



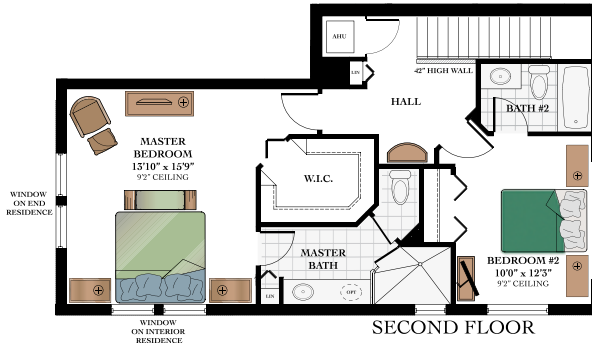
Artesia



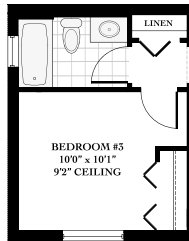
COURTYARD VILLAS

CASALON

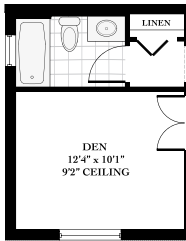
2-3 Bedrooms, 3 Baths, 2-Car Garage



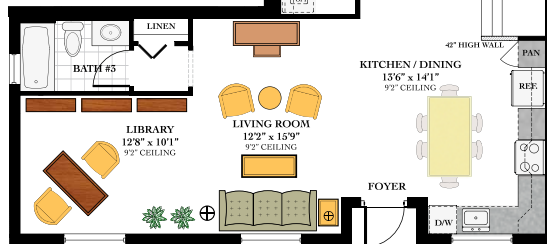
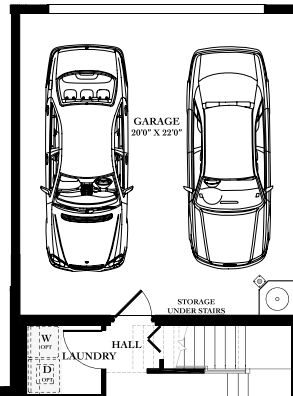
SECOND FLOOR



AVAILABLE
BEDROOM #3
VARIATION



AVAILABLE
DEN
VARIATION



FIRST FLOOR

First Floor Living	777
Second Floor Living	741
Total	1,518
Garage	468
Covered Entry	13
Total	1,999

Artesia

Artist's renderings, all dimensions, specifications and features are approximate and subject to change without notice.
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COURTYARD VILLAS

CASALON

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



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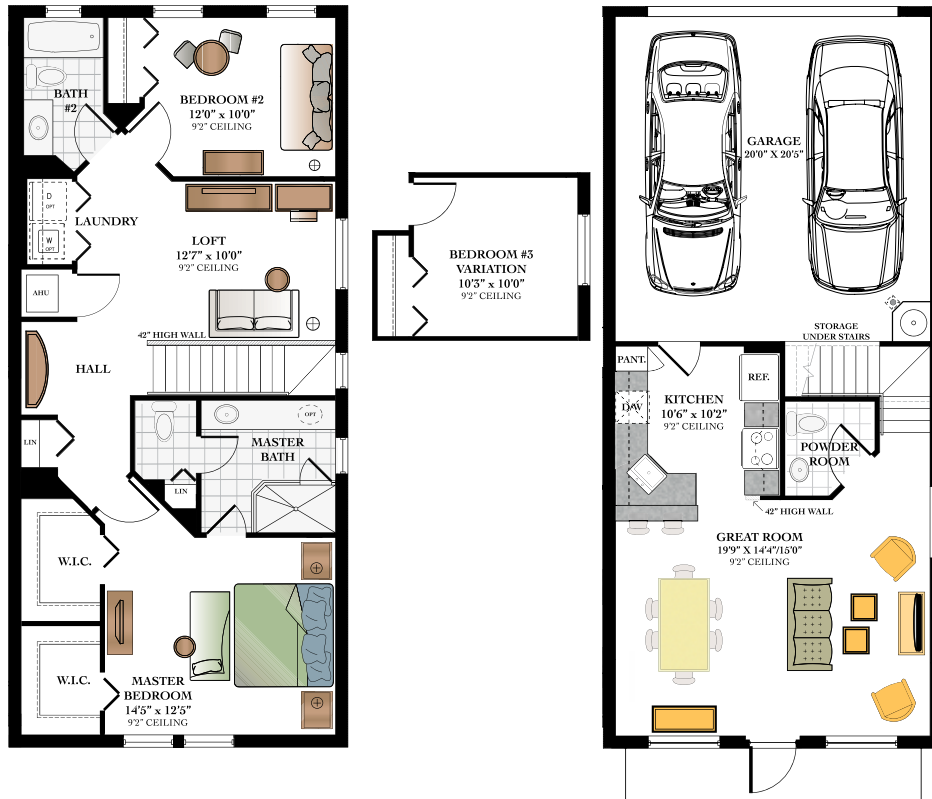




