

# TWINEAGLES



SINGLE FAMILY & ESTATE HOME DESIGNS





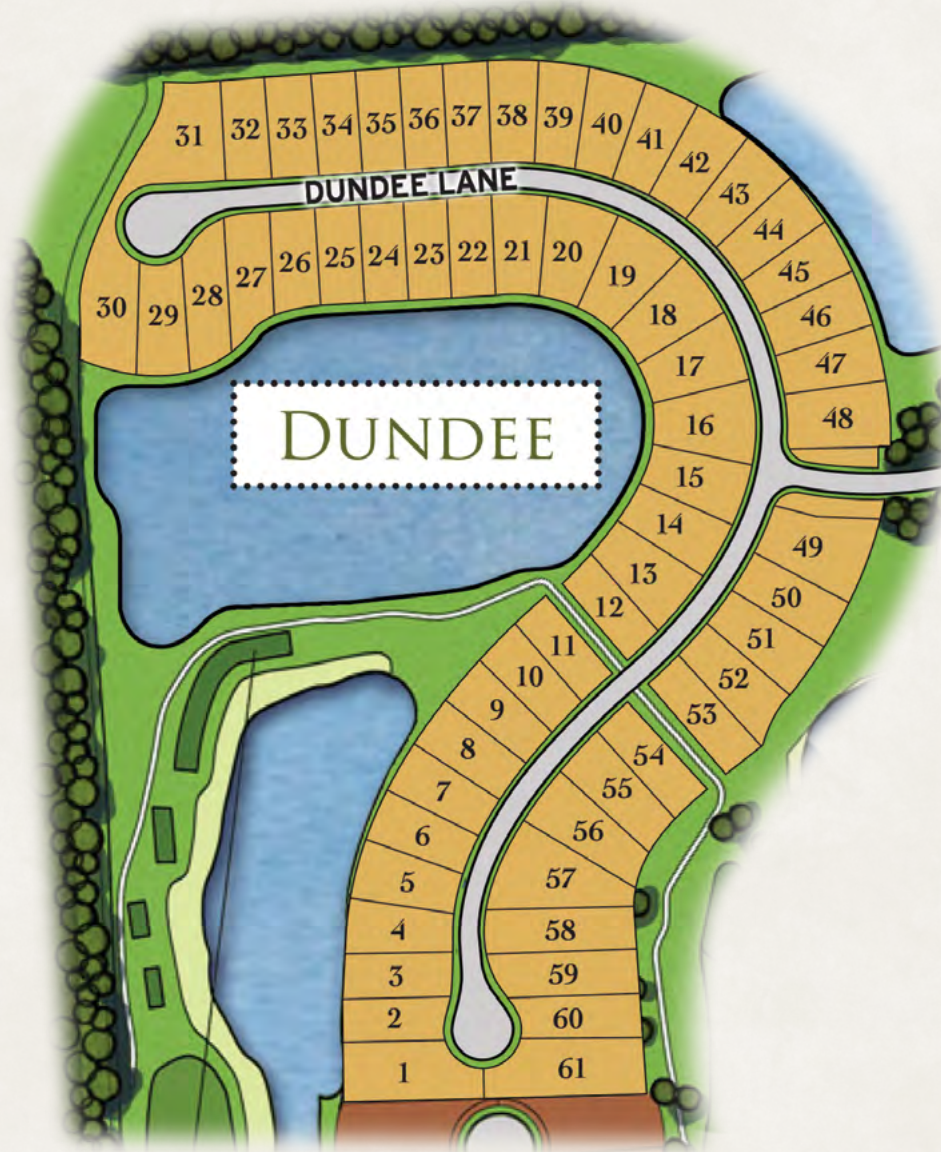
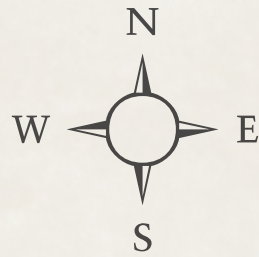
# TWINEAGLES



IMMOKALEE ROAD

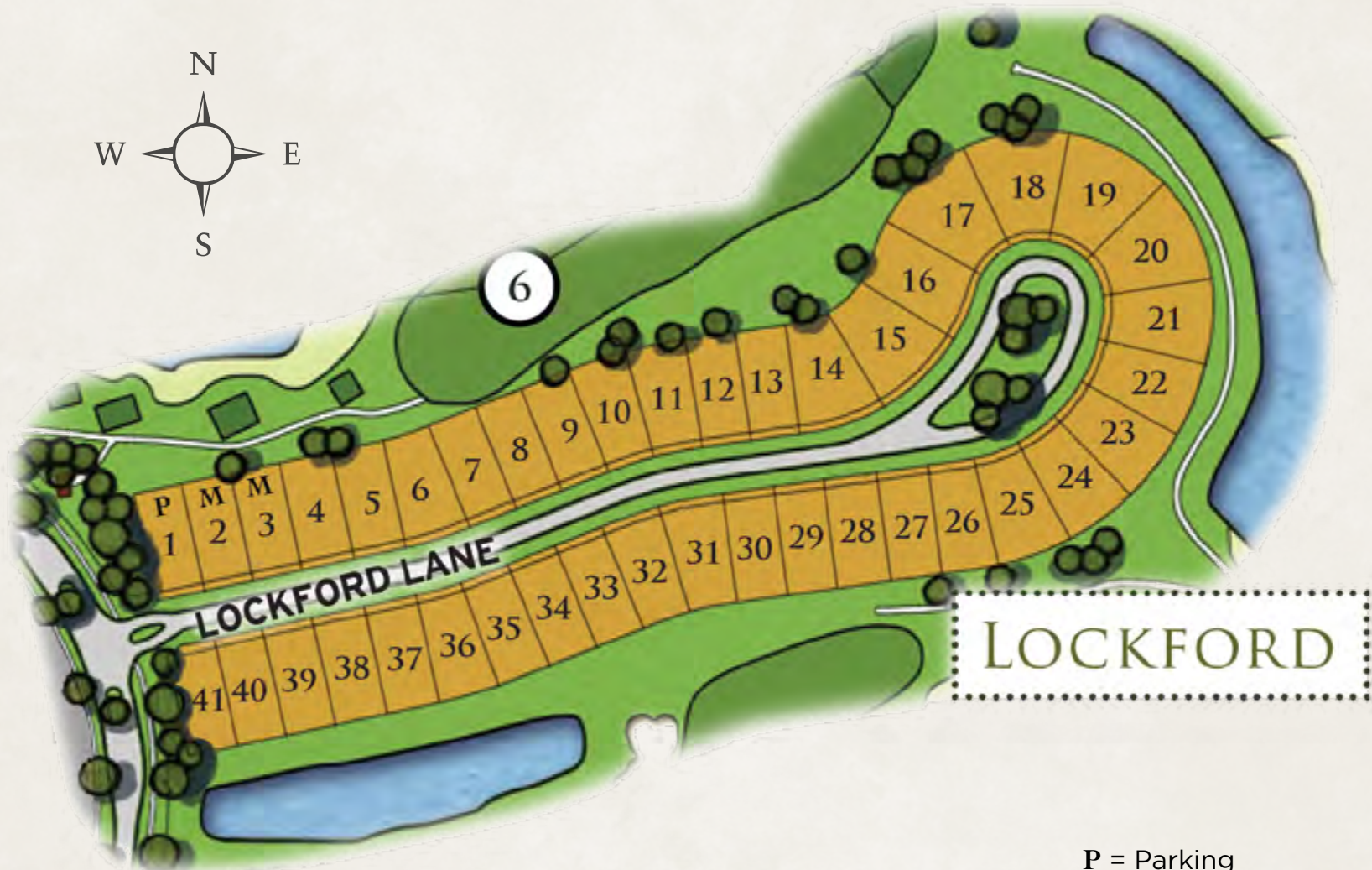
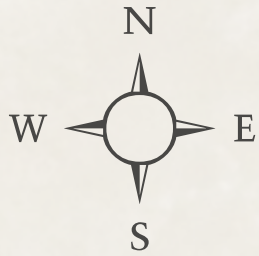
BALD EAGLE WAY  
TWIN EAGLES BLVD





