room  
 Den/Opt. Bedroom 3  
 Covered Screened Lanai

2-Car Garage  
 2,043 a/c sq. ft.  
 2,775 total sq. ft.

# Pebble Beach



Elevation A



Elevation B

3 Bedrooms  
 2 1/2 Baths  
 Great Room  
 Dining/Hobby Room  
 Den  
 Covered Screened Lanai

2-Car Garage  
 2,284 a/c sq. ft.  
 2,989 total sq. ft.





**OAKLEY GREEN & RICHMOND PAIRED VILLAS  
AND SIENA SINGLE FAMILY**

**FOR INCREASED SAFETY  
AND SECURITY**

- Security system with contacts on all operable windows and doors (*Excluding overhead garage doors*), includes 1 year of monitoring
- 2 alarm keypad locations for added convenience (*Garage and master bedroom*)
- Wireless hand-held emergency button and exterior strobe for increased protection
- Decorative Schlage® satin nickel handle-set, entry dead bolt lock and door viewer
- Private 2-car garage with automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Tempered sliding glass doors and bathroom windows for your safety

**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® satin nickel lever faucets for ease of use
- Honeywell® 7-day programmable thermostat with a digital display for enhanced viewing
- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality

- MERV 10 air conditioning filtration system
- Low volatile organic compound (VOC) Sherwin-Williams® paints and Mohawk® carpet to improve well-being
- Exterior ventilation of microwave hood
- Rocker-style electrical switches for ease of operation
- In-wall Taexx® pest defense system eliminates personal contact with active ingredients

**FOR ENHANCED DESIGN**

- 9'4" to 13' (*Paired Villas*) and 10' to 12' (*Single family*) ceiling heights per plan with architecturally enhanced tray ceilings
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings
- Screened lanais on all plans
- Transom windows and sidelights at entry door (*Per plan*)
- Over-sized walk-in closets in master bedrooms
- His and hers master bathroom raised height vanities (*Per plan*)
- Professionally designed lush landscape package with fully sodded lot

**FOR GREATER CONVENIENCE  
AND LOWERED MONTHLY COSTS**

- All homes are ENERGY STAR® certified
- 10-year structural warranty
- 3-year GE® appliance warranty

- 10-year limited warranty on the air conditioning and heating system parts
- Energy efficient double-paned low-emissivity (*Low-E*) windows, sliders and glass doors
- Complete GE®, ENERGY STAR® appliance package
- High efficiency 14-SEER Carrier® central air conditioning and heating
- Insulated Plastpro™ fiberglass front entry door
- Energy-saving compact fluorescent light bulbs
- ENERGY STAR® bathroom exhaust fans
- R-30 insulated ceiling and R-4.1 on block walls
- Sentricon® termite elimination system
- Energy efficient quick-recovery A.O. Smith® water heater
- Automated drip irrigation system with rain sensor
- Moen® water-saving plumbing fixtures
- Water-saving, dual-flush, comfort height elongated water closets

**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
- Steel reinforced monolithic concrete foundation system with reinforced concrete block exterior walls
- Reinforced concrete block party walls with a poured-in-place concrete rake beam for improved strength and fire protection (*Paired Villas*)
- Reinforced concrete drives, walks, entries and covered lanais
- Sherwin-Williams® textured acrylic finish on entries and lanais
- Sherwin-Williams® acrylic finish on garage floors
- Professionally engineered roof truss system
- Stucco exterior finish with 3rd party testing for improved weather protection
- Sherwin-Williams®, Loxon® 2-coat exterior paint system for long lasting color retention and climate protection
- Certainteed® 30-year dimensional roof shingles with embedded mildew resistant properties
- PEX piping plumbing system for superior performance
- DensShield® tile backer at all tub and shower areas for added protection



**EXCEPTIONAL INTERIOR FINISHES**

**KITCHEN**

- 3 cm granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 36" uppers and an accented raised cabinet bump-out above cook top
- Double compartment under-mount (50/50 or 70/30) stainless steel sink
- Moen® faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- GE®, ENERGY STAR® 25 cubic foot 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® microwave hood with exterior ventilation
- Recessed lighting with energy-saving compact fluorescent light bulbs

**MASTER BATHROOM**

- 3 cm granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with his and hers under-mount bathroom sinks
- Glass shower enclosures, corner shelf, soap dish
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel 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

- Over-sized decorative medicine cabinets
- Water-saving dual-flush, comfort height elongated water closets
- Mohawk® 12"x12" ceramic tile floors, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- Moen® fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories

**SECONDARY AND POWDER BATHROOMS**

- 3 cm granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks (All secondary bathrooms)
- Pedestal sink (All powder bathrooms)
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel 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
- Over-sized decorative medicine cabinets (Per plan)
- Mohawk® 12"x12" ceramic tile floors, 8"x10" ceramic tile on tub/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
- Water saving dual flush toilets

**LAUNDRY**

- 3 cm granite counter tops with 4" backsplash (Per plan)
- Designer selected recessed panel wood cabinets (Per plan)
- GE®, ENERGY STAR® super capacity washer and dryer
- One row of ventilated wire shelving

**WITHIN YOUR HOME**

- 18" Mohawk® ceramic tile in foyer, kitchen, great room, living room, dining, a/c closet, café, powder and laundry room
- Luxurious Mohawk® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms and den
- Knockdown textured finish on ceilings and light orange peel finish on interior walls
- 8' interior 6 panel interior doors (Single family)
- High speed structured wiring network - certified CAT-5E data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, living room, den and all bedrooms
- Cable television pre-wire in great room, living room, den, and all bedrooms
- Ceiling fan pre-wire in great room, living room, den, covered lanai, and all bedrooms

- 50-gallon A.O. Smith® energy efficient quick-recover water heater
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, foyer (Per plan), kitchen, covered lanai, and all bathrooms
- Decorative Progress Lighting® satin nickel fixtures in all bathrooms, dining room, foyer (Per plan) and café
- Electric entry door chime
- DuPont™ Corian® window sills
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

**OUTSIDE OF YOUR HOME**

- Professionally designed lush landscape package with fully sodded lot
- Automated drip irrigation system with rain sensor
- Sentricon® termite elimination system
- Progress Lighting® coach lights
- Hose bibs at front and rear for your convenience
- Gutters at all entries, walks and extended lanais (Per plan)
- Reinforced concrete drives, walks, entries and covered lanais
- Sherwin-Williams® textured acrylic finish on entries and lanais



beinspired

FLORIDA'S NEW  
**SunCityCenter**<sup>®</sup>  
TAMPA SARASOTA  
*A 55 and Better Community*

105 Commercial Center Dr.  
Sun City Center, FL 33573  
888-442-8494

[mintofla.com](http://mintofla.com)

