



LAUREATE
PARK

AT LAKE NONA



ORLANDO'S PREMIER MASTER-PLANNED COMMUNITY

LAKE NONA®



LEGEND

- Minto at Laureate Park
- Laureate Park
- Residential
- Parks
- Education
- Lake Nona Medical City
- Commercial & Mixed Use
- Trails



SCALE IN MILES

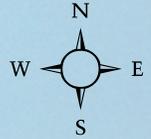


The features and amenities described and depicted are based on current development plans, which are subject to change without notice. No guarantee is made that the features, amenities and facilities depicted by artist's rendering or otherwise described will be provided.

MINTO AT LAUREATE PARK SITE PLAN

M = Decorated Model
P = Parking

COMING SOON -
LAUREATE PARK
VILLAGE CENTER



LAUREATE
PARK
AT LAKE NONA



LAUREATE PARK

AT LAKE NONA



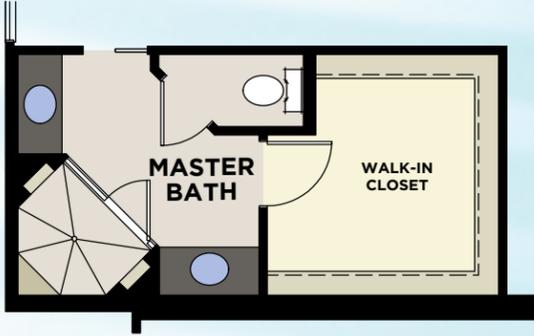
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COURTYARD HOME DESIGNS