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P = Parking  
M = Decorated Model

# TWINEAGLES



# PRESTWICK

2,642 A/C SQ. FT. 🏡 3-CAR GARAGE

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



Total - A/C Sq. Ft.	2,642
2-Car Garage	448
1-Car Garage	263
Covered Entry	45
Covered Screened Lanai	345
<b>Total Sq. Ft.</b>	<b>3,743</b>

Front elevation window configurations change per elevation chosen



ELEVATION A



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# PRESTWICK

## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



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# PRESTWICK GRAND™

2,905 A/C SQ. FT. 🏡 2-CAR GARAGE

2 Bedrooms, Study, Sitting Room, 2 1/2 Baths, 2-Car Garage



Decorated Model

Total - A/C Sq. Ft.	2,905
2-Car Garage	491
Covered Entry	45
Covered Screened Lanai	345
<b>Total Sq. Ft.</b>	<b>3,786</b>

Front elevation window configurations change per elevation chosen



ELEVATION A



TWINEAGLES

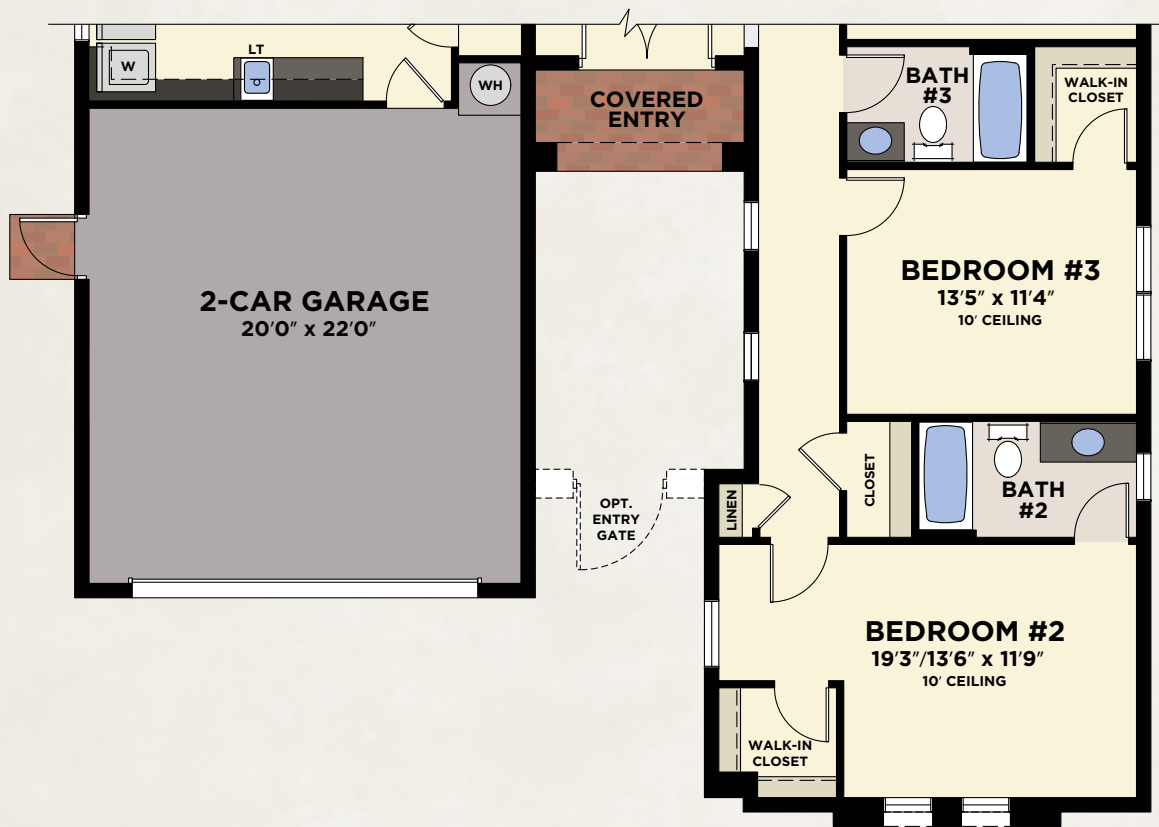


# PRESTWICK GRAND™

## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



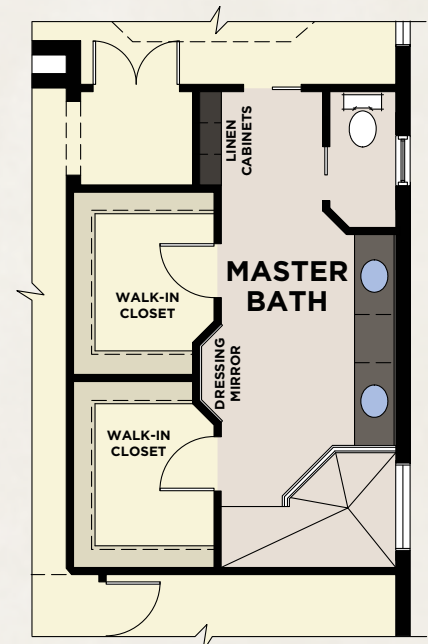
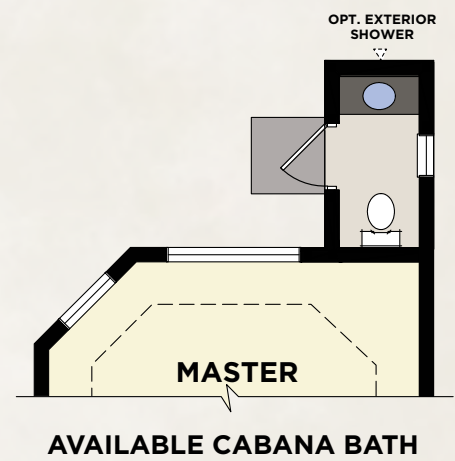
Decorated Model