COURTYARD VILLAS

FIORE

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



Artesia

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COURTYARD VILLAS

FIORE

2-3 Bedrooms, 2¹/₂ Baths, 2-Car Garage



Artesia

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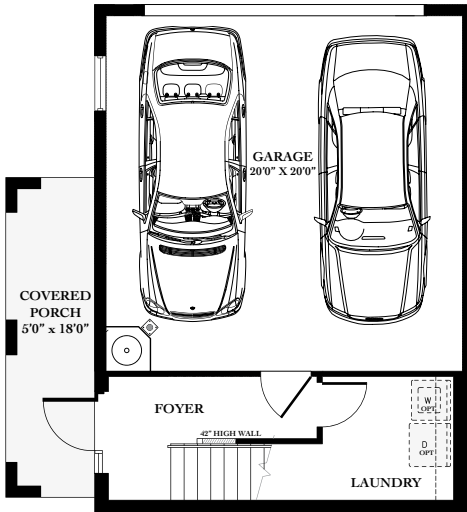
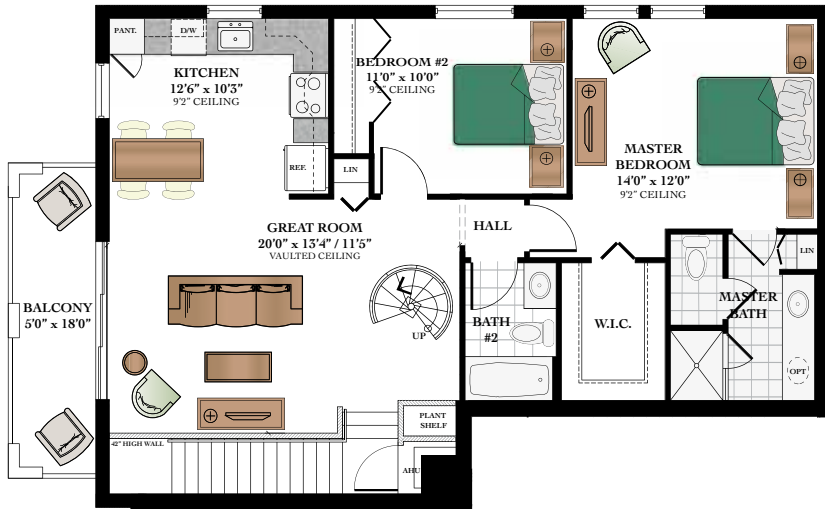
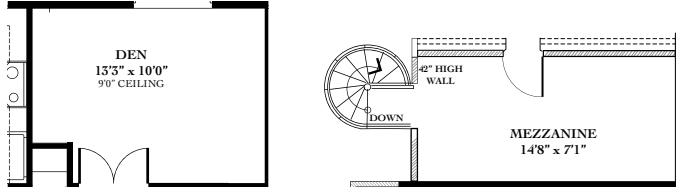