BRENNER

2 BEDROOMS, 2 BATHS, 2-CAR GARAGE



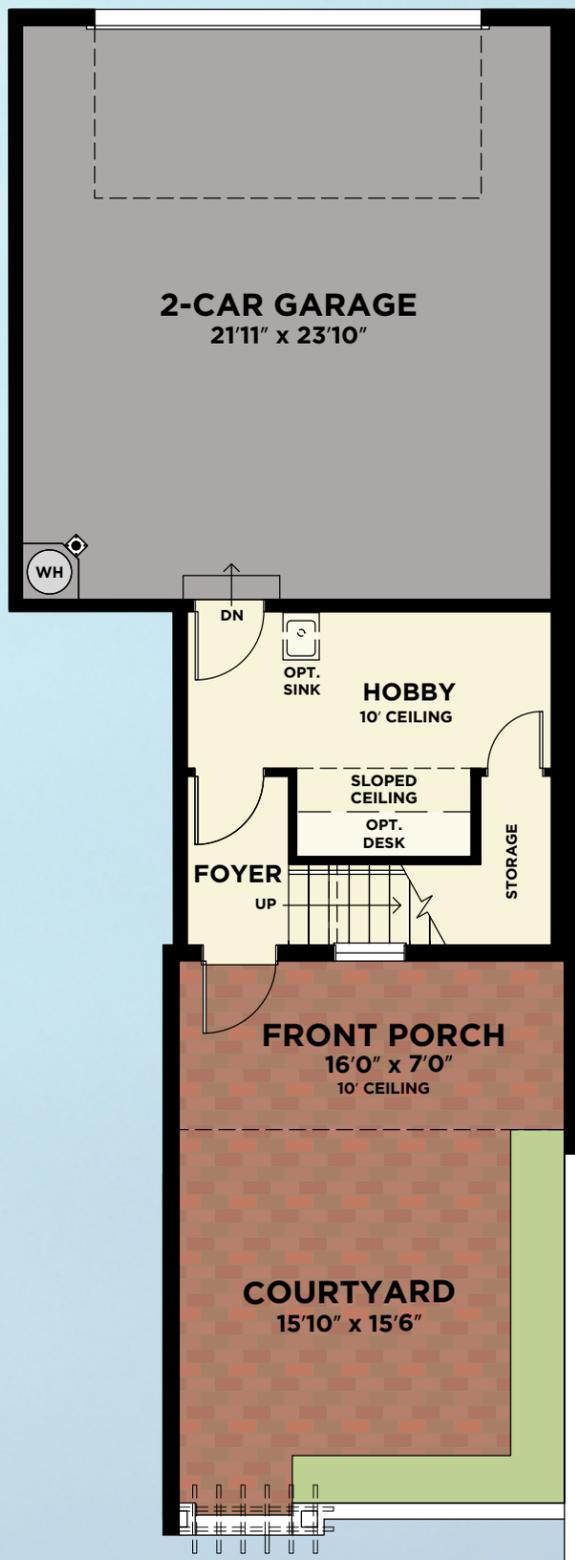
AVAILABLE MASTER BATH



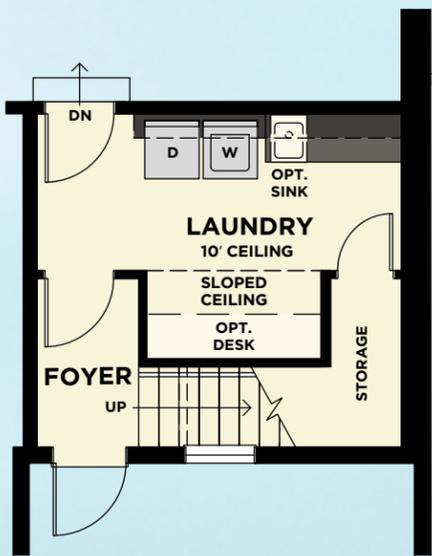
2ND FLOOR

BRENNER

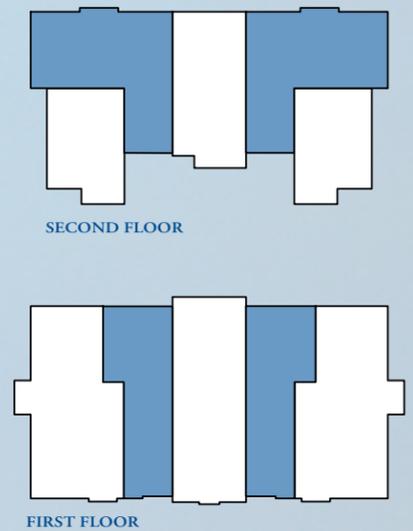
First Floor	229
Second Floor	1,421
Total A/C Sq. Ft.	1,650
2-Car Garage	577
Porch	111
Courtyard	265
Balcony	111
Total Sq. Ft.	2,714