Front elevation window configurations change per elevation chosen

### BEDROOM #3/BATH #3 VARIATION

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



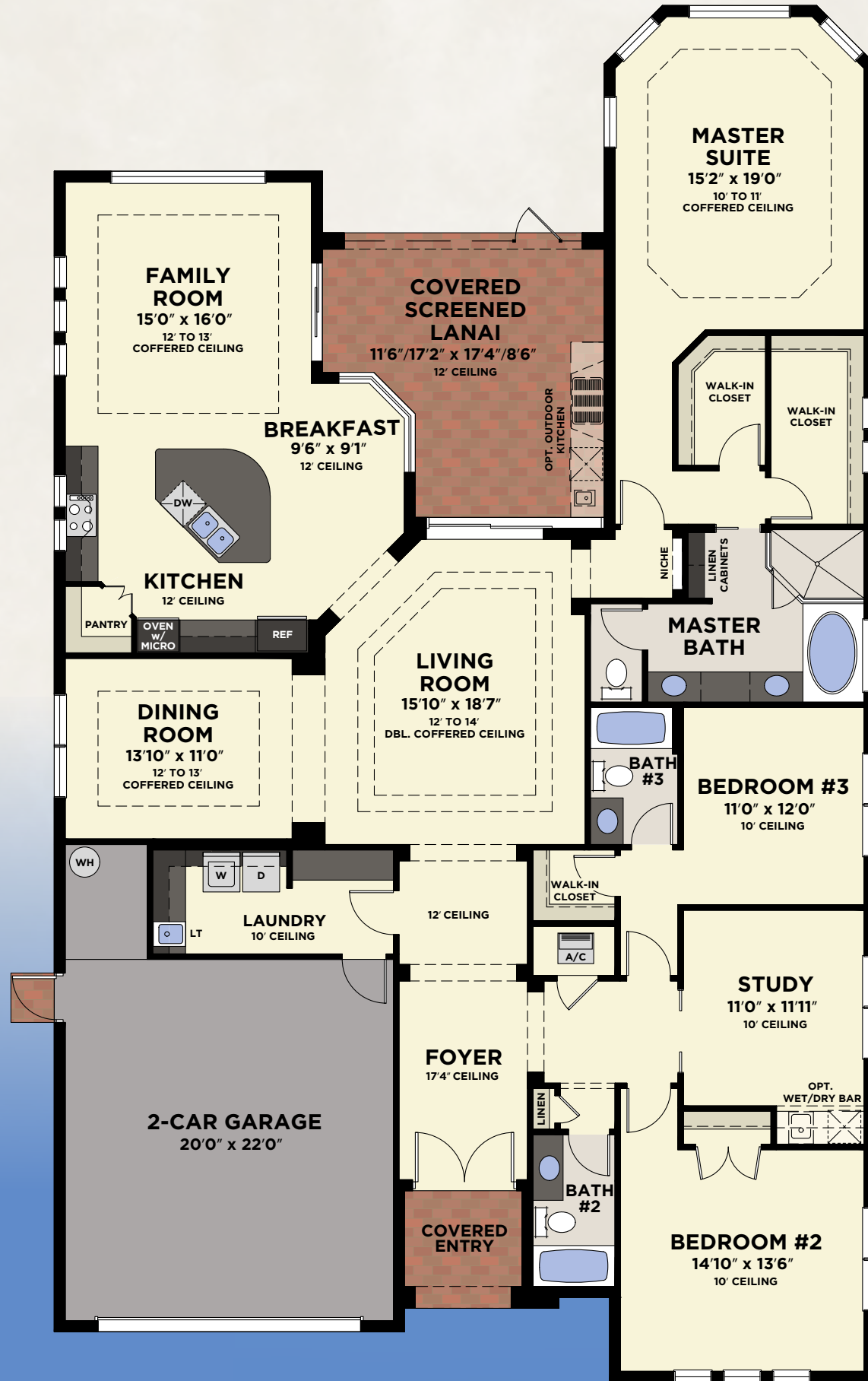
# TWINEAGLES



# BIRKDALE

2,840 A/C SQ. FT. 🏠 2-CAR GARAGE

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



**with 2-Car Garage**

Total - A/C Sq. Ft.	2,840
2-Car Garage	513
Covered Entry	52
Covered Screened Lanai	245
<b>Total Sq. Ft.</b>	<b>3,650</b>

Front elevation window configurations change per elevation chosen



ELEVATION A (2-CAR)



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# BIRKDALE

## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



ELEVATION B (2-CAR)



ELEVATION C (2-CAR)



ELEVATION A (3-CAR)



ELEVATION B (3-CAR)



ELEVATION C (3-CAR)

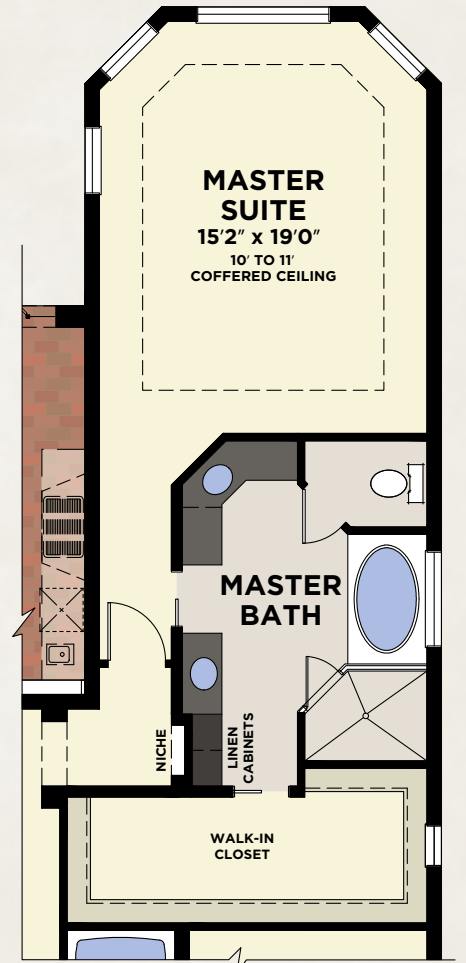
### with 3-Car Garage

Total - A/C Sq. Ft.	2,776
2-Car Garage	513
1-Car Garage	318
Covered Entry	51
Covered Screened Lanai	245
<b>Total Sq. Ft.</b>	<b>3,903</b>

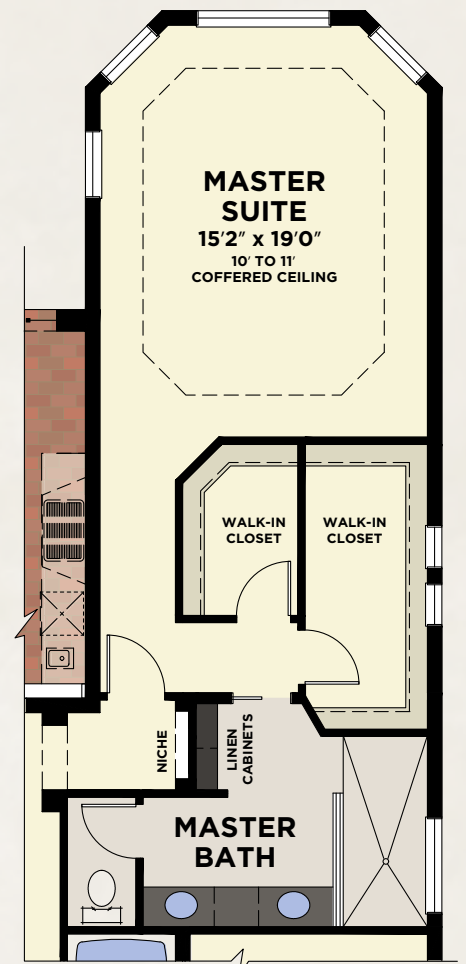


AVAILABLE 3-CAR GARAGE

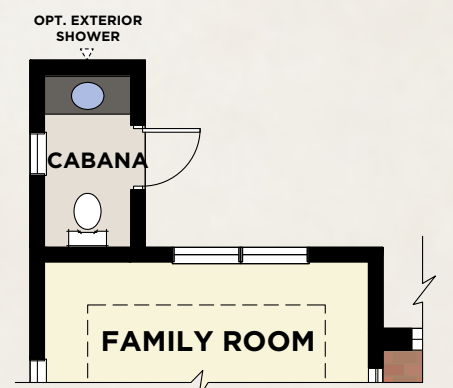
Front elevation window configurations change per elevation chosen



AVAILABLE MASTER BATH



AVAILABLE MASTER BATH w/SHOWER ONLY



AVAILABLE CABANA BATH





# INVERNESS

2,899 A/C SQ. FT. 🏠 3-CAR GARAGE

3 Bedrooms, Study, 3 Baths, 3-Car Garage



**with 3-Car Garage**

Total - A/C Sq. Ft.	2,899
2-Car Garage	477
1-Car Garage	266
Covered Entry	78
Covered Screened Lanai	179
<b>Total Sq. Ft.</b>	<b>3,899</b>

Front elevation window configurations change per elevation chosen



ELEVATION A (3-CAR)