COURTYARD VILLAS

REGALO

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



Artesia

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COURTYARD VILLAS

REGALO

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



Artesia

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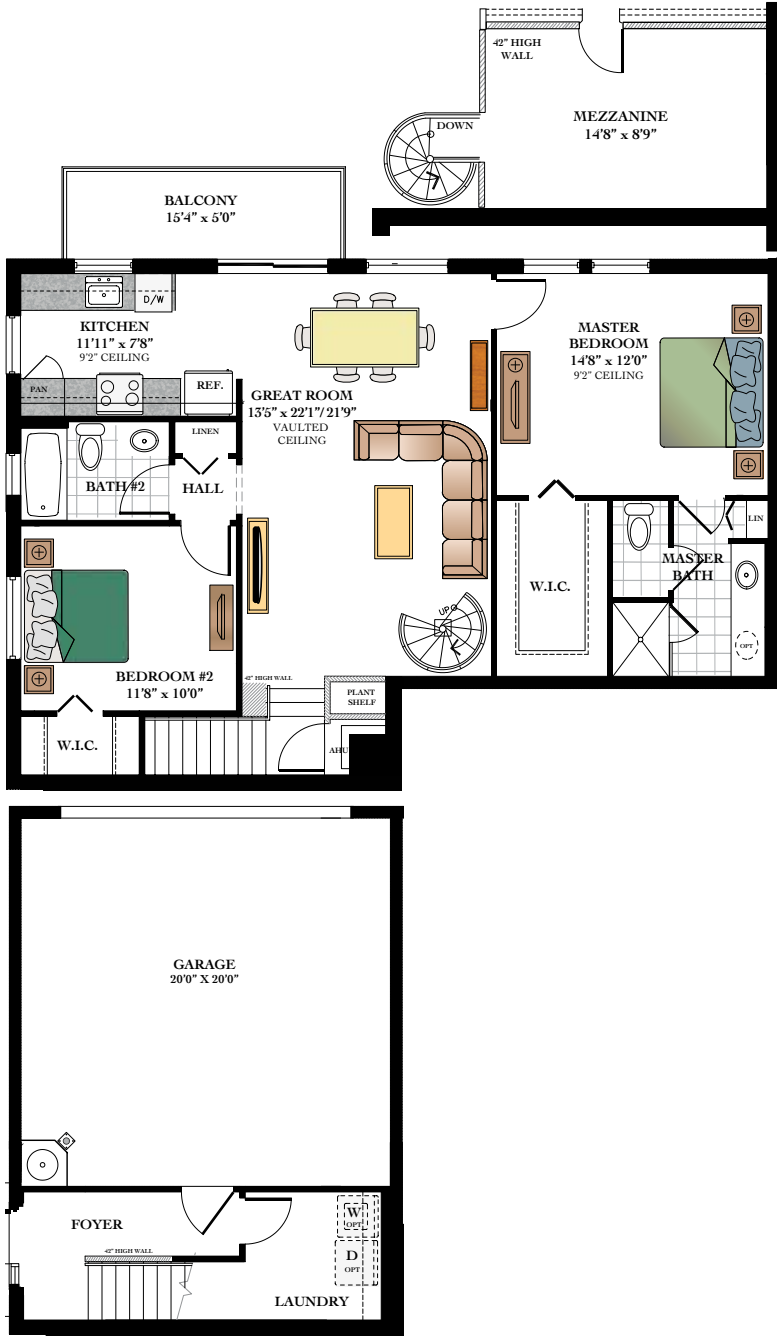




COURTYARD VILLAS

LAGO

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



Artesia

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COURTYARD VILLAS

LAGO

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



Artesia

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THE GOOD LIFE IS A MATTER OF GETTING ALL THE DETAILS RIGHT

OUTSIDE YOUR HOME

- Architecturally distinctive elevation.
- Concrete block & stucco construction first & second floors.
- Steel joist & concrete second floor.
- Prestigious "S" tile roof.
- Brick paver driveway and entry walk.
- Vapor-proofed, steel-reinforced monolithic concrete foundation.
- Soil treatment for termite protection.
- Professionally designed landscaping.
- Automatic sprinkler system utilizing lake water.
- 8' tall 6 panel fiberglass entry door with deadbolt lock & eye viewer.
- Satin Nickel handle set.
- Door chime with push button.
- Architecturally coordinated white or bronze window frames with screens.
- Embossed metal garage door.
- Coach light at garage and entrances.
- Waterproof exterior electrical outlet.
- Exterior hose connection.
- Hurricane shutters.
- Ten Year Warranty Program.

INSIDE YOUR RESIDENCE

- High speed structured wiring network consisting of certified Cat-5 data lines and RG-6 quad shield coaxial cable. Your home is ready for the future.
- Elegant 9' ceilings
- 18" ceramic tile in foyer, kitchen and laundry room.
- Luxurious stain resistant, environmentally friendly carpeting in choice of decorator colors with high performance carpet cushion.
- Energy-efficient, environmentally friendly central air conditioning & heating.
- Fully insulated exterior walls & ceiling.
- Vinyl clad steel shelving in closets.
- Fully air-conditioned walk-in closets in master bedroom.
- Carrera marble window sills.
- Textured drywall finish on all ceilings.
- Light orange peel finish on interior walls.
- 40 gallon quick recovery energy efficient gas water heater.
- 125 amp electric service.
- Pre-wired for telephone in bedrooms, kitchen & living/great room.