1ST FLOOR



AVAILABLE LAUNDRY ROOM

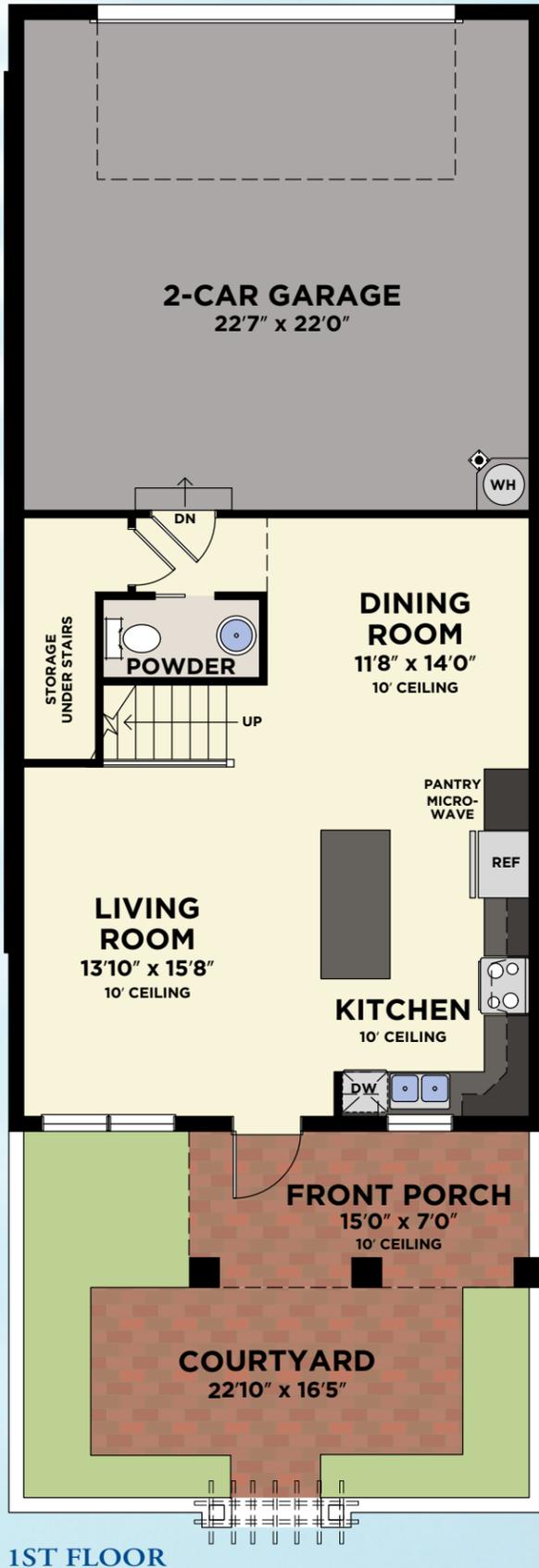


SECOND FLOOR

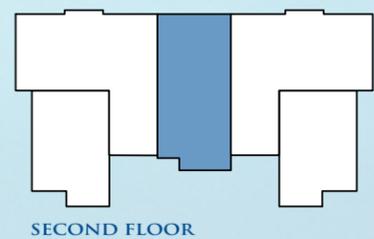
FIRST FLOOR

HARTWELL

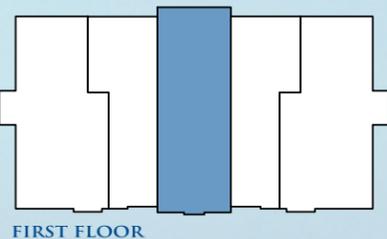
3 BEDROOMS, 2.5 BATHS, 2-CAR GARAGE



1ST FLOOR



SECOND FLOOR



FIRST FLOOR



2ND FLOOR



AVAILABLE MASTER BATH

HARTWELL

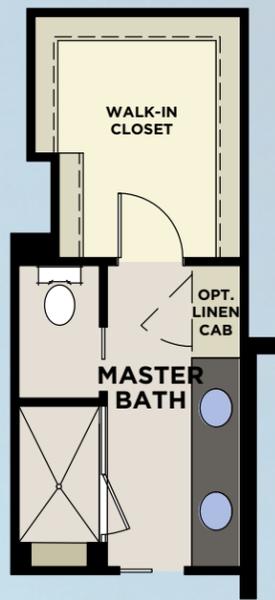
First Floor	645
Second Floor	1,135
Total A/C Sq. Ft.	1,780
2-Car Garage	563
Porch/Courtyard	407
Balcony	68
Total Sq. Ft.	2,818