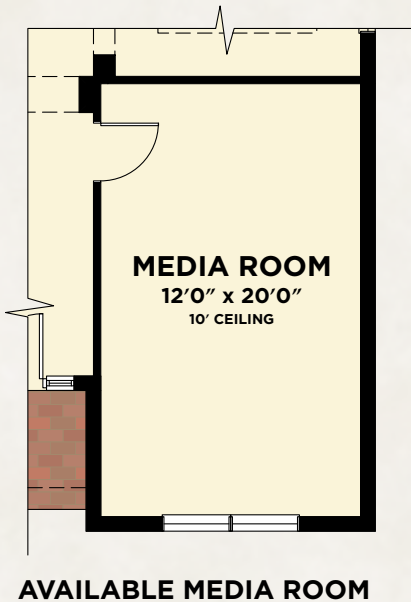
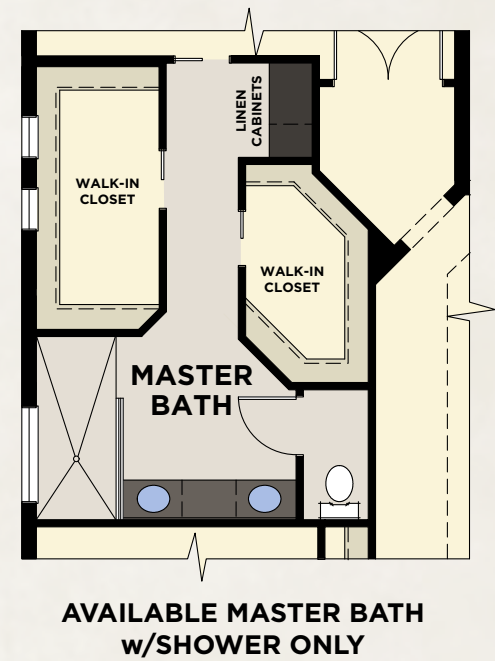
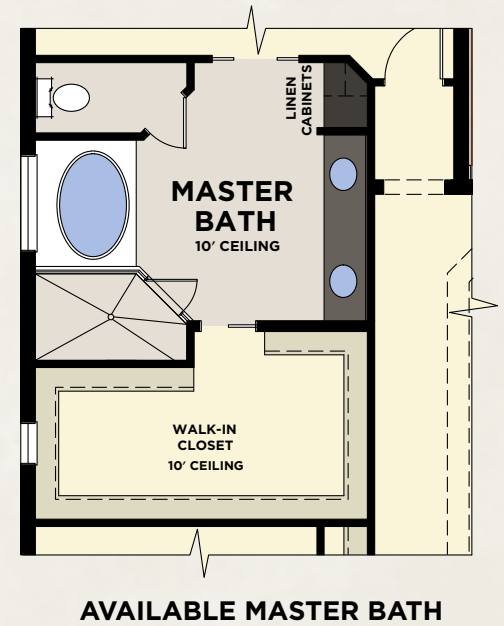
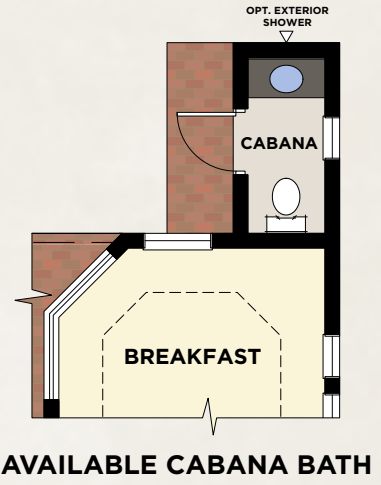


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# INVERNESS

## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



**with available Bedroom #4/  
Bath #4 or Media Room  
and 2-Car Garage**

Total - A/C Sq. Ft.	3,165
2-Car Garage	477
Covered Entry	78
Covered Screened Lanai	179
<b>Total Sq. Ft.</b>	<b>3,899</b>





# INVERNESS II

2,733 A/C SQ. FT. 🏠 3-CAR GARAGE

3 Bedrooms, Study, 3 Baths, 3-Car Garage



**with 3-Car Garage**

Total - A/C Sq. Ft.	2,733
2-Car Garage	477
1-Car Garage	266
Covered Entry	78
Covered Screened Lanai	352
<b>Total Sq. Ft.</b>	<b>3,906</b>

Front elevation window configurations change per elevation chosen



ELEVATION A (3-CAR)

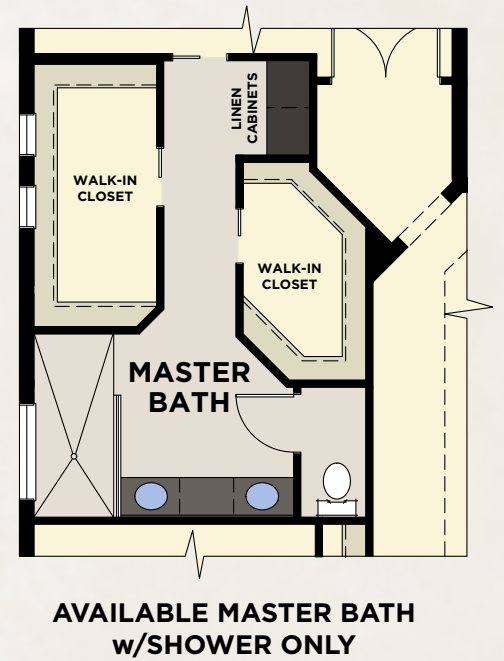
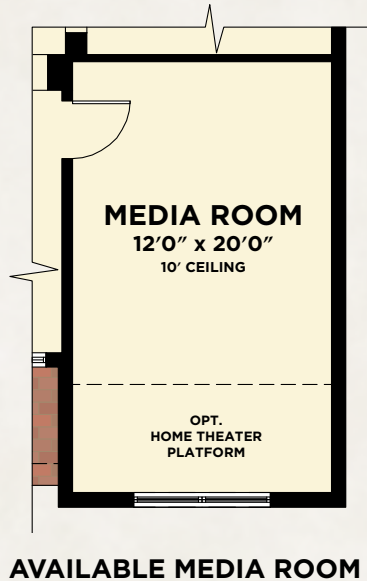
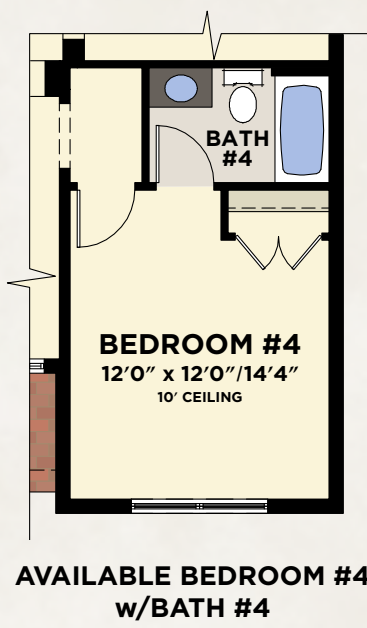
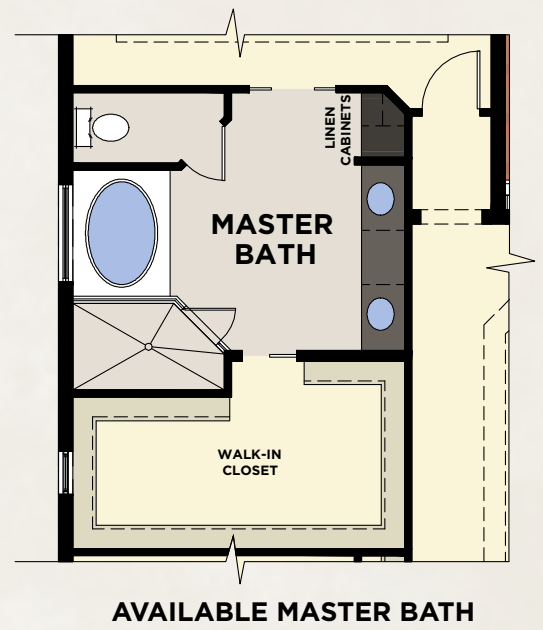
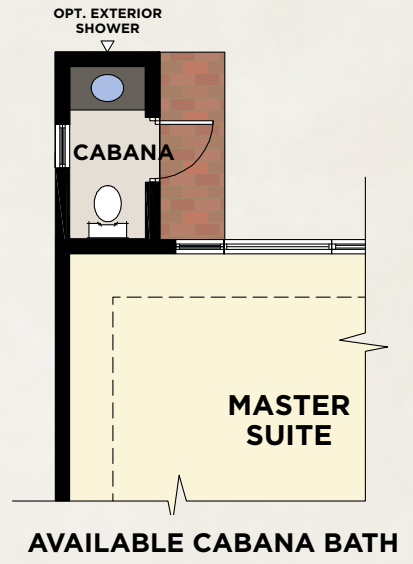