- Pre-wired for cable television in bedrooms & living/great room.
- Pre-wired for ceiling paddle fans in all bedrooms & living/great room.
- Smoke/carbon monoxide detectors at each bedroom.
- Automatic garage door opener with two transmitters
- Decorator rocker switches.
- 2-panel embossed doors with satin nickel hardware.
- Colonial baseboard and casing.
- Programmable thermostat

IN YOUR KITCHEN

- Durable, easy-to-maintain mica countertops with 4" backsplash in choice of colors.
- Oversize decorator style foil cabinet doors.
- Choice of white or black Whirlpool appliances with three-year parts and labor warranty.
- Free-standing self cleaning gas range.
- Over-the-range microwave oven.
- 18 cu. ft. Energy Star refrigerator with ice maker.
- Automatic Energy Star dishwasher.
- Disposal.
- Moen chrome faucet.
- Top mount stainless steel 50/50 sink.
- Coordinating cabinet pantry.

IN YOUR BATHS

- Raised panel foil cabinet doors in master bath. Secondary baths feature beveled edge foil cabinet doors
- Pedestal sink in powder room.
- 12"x12" ceramic tile floors & walls in wet areas of all baths.
- Custom cultured marble vanity tops with integral sink.
- Moen 4" widespread faucets in all baths.
- Elongated water closets.
- Fully air conditioned bathrooms.
- Moisture resistant walls at shower and tubs.
- Designer accessories in all baths.

Artesia

This information is current as of 2/10 and seller makes no representation as to the accuracy of the information provided. * = if applicable.



VILLA ARTESIA, A PALATIAL 2-STORY CLUBHOUSE FEATURING:

- Professionally staffed, including concierge.
- Spa & fitness center with state of the art cardiovascular and physical training equipment, massage rooms and saunas.
- Indoor sports court for basketball, aerobics and yoga.
- Artesian Fountain-Café for light snacks and refreshing beverages with indoor and outdoor seating.
- Great Room for parties, celebrations and movies.
- Sports Lounge with billiards and card tables, plus balcony overlooking the Recreational Plaza.
- Demonstration kitchen.
- Club Room/Library with fireplace.
- Boardroom.
- Arts and Crafts Room with kiln.

MULTI-MILLION DOLLAR RECREATIONAL PLAZA FEATURING:

- Manicured formal gardens with reflecting pools and fountains
- Majestic oval pool surrounded by private cabanas
- Dedicated lap pool
- Magnificent lagoon pool with tiki bar
- Whirlpool
- Three lighted tennis courts
- Children's play area featuring interactive waterworks and tot lot with shade pavilion

COMMUNITY AMENITIES

- Artesia blends the suburban, the urban and the resort lifestyle to create a community that will become the new showcase for South Florida living at its very best.
- Distinctive entrance tower with arched porticos.
- 24-hour guard at Gatehouse Villa.
- Superior architectural design featuring Santa Barbara, Mediterranean and Palm Beach influences and reflecting the very latest thinking in urban/suburban planning.
- Romantic Grand Canal with picturesque boardwalks that link residences to the Recreational Plaza and Villa Artesia Clubhouse.
- Picturesque streets with broad paver sidewalks throughout.
- Superior location at the epicenter of South Florida, convenient to shopping, entertainment; transportation and business.

COURTYARD VILLAS INCLUDED FEATURES

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. 11/09
Minto Artesia, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11

Artesia

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NUMBERS TO KNOW

IMPORTANT NUMBERS

All Emergencies	911
Poison Control	1-800-222-1222
Hurricane Updates	1-800-427-8340

NON-EMERGENCY NUMBERS

Fire	954-746-3400
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POLICE

Sheriff's Office	954-765-3600
Crime Stoppers	954-493-TIPS
Florida Highway Patrol (FHP)	954-845-6001

HOSPITALS

Memorial West	954-436-5000
Westside Regional	954-473-6600
Plantation General	954-587-5010
Northwest Medical	954-974-0400
Cleveland Clinic	954-689-5000
University	954-721-2200
Joe DiMaggio Children's Hospital	954-987-2000

UTILITIES

Cable/Telephone/Alarm

Comcast	954-252-1937
At&T/Bellsouth	888-757-6500
Certified Security Systems*	954-978-3998