KENDALL

3 BEDROOMS, LOFT, 2.5 BATHS, 2-CAR GARAGE



1ST FLOOR



AVAILABLE MASTER BATH



AVAILABLE STACKABLE W/D



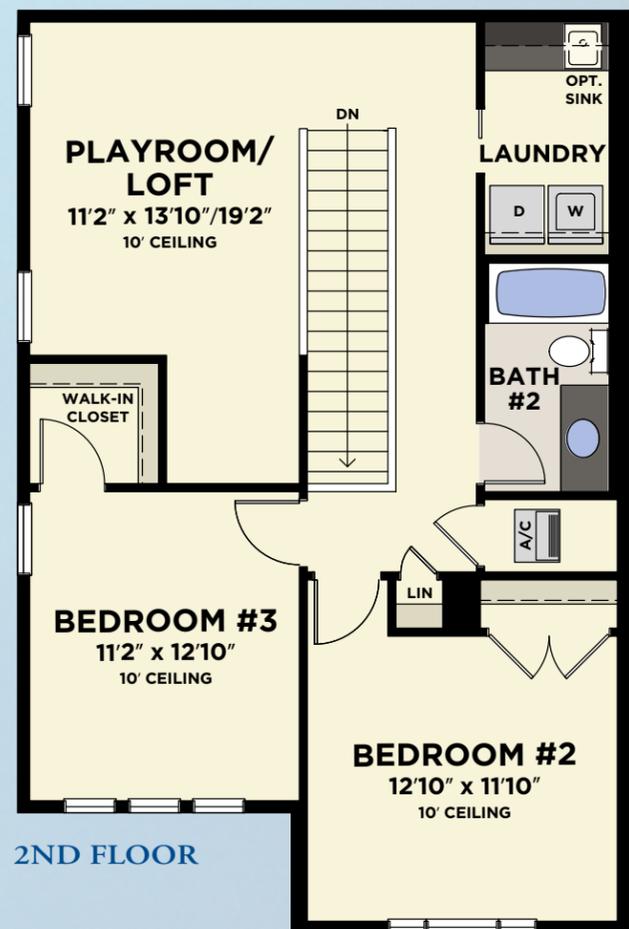
AVAILABLE STUDY



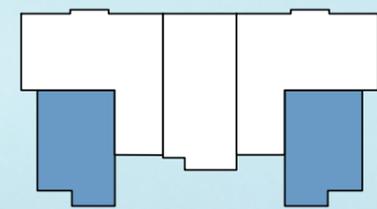
AVAILABLE BEDROOM #4



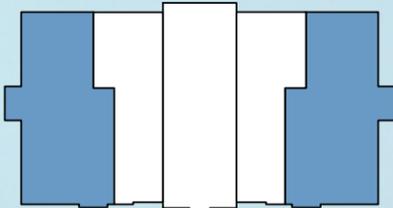
AVAILABLE LOFT W/WALK-IN CLOSET



2ND FLOOR



SECOND FLOOR



FIRST FLOOR

KENDALL

First Floor	1,051
Second Floor	893
Total A/C Sq. Ft.	1,944
2-Car Garage	597
Porch	83
Courtyard	165
Total Sq. Ft.	2,789



COURTYARD HOME INCLUDED PREMIUM FEATURES

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 **PGT®** 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
- **GE®** Geospring™ energy-saving hybrid water heater
- Automated drip irrigation system
- **Moen®** water-saving plumbing fixtures
- Water-saving, dual-flush, elongated commodes

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (Excluding overhead garage doors), includes 1 year of monitoring
- 1 alarm wired keypad located at garage and pre-wire at master bedroom
- 5-Year finish warranty on the decorative **Schlage®** satin nickel 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®** satin nickel lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- **Moen®** brushed nickel or chrome 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 30-year dimensional asphalt roof shingles and standing metal seam roof panel accents

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 3-year **GE®** appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts
- **GE®** EcomaginationSM
- Prewire for **GE®** WattStation™, electric vehicle charging
- **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
- 50/50 or 70/30 Double compartment under-mount stainless steel sink
- Choice of brushed nickel or chrome **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

COURTYARD HOME INCLUDED PREMIUM FEATURES

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**® satin nickel or oil-rubbed bronze 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, dual-flush, elongated commodes
- **Mohawk**® ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Moen**® brushed nickel or chrome fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Coordinating 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**® satin nickel or oil-rubbed bronze 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, dual-flush, elongated commodes
- **Mohawk**® ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Sterling**® bathtubs in all secondary bathrooms
- **Moen**® brushed nickel or chrome fixtures with lever handles for ease of use

Secondary and Powder Bathrooms

- ENERGY STAR® bathroom exhaust fans on separate switch
- Coordinating 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
- Luxurious **Mohawk**® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and light 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
- Decorative **Progress Lighting**® brushed nickel or oil-rubbed bronze fixtures in all bathrooms, dining room, foyer and café
- 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
- Professionally designed lush landscape package
- Automated irrigation system
- **Sentricon**® termite elimination system with 1 year monitoring
- 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