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# INVERNESS II

## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



**with available Bedroom #4/  
Bath #4 or Media Room  
and 2-Car Garage**

Total - A/C Sq. Ft.	2,999
2-Car Garage	477
Covered Entry	78
Covered Screened Lanai	352
<b>Total Sq. Ft.</b>	<b>3,906</b>





# ST. ANDREWS

2,910 A/C SQ. FT. 🏠 3-CAR GARAGE

3 Bedrooms, Study, 3 Baths, 3-Car Garage



ELEVATION A (3-CAR)

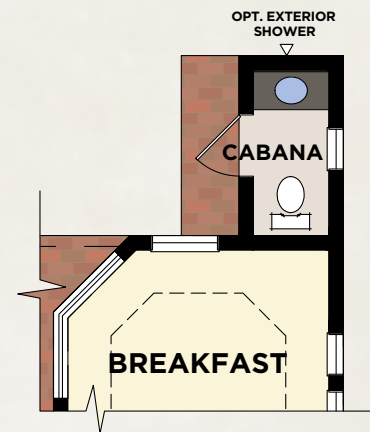


TWINEAGLES

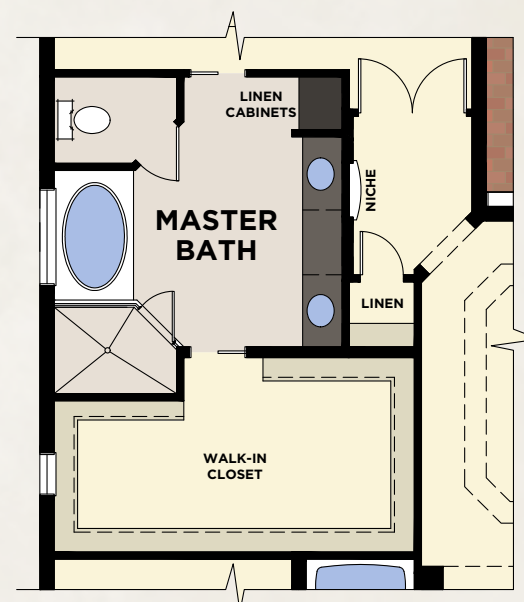


# ST. ANDREWS

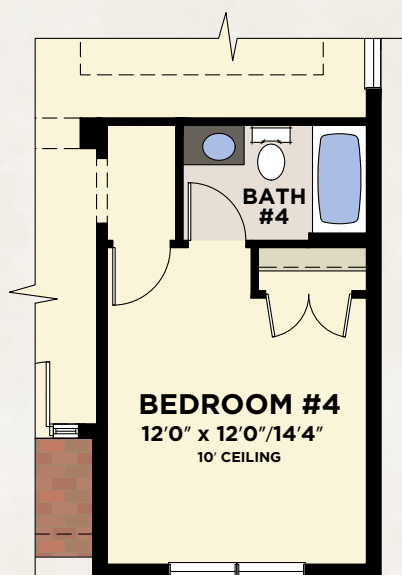
## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



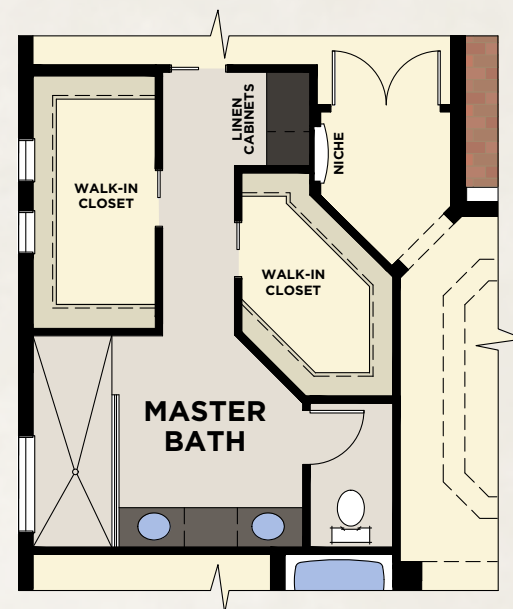
AVAILABLE CABANA BATH



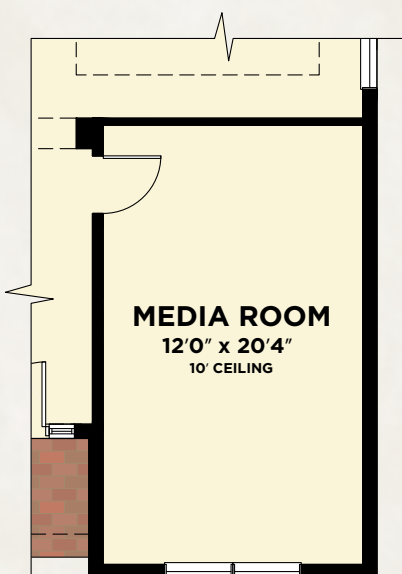
AVAILABLE MASTER BATH



AVAILABLE BEDROOM #4  
w/BATH #4



AVAILABLE MASTER BATH  
w/SHOWER ONLY



AVAILABLE MEDIA ROOM

**with available Bedroom #4/  
Bath #4 or Media Room  
and 2-Car Garage**

Total - A/C Sq. Ft.	3,180
2-Car Garage	461
Covered Entry	78
Covered Screened Lanai	179
<b>Total Sq. Ft.</b>	<b>3,898</b>





# TURNBERRY

2,842 A/C SQ. FT. 🏠 3-CAR GARAGE

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



**with 3-Car Garage**

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

Front elevation window configurations change per elevation chosen



ELEVATION A



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# TURNBERRY

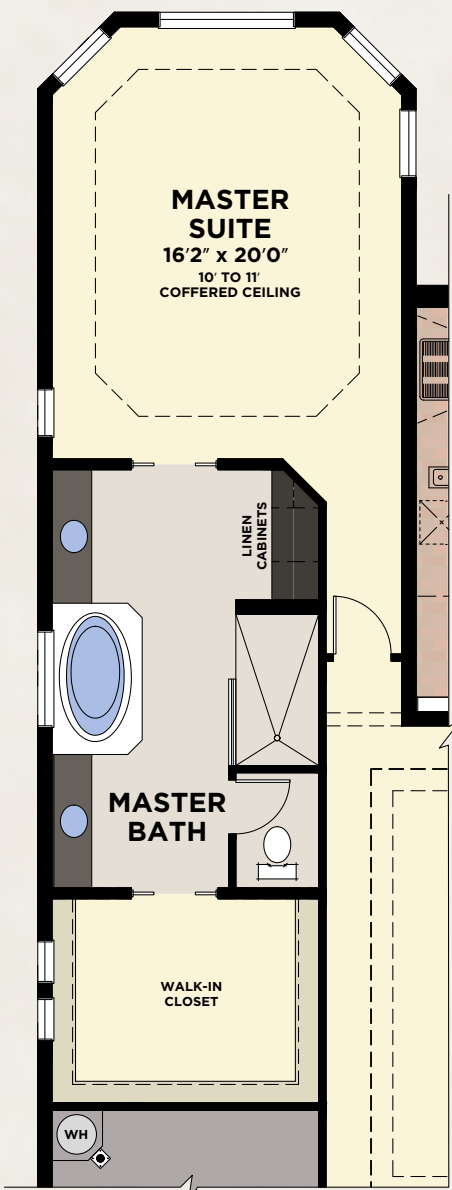
## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