ELECTRIC

Florida Power & Light (FPL)	954-797-5000
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WATER

City of Sunrise	954-746-3232
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GAS

City of Sunrise	954-572-6500
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COMMUNITY NUMBERS

City of Sunrise	954-741-2580
Civic Center and Parks & Recreation	954-747-4600
Senior Center	954-746-3670
County Court House/ Clerk of Court	954-769-5400
Dept. Of Motor Vehicles	954-497-1570
Animal Care & Control	888-359-1313
Auto Tag Information	888-791-4877
Passports	954-831-4000
Post Office	954-275-8777
Property Appraiser	954-357-6830
State Attorney	954-831-2350
Supervisor of Elections	954-831-2370

AIRPORTS

Ft.Lauderdale	954-359-1200
Miami International Airport	305-876-7000

COMMUNITY

Artesia Sales Office	954-838-0838
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Artesia

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ARTESIA FREQUENTLY ASKED QUESTIONS

How many residences will there be in Artesia?

Artesia is currently planned for approximately 900 Homes.

Is the neighborhood gated?

Yes - two manned, access controlled gates.

What type of recreation facilities does the community of Artesia have?

The club and recreation facility includes:

- Spacious Grand Lobby
- State-of-the-Art Fitness Center
- Lagoon-Style Pool
- Lap Pool
- Relaxation Pool
- Jacuzzi
- Indoor Basketball
- Banquet Room with Demonstration Kitchen
- Teen Room
- Billiard Room with Wet Bar and Plasma TV
- Conference Room
- Arts and Crafts Room
- Tot Lot with Interactive Water Feature
- Outdoor Basketball Courts
- Cafe
- Linear Park

Are pets allowed?

Two pets per residence with no weight or breed restrictions.

What public schools are Artesia children currently assigned to?

- Nob Hill Elementary School
- Bair Middle School
- Piper High School

What are the property taxes?

Property taxes are estimated to be 2% of the total purchase price.

What are the best days to visit the sales center?

Monday-Saturday 10:00 a.m. to 6:00 pm.

Sunday 12:00 p.m. to 6:00 p.m.

For additional information please visit www.mintofla.com

Is there a warranty?

- One-year standard Minto warranty
- Two-year warranty on mechanical systems
- Three-year warranty on appliances
- Ten-year structural warranty

What is the Required Deposit?

20% down or 10% down if using Homebuyers Financial and Founder's title. Deposit at closing 3.5% on FHA financed transactions.

Artesia

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SCHOOL GUIDE

ELEMENTARY SCHOOL

**NOB HILL
ELEMENTARY SCHOOL**
2100 NW 104th Avenue
Sunrise, FL 33322
(754) 322-7200
www.nobhillelementary.org

MIDDLE SCHOOL

BAIR MIDDLE SCHOOL
9100 NW 21st Manor
Sunrise, FL 33322
(754) 322-2900
www.broward.k12.fl.us/bairmiddle

HIGH SCHOOL

PIPER HIGH SCHOOL
8000 N.W. 44th Street
Sunrise, FL 33351
(754) 322-1700
www.broward.k12.fl.us/piperhigh

PRIVATE SCHOOLS

ANOTHER GENERATION
9897 W. Oakland Park Blvd.
Sunrise, FL 33351
(954) 749-1333

**PARENT CHILD
EDUCATION CENTER**
4685 N.W. 103rd Avenue
Sunrise, FL 33351
(954) 572-2900

ALL SAINT'S CATHOLIC SCHOOL
10900 W. Oakland Park Blvd.
Sunrise, FL 33351
(954) 742-2666

**COMMUNITY CHRISTIAN
ACADEMY**
901 N.W. 112th Avenue
Plantation, FL 33325
(954) 916-4948

**ST. GREGORY
CATHOLIC SCHOOL**
200 North University Drive
Plantation, FL 33324
(954) 473-8169

PRIVATE SCHOOLS

PARKWAY CHRISTIAN SCHOOL
1200 South Flamingo Road
Davie, FL 33325
(954) 424-2700

OUR SAVIOR LUTHERAN SCHOOL
8001 N.W. 5th Street
Plantation, FL 33324
(954) 473-6947

**ST. BONAVENTURE
CATHOLIC SCHOOL**
1301 S.W. 136th Avenue
Davie, FL 33325
(954) 476-5200

WESTON CHRISTIAN ACADEMY
1420 Indian Trace
Weston, FL 33326
(954) 349-9224

SAWGRASS ADVENTIST SCHOOL
11701 N.W. 4th Street
Plantation, FL 33325
(954) 473-4622