PGT



GE imagination at work

MOEN

Buy it for looks. Buy it for life.®

LAUREATE PARK

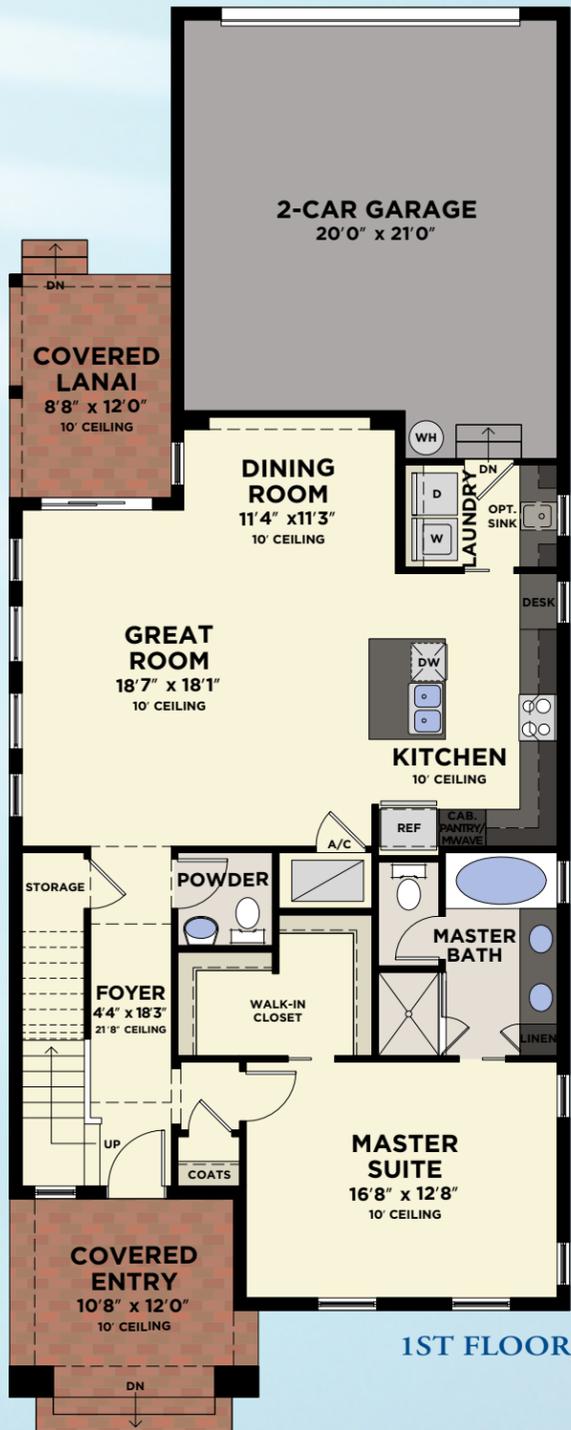
AT LAKE NONA



SINGLE FAMILY HOME DESIGNS

CARLSSON

3 BEDROOMS, LOFT, 2.5 BATHS, 2-CAR GARAGE



CARLSSON

First Floor	1,315
Second Floor	636
Total A/C Sq. Ft.	1,951
2-Car Garage	485
Covered Entry	134
Covered Lanai	104
Covered Balcony	62
Total Sq. Ft.	2,736

CARLSSON GRANDE

3 BEDROOMS, LOFT, 2.5 BATHS, 2-CAR GARAGE



ELEVATION A



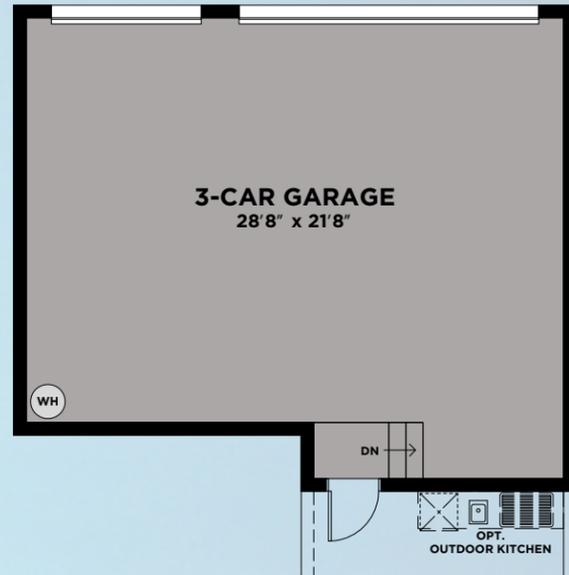
ELEVATION B



ELEVATION C



1ST FLOOR



AVAILABLE 3-CAR GARAGE
(730 SQ. FT.)