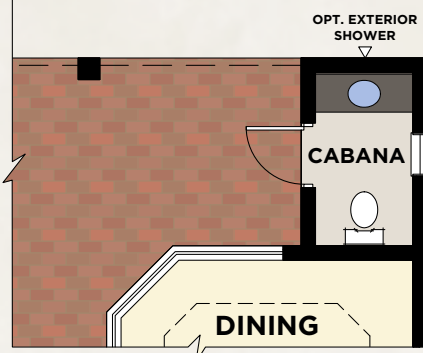
ELEVATION B



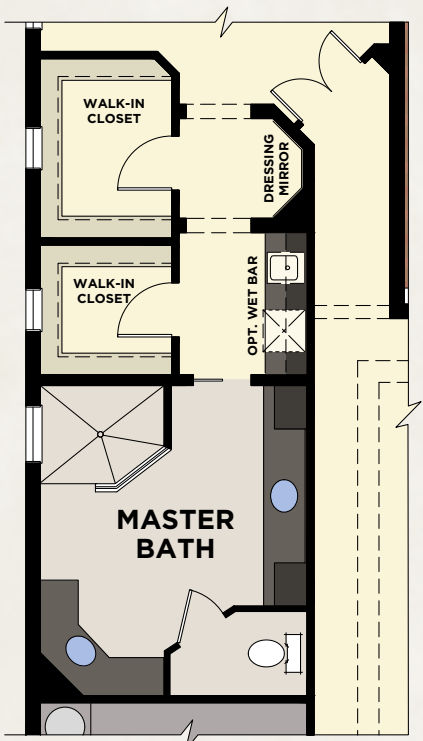
ELEVATION C



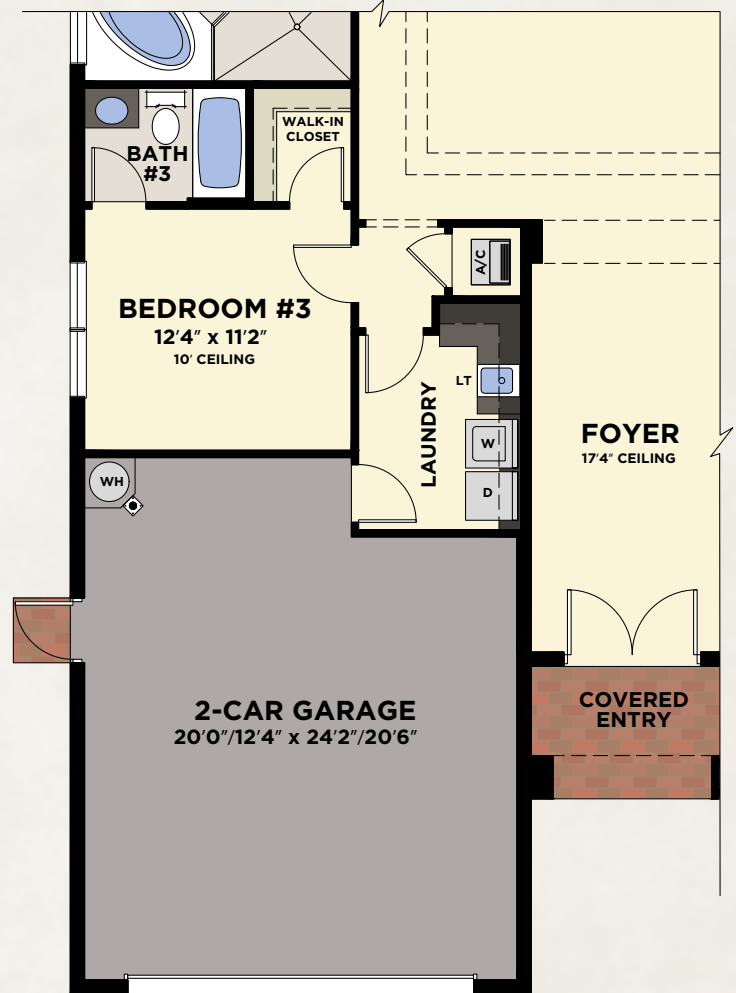
AVAILABLE MASTER BATH



AVAILABLE CABANA BATH



AVAILABLE MASTER BATH  
w/SHOWER ONLY



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

Front elevation window configurations  
change per elevation chosen

*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 Screened Lanai	461
<b>Total Sq. Ft.</b>	<b>4,077</b>



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# TURNBERRY GRAND<sup>SM</sup>

3,811 A/C SQ. FT. <sup>SM</sup> 3-CAR GARAGE

3 Bedrooms, Study, Bonus Room, 3 Baths, Two Powder Baths, 3-Car Garage



Front elevation window configurations change per elevation chosen

**with 3-Car Garage**

First Floor Living	2,922
Second Floor Living	889
Total - A/C Sq. Ft.	3,811
3-Car Garage	648
Covered Deck	249
Covered Entry	57
Covered Screened Lanai	453
Total Sq. Ft.	5,218

