

COURTYARD HOMES

LAUREATE
PARK
AT LAKE NONA



INCLUDED PREMIUM FEATURES

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ENVIRONMENTS FOR LIVING® & ENERGY STAR CERTIFIED® - SAVING YOU MORE MONEY PER MONTH

- All homes are **Environments for Living®** and **ENERGY STAR®** certified
- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality
- Low volatile organic compound (VOC) **Sherwin Williams®** paints and **Mohawk®** carpet to improve well-being
- Exterior ventilation of range hood
- In-wall **Taexx®** pest defense system eliminates personal contact with active ingredients
- Energy efficient insulated low-emissivity windows for improved performance, comfort and savings
- **GE®**, **ENERGY STAR®** appliances
- High efficiency 14-SEER **Carrier®** central air conditioning and heating
- Energy-saving compact fluorescent light bulbs
- **ENERGY STAR®** bathroom exhaust fans on separate switch
- R-30 insulated ceiling & R-4.1 on block walls and R-19 on framed exterior walls
- **Rheem®** Prestige™ energy-saving hybrid water heater
- Automated drip irrigation system
- **Moen®** water-saving plumbing faucets
- Water-saving, elongated commodes

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (*Excluding overhead garage doors*)
- 1 alarm wired keypad located at garage and pre-wire at master bedroom
- 5-Year finish warranty on the decorative Dexter by **Schlage®** handle-set and entry dead bolt lock
- Private 2-car garage with steel reinforced door, automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Fiberglass exterior doors with glass insert that retain all the benefits and beauty of wood panel doors, but with added protection
- Fire sprinklers

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
- **Moen®** lever faucets for ease of use
- **Honeywell®** 7-day programmable thermostat with a digital display for enhanced viewing
- Rocker-style electrical switches for ease of operation

FOR ENHANCED DESIGN

- 5¹/₄" sculpted colonial wood baseboards and 2¹/₄" colonial wood casings around doors
- Over-sized air conditioned walk-in closets in master bedrooms
- Professionally designed lush landscape package
- Attractive combination of dimensional asphalt roof shingles and standing metal seam roof panel accents (*Per plan*)

FOR GREATER CONVENIENCE

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

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
- **Sherwin Williams®** acrylic finish on garage floors
- Professionally engineered roof truss system
- **Sherwin Williams® Loxon®** 2 coat exterior paint system over stucco areas for long lasting color retention and climate protection
- PEX piping plumbing system for superior performance
- **DenShield®** tile backer cement board at all tub and shower areas for added protection

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- Granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 42" uppers and an accented raised cabinet bump-up and bump-out above range
- Choice of 50/50 or 60/40 under-mount stainless steel sink
- **Moen®** faucet with integrated pull-out sprayer
- 1/2 hp **Badger®** garbage disposal
- **GE®**, **ENERGY STAR®** 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®** range hood ventilated to exterior
- **GE®** built-in microwave
- Recessed lighting with energy-saving compact fluorescent light bulbs

Master Bathroom

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with his and hers under-mount bathroom sinks
- Luxurious drop-in acrylic tub with ceramic tile surround (*Per plan*)
- Deluxe semi-frameless shower enclosures
- 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 in shower
- Water-saving, elongated commodes
- **Mohawk®** ceramic tile floors on diagonal lay, 8"x12" ceramic tile on shower walls and 6"x6" 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
- Tiled recessed soap and shampoo niche in shower

Secondary and Powder Bathrooms

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks
- 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
- Water-saving, elongated commodes
- **Mohawk®** ceramic tile floors on diagonal lay, 8"x12" ceramic tile on shower walls and 6"x6" ceramic tile on shower floors
- **Sterling®** bathtubs in all secondary bathrooms
- **Moen®** fixtures with lever handles for ease of use

Secondary and Powder Bathrooms

- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Tiled recessed soap and shampoo niche in shower

Laundry

- Granite counter tops with 4" backsplash (*Per plan*)
- Designer selected recessed panel wood base cabinets (*Per plan*)
- GE®, ENERGY STAR® washer and GE® large capacity Dura Drum™ dryer
- One row of ventilated wire shelving

WITHIN YOUR HOME

- 18" Mohawk® ceramic tile in foyer, kitchen, great room, dining, a/c closet and laundry room
- Dramatic 10' ceiling heights on first and second floors
- Luxurious Mohawk® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and orange peel finish on interior walls
- Decorative 2-Panel 8' interior doors
- High speed structured wiring network – certified CAT-6 data lines and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, loft, study and all bedrooms
- Cable television pre-wire in living room, den, and all bedrooms

- Ceiling fan pre-wire in great room and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, kitchen, and all bathrooms
- Electric entry door chime
- Wood window sills with apron
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

OUTSIDE OF YOUR HOME

- Gated front or side courtyards with pavers and landscaping (*Per plan*)
- Professionally designed lush landscape package
- Automated irrigation system
- Hose bibs at front and rear for your convenience
- Concrete driveways
- Designer selected paver walkways, courtyards and covered front porches

MINTO ONLY USES QUALITY BRANDS



**SHERWIN
WILLIAMS®**

MOHAWK®



GE imagination at work

MOEN

Buy it for looks. Buy it for life.®

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