AVAILABLE
BEDROOM #4



2ND FLOOR

CARLSSON GRANDE

First Floor	1,380
Second Floor	636
Total A/C Sq. Ft.	2,016
2-Car Garage	642
Covered Entry	134
Covered Lanai	303
Covered Balcony	62
Total Sq. Ft.	3,157

HUXLEY

3 BEDROOMS, DEN, LOFT, 2.5 BATHS, 2-CAR GARAGE



HUXLEY

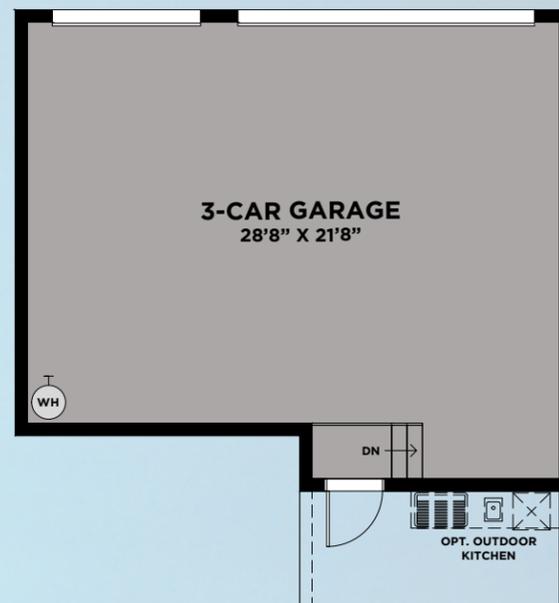
First Floor	1,164
Second Floor	1,089
Total A/C Sq. Ft.	2,253
2-Car Garage	575
Covered Entry	142
Covered Lanai	140
Covered Deck	146
Total Sq. Ft.	3,256

LAUREATE
PARK
AT LAKE NONA



HUXLEY GRANDE

3 BEDROOMS, DEN, LOFT, 2.5 BATHS, 2-CAR GARAGE



AVAILABLE 3-CAR GARAGE
(730 SQ. FT.)



HUXLEY GRANDE

First Floor	1,164
Second Floor	1,094
Total A/C Sq. Ft.	2,258
2-Car Garage	642
Covered Entry	157
Covered Lanais	516
Covered Balcony	146
Total Sq. Ft.	3,719

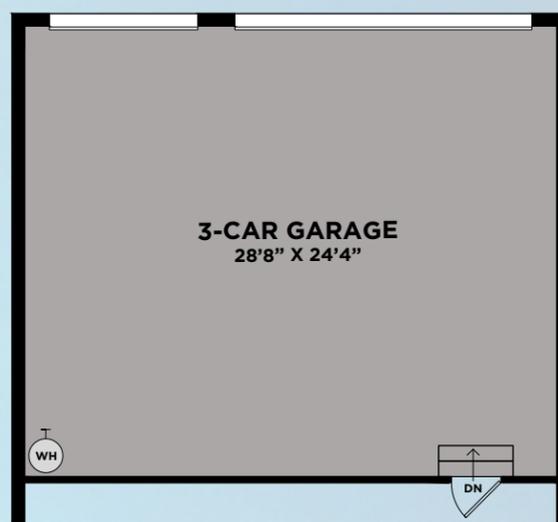


CORMACK

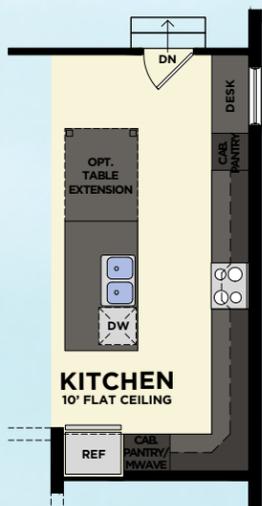
3 BEDROOMS, LOFT, 2.5 BATHS, 2-CAR GARAGE



AVAILABLE
WET/DRY BAR
IN DINING RM.



AVAILABLE 3-CAR GARAGE
(716 SQ. FT.)