1ST FLOOR

2ND FLOOR



ELEVATION A



TWINEAGLES

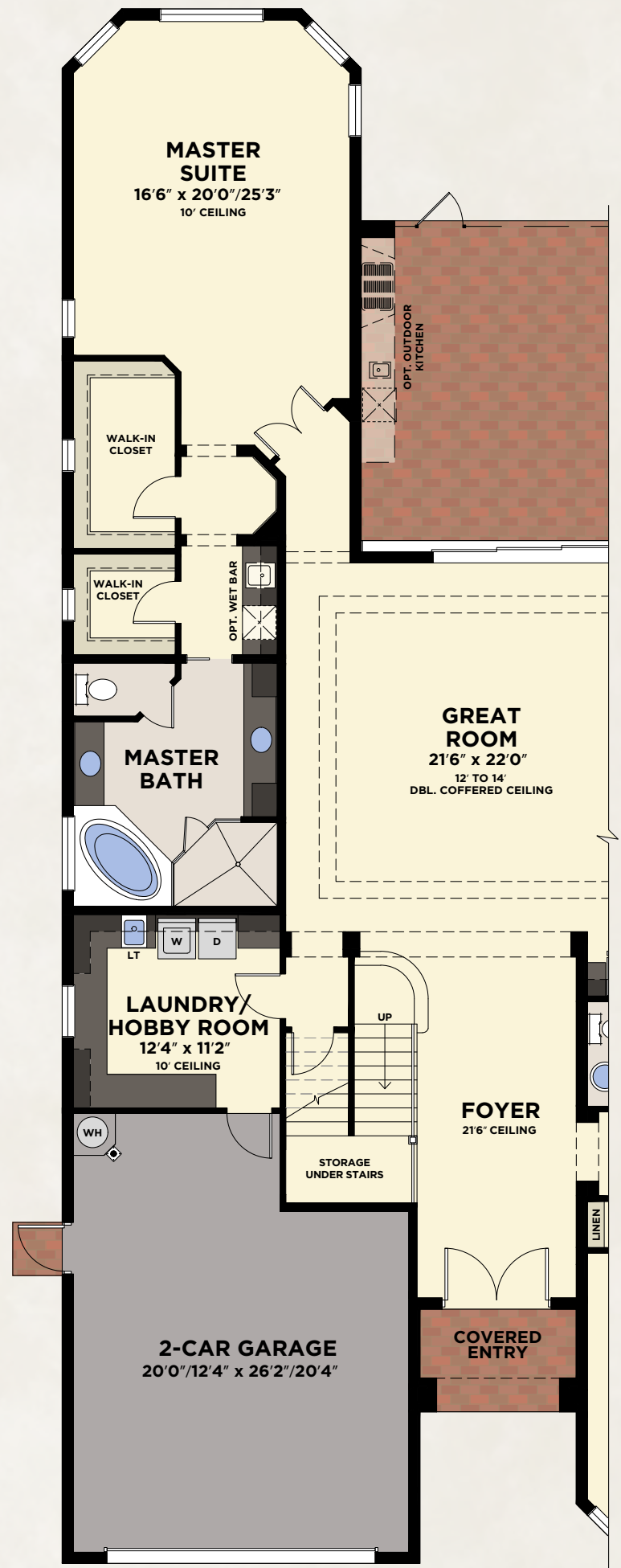


# TURNBERRY GRAND<sup>SM</sup>

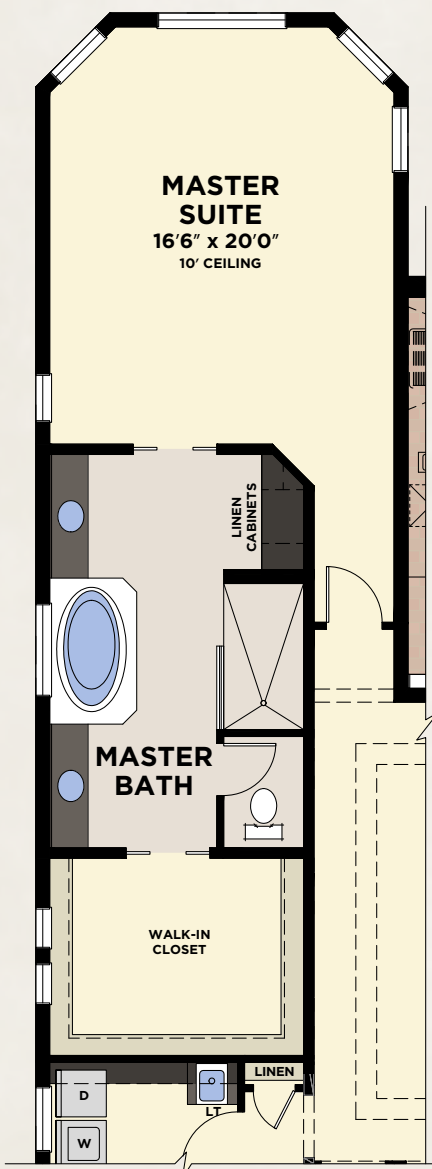
## AVAILABLE ELEVATIONS & FLOORPLAN OPTIONS



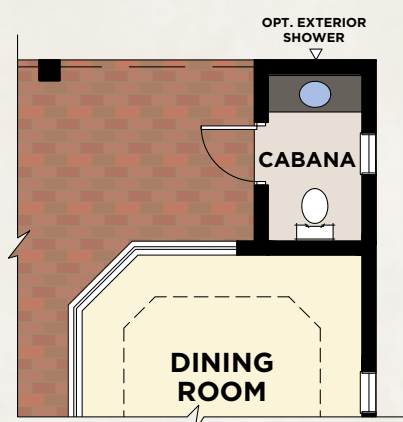
Decorated Model



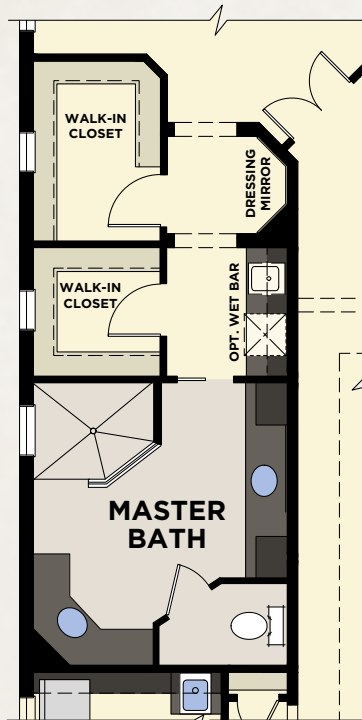
AVAILABLE LAUNDRY/HOBBY ROOM AND 2-CAR GARAGE



AVAILABLE MASTER BATH



AVAILABLE CABANA BATH



AVAILABLE MASTER BATH w/SHOWER ONLY

**with available  
Laundry/Hobby Room  
and 2-Car Garage**

First Floor Living	3,051
Second Floor Living	889
Total - A/C Sq. Ft.	3,940
2-Car Garage	519
Covered Deck	249
Covered Entry	57
Covered Screened Lanai	453
<b>Total Sq. Ft.</b>	<b>5,218</b>



TWINEAGLES



# TWIN EAGLES INCLUDED PREMIUM FEATURES

## ENERGY EFFICIENT HOMES – SAVING YOU MORE MONEY PER MONTH

- Insulated sealed duct air conditioning system for improved indoor air quality
- Low volatile organic compound (VOC) **Sherwin-Williams**® paints and **Mohawk**® carpet
- Exterior ventilation of range hood
- In-wall **Taexx**® pest defense system eliminates personal contact with active ingredients
- Energy-efficient double-paned low-emissivity (*Low-E*) windows, sliders and glass doors
- Complete stainless steel **GE**® **Café**, ENERGY STAR® appliance package
- High efficiency 16-SEER **Carrier**® central air conditioning and heating
- Energy-saving compact fluorescent light bulbs
- R-30 insulation on ceilings and R-4.1 on block walls
- Energy-efficient quick-recovery water heater
- Irrigation system with rain sensor
- **Kohler**® water-saving plumbing fixtures
- Water-saving, comfort-height and elongated commodes to reduce water consumption

## FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (*excluding overhead garage doors*)
- Impact-rated **PGT**® windows on front elevation and storm panels over glass on sides and rear for improved storm protection and peace of mind
- 2 alarm keypad locations for added convenience (*garage and master bedroom*)
- Decorative **Schlage**® handle-set, entry dead bolt lock and door viewer
- Private 2-car or 3-car garage (*per plan*) with automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Tempered sliding glass doors and bathroom shower enclosures for your safety

## FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- **Schlage**® lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- **Kohler**® faucets
- **Honeywell**® 7-day programmable thermostat with a digital display for enhanced viewing
- Rocker-style electrical switches for ease of operation

## FOR ENHANCED DESIGN

- 5 1/4" crown molding throughout common living areas, (*including tray ceilings in common living areas*)
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood door casings
- Screened lanais
- Over-sized walk-in closets in master bedrooms
- His and hers master bathroom raised height vanities

## FOR GREATER CONVENIENCE

- 10-year structural warranty
- 1-year **GE**® appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts
- Insulated fiberglass front entry door
- **Sentricon**® termite elimination system with 1-year monitoring

## FOR HIGHER QUALITY CONSTRUCTION

- Design & construction in accordance with rigorous wind resistive requirements of Florida Building Code
- **Mapeguard**™ 2 crack suppressant membrane installed under all tile areas on first floor for improved warranty and protection
- Steel reinforced monolithic concrete foundation system with reinforced concrete block exterior walls
- Paver drives, walkways, entries and covered lanais
- **Sherwin-Williams**® painted garage floors
- **Sherwin-Williams**®, **Loxon**® 2-coat exterior paint system for long lasting color retention and climate protection
- Distinctive **Hanson**® Regal cement roof tile
- 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 full-overlay wood recessed-panel doors and drawers on frameless full-access cabinets with 42" uppers and accented raised cabinet bump-up & out, as well as wood finished canopy hood above cook top
- Crown molding on all kitchen cabinet uppers
- Double compartment under-mount (*50/50, 60/40 or 70/30*) stainless steel sink
- **Kohler**® faucet with integrated pull-out sprayer
- 1/2 hp **Badger**® garbage disposal
- **GE**® **Café** stainless steel ENERGY STAR® side-by-side refrigerator with in-door ice and water
- **GE**® **Café** stainless steel ENERGY STAR® sound insulated automatic dishwasher
- **GE**® **Café** stainless steel 30" cook top
- **GE**® **Café** stainless steel 30" built-in single wall oven
- **GE**® **Café** stainless steel microwave built-in
- Recessed lighting with energy-saving compact fluorescent light bulbs