AMERICAN HERITAGE SCHOOL
12200 West Broward Blvd.
Plantation, FL 33325
(954) 472-0022

BROWARD CHRISTIAN SCHOOL
1490 North Flamingo Road
Plantation, FL 33326
(954) 472-5750

ST. MARK CATHOLIC SCHOOL
5601 South Flamingo Road
Southwest Ranches, FL 33330
(954) 434-3777

JACARANDA SCHOOL
8250 Peters Road
Plantation, FL 33324
(954) 473-4400

PRIVATE SCHOOLS

BLAKE SCHOOL
7011 West Sunrise Blvd.
Sunrise, FL 33313
(954) 548-6816

WESTON LEARNING ACADEMY
16602 Saddle Club Road
Weston, FL 33326
(954) 389-7878

PALADIN ACADEMY
1250 Dykes Road
Sunrise, FL 33326
(954) 389-0488

**DAVID POSNACK HEBREW
DAY SCHOOL**
6511 West Sunrise Blvd.
Plantation, FL 33313
(954) 583-6100

COLLEGES/UNIVERSITIES

FLORIDA ATLANTIC UNIVERSITY
777 Glades Road
Boca Raton, FL 33431
(561) 297-3000

**FLORIDA INTERNATIONAL
UNIVERSITY**
3000 NE 151st Street
Miami, FL 33181
(305) 919-5500

LYNN UNIVERSITY
3601 N Military Trail
Boca Raton, FL 33431
(561) 237-7000

**NOVA SOUTHEASTERN
UNIVERSITY**
3301 College Avenue
Davie FL 33328
(800) 541-6682

UNIVERSITY OF MIAMI
1244 Stanford Drive
Miami, FL 33146
(305) 284-2211

Artesia

To obtain further information on neighborhood schools, please call (754) 321-0000 or visit the Broward County School District website: www.browardschools.com. This information is based on boundaries set by Broward County School Board and seller makes no representation as to the accuracy of the information provided. CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11





SUNRISE LIVING

HOSPITALS

- Cleveland Clinic
- High Point Treatment Center
- Memorial Hospital Pembroke Pines
- Memorial Hospital West
- Memorial Regional Hospital
- Memorial Same Day Surgery Center
- Memorial Senior Resource Center
- South Florida Urgent Care
- Animal Emergency & Critical Care of South Florida
- Four Paws Animal Hospital

PLACES OF WORSHIP

- All Saint's Catholic Church
- St. Bonaventure Catholic Church
- St. Mark Catholic Church
- Community Christian Church
- First Presbyterian Church of Plantation
- Plantation Baptist Church
- Temple Beth Israel- Conservative
- Chabad of Plantation
- Ramat Shalom
- Temple Kol-Ami- Traditional
- Congregation Lbnai Israel- Orthodox
- Sunrise Jewish Center

ENTERTAINMENT & SHOPPING

- Bank Atlantic Center
- Sawgrass Mills Mall
- Broward Mall
- Hard Rock Hotel & Casino
- Best Buy
- Pet Smart
- Super Target
- Publix
- Blockbuster
- Homegoods
- Bed Bath & Beyond
- Ikea
- BrandsMart

- Crate & Barrel Outlet
- Coach Outlet
- Saks off 5th Ave
- Office Depot
- Michaels
- Home Depot
- Nike Factory Outlet
- Party City
- Whole Foods

AIRPORTS

- Ft. Lauderdale-Hollywood International Airport
- Miami International Airport

GOLF

- Bonaventure Country Club
- Carolina Country Club
- Colony West Country Club
- Heron Bay Golf Club
- Inverrary Country Club
- Jacaranda Golf Club
- Oriole Country Club
- Plantation Preserve
- Sunrise Country Club
- Weston Hills Country Club

RESTAURANTS

- Applebee's
- Bahama Breeze
- Beijing Garden
- Cheesecake Factory
- Chili's
- Empire Pizza
- Grand Lux
- Little Italy
- Quarter Deck
- Rainforest Cafe
- Rosario's II
- Starbucks

MISCELLANEOUS

- Uncle Bob's Storage

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COURTYARD VILLAS



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Artesia



- = Courtyard Homes
- = Town Villas
- = Club Villas
- = Terrace Homes



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