AVAILABLE
EXTENDED
KITCHEN ISLAND



1ST FLOOR



2ND FLOOR



AVAILABLE
SITTING ROOM



AVAILABLE
BEDROOM #4

CORMACK

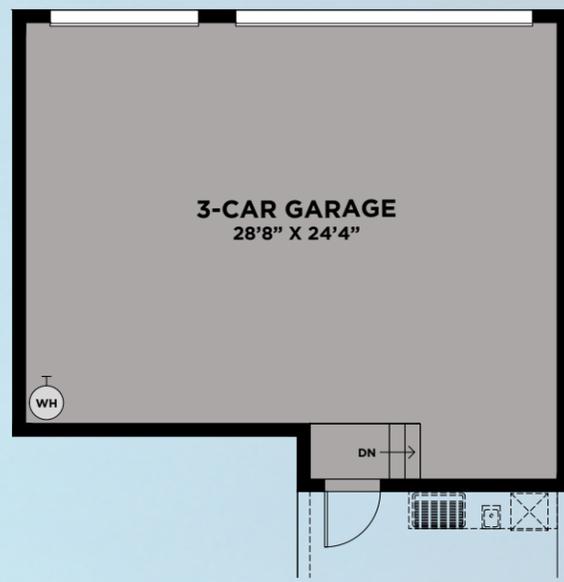
First Floor	1,107
Second Floor	1,191
Total A/C Sq. Ft.	2,298
2-Car Garage	649
Covered Entry	166
Covered Lanai	147
Covered Balcony	166
Total Sq. Ft.	3,426



LAUREATE
PARK
AT LAKE NONA

CORMACK GRANDE

3 BEDROOMS, LOFT, 2.5 BATHS, 2-CAR GARAGE



AVAILABLE 3-CAR GARAGE
(734 SQ. FT.)



AVAILABLE SITTING ROOM



AVAILABLE BEDROOM #4

CORMACK GRANDE

First Floor	1,116
Second Floor	1,191
Total A/C Sq. Ft.	2,307
2-Car Garage	640
Covered Entry	166
Covered Lanais	401
Covered Balcony	166
Total Sq. Ft.	3,680



LAUREATE
PARK
AT LAKE NONA

SINGLE FAMILY HOME INCLUDED PREMIUM FEATURES

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 **PGT**® 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-efficient bathroom exhaust fans on separate switch
- R-30 insulated ceiling & R-4.1 on block walls
- **GE**® Geospring™ energy-saving hybrid water heater
- Automated irrigation system
- **Moen**® water-saving plumbing fixtures
- Water-saving, dual-flush, elongated commodes

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (Excluding overhead garage doors), includes 1 year of monitoring
- 1 alarm wired keypad located at garage, 1 alarm wired keypad located at front door, and pre-wire at the master bedroom
- 5-Year finish warranty on the decorative **Schlage**® satin nickel 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

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**® brushed nickel or chrome 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

- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings around doors
- Over-sized air conditioned walk-in closets in master bedrooms
- Professionally designed lush landscape package
- Attractive combination of 30-year dimensional asphalt roof shingles and standing metal seam roof panel accents

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 3-year **GE**® appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts
- **GE**® EcomaginationSM
- Prewire for **GE**® WattStation™, electric vehicle charging
- **Sentricon**® termite system with 1 year monitoring

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 stain 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
- 50/50 or 70/30 Double compartment under-mount stainless steel sink
- Choice of brushed nickel or chrome **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

SINGLE FAMILY HOME INCLUDED PREMIUM FEATURES

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**® satin nickel or oil-rubbed bronze 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, dual-flush, elongated commodes
- **Mohawk**® ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Moen**® brushed nickel or chrome fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Coordinating 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**® satin nickel or oil-rubbed bronze 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, dual-flush, elongated commodes
- **Mohawk**® ceramic tile floors on diagonal lay, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Sterling**® bathtubs in all secondary bathrooms

Secondary and Powder Bathrooms

- **Moen**® brushed nickel or chrome fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Coordinating 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/family room, dining, a/c closet and laundry room
- Luxurious **Mohawk**® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and light 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/family room, loft, study and all bedrooms
- Cable television pre-wire in living room, den, and all bedrooms
- Ceiling fan pre-wire in great room/family room and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, kitchen, and all bathrooms
- Decorative **Progress Lighting**® brushed nickel or oil-rubbed bronze fixtures in all bathrooms, dining room, foyer and café
- 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

- Professionally designed lush landscape package
- Automated irrigation system
- **Sentricon**® termite system with 1 year monitoring
- 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

PGT



GE imagination at work

MOEN

Buy it for looks. Buy it for life.®



LAUREATE PARK AT LAKE NONA

mintofla.com

8238 TAVISTOCK LAKES BLVD., ORLANDO, FL 32827
(866) 939-7947



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