### Master Bathroom

- 3 cm granite counter tops with 4" backsplash
- Raised height full-overlay wood recessed-panel doors and drawers on frameless full-access cabinet vanities with his and hers **Kohler**® under-mount bathroom sinks
- 3/8" Thickened Glass Frameless and Seamless Shower Enclosures with recessed soap and shampoo niche
- Full mirror over vanity with decorator selected **Progress Lighting**® wall light above
- **Kohler**® drop-in tub
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor-proof recessed light with energy-saving compact fluorescent light bulb in shower
- **Mohawk**® 18"x18" ceramic tile floors, 8"x12" ceramic tile on shower walls and 6"x6" ceramic tile on shower floors
- **Kohler**® fixtures with 8' widespread lavatory and tub faucets
- Towel and bath accessories



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# TWIN EAGLES INCLUDED PREMIUM FEATURES

## Secondary and Powder Bathrooms

- 3 cm granite counter tops with 4" backsplash
- Raised height full-overlay wood recessed-panel doors and drawers on frameless full-access cabinet vanities with under-mount sinks (*all secondary bathrooms*)
- **Kohler**® Pedestal sinks in powder room (*per plan*)
- Full width mirror over vanity with decorator selected **Progress Lighting**® 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
- **Mohawk**® 18"x18" ceramic tile floors, 8"x12" ceramic tile on tub/shower walls with a recessed soap niche in all secondary baths
- **Kohler**® fixtures with lever handles for ease of use
- Towel and bath accessories

## Laundry

- **GE**®, ENERGY STAR® super capacity washer and dryer
- 3 cm granite counter tops with 4" backsplash (*per plan*)
- Designer selected recessed panel wood cabinet bases and uppers (*per plan*)
- Base cabinet laundry tub

## WITHIN YOUR HOME

- **Mohawk**® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms, bedroom sitting areas and den
- Energy efficient quick-recovery water heater (*size per plan*)
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, foyer (*per plan*), kitchen, hallways, covered lanai, and all bathrooms
- 18" **Mohawk**® ceramic tile in foyer, kitchen, great room, living room, family room, dining, café, hallway, a/c closet, powder and laundry room
- Knockdown textured finish on ceilings and light orange peel finish on interior walls

- 8' interior doors
- High speed structured wiring network – certified CAT-5E data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, den and all bedrooms
- Cable television pre-wire in great room, living room, family room, den, and all bedrooms
- Ceiling fan pre-wire in great room, living room, family room, den, covered lanai, and all bedrooms
- Decorative **Progress Lighting**® fixtures in all bathrooms, dining room, foyer and breakfast nook
- Electric entry door chime
- Corian window sills throughout with travertine marble sills in all baths
- Wood-ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

## OUTSIDE OF YOUR HOME

- Professionally designed landscape package with fully sodded lot
- Irrigation system with rain sensor
- **Sentricon**® termite elimination system with 1-year monitoring
- **Progress Lighting**® coach lights
- Hose bibs at front and rear for your convenience
- Gutters at all front entries (*per plan*)
- Paver drives, walkways, entries and covered lanais

## MINTO ONLY USES QUALITY BRANDS



**SHERWIN  
WILLIAMS**

**PGT**

**MOHAWK**



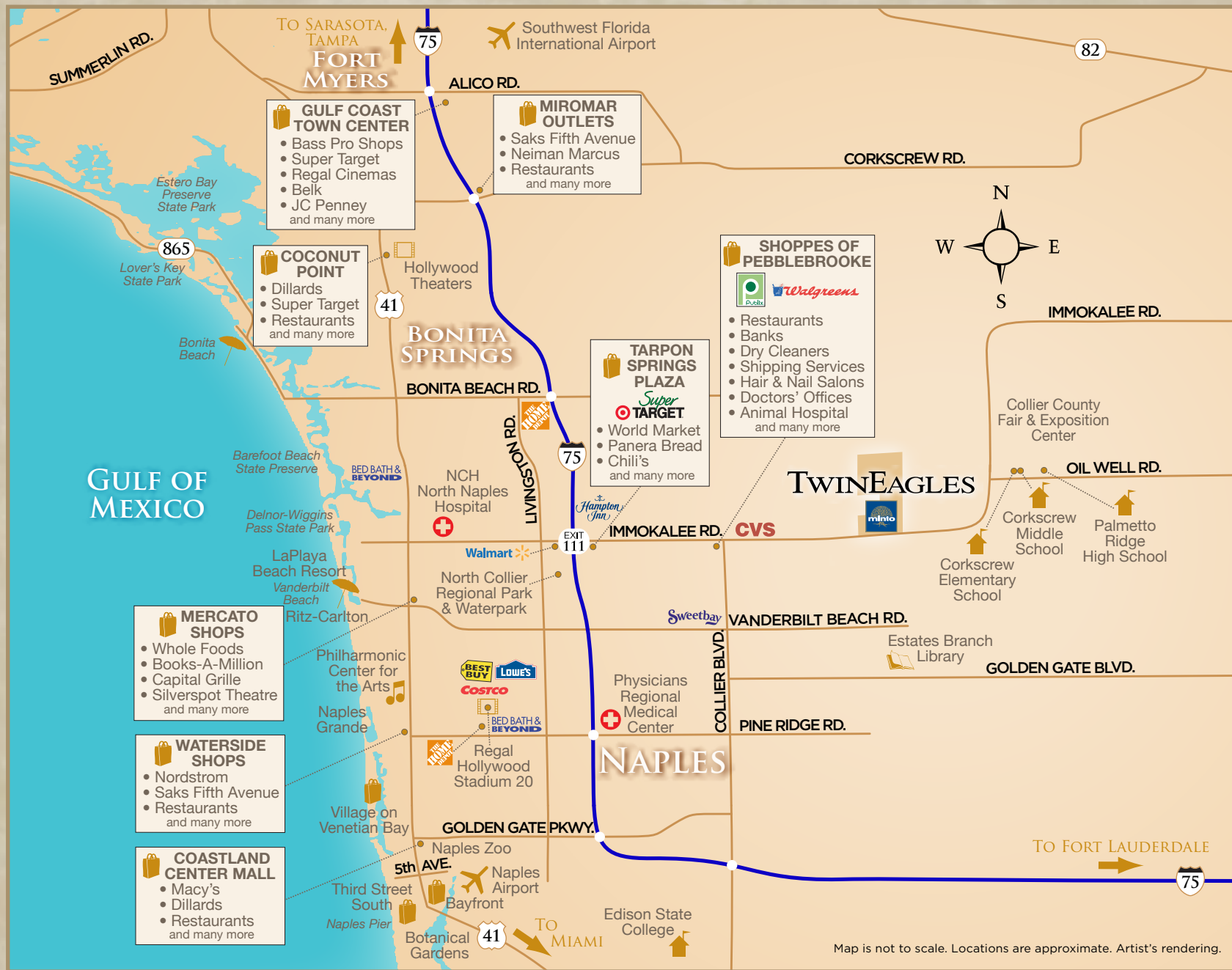
GE imagination at work

**KOHLER**



**TWINEAGLES**





# TWINEAGLES

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

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