

# TWINEAGLES



INCLUDED PREMIUM FEATURES

# 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 Smart Home Ready alarm dashboards, one located at the garage entry and a portable dashboard for added convenience.
- 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

## 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

- 5¼" crown molding throughout common living areas, (*including tray ceilings in common living areas*)
- 5¼" sculpted colonial wood baseboards and 2¼" 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® 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
- **Royal** 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

### 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**<sup>®</sup>, ENERGY STAR<sup>®</sup> 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**<sup>®</sup> 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**<sup>®</sup> 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**<sup>®</sup> 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**<sup>®</sup> termite elimination system with 1-year monitoring
- **Progress Lighting**<sup>®</sup> 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**



**KOHLER**

GE imagination at work

# TWINEAGLES

© Minto Communities, LLC 2017. All rights reserved. Content may not be reproduced, copied, altered, distributed, stored or transferred in any form or by any means without express written permission. Artist's renderings, dimensions, specifications, prices and features are approximate and subject to change without notice. Minto, and the Minto logo are trademarks of Minto Communities, LLC and/or its affiliates. CGC1519880 3/17

