



cascada

at MONTEERRA

beinspired

cascada

at MONTERRA

YOUR MONTERRA LIFESTYLE

- Premier Cooper City location
- Top rated schools
- Convenient to shopping, services & transportation - in the heart of it all
- Prestigious entry features, landscaping and gated entry
- Stunning community master plan with lakes, landscaped open areas and planned community retail shopping
- Exquisite Clubhouse with:
 - Spacious grand lobby
 - State-of-the-art fitness center
 - Aerobics studio
 - Banquet room with prep kitchen
 - Teen room
 - Play room
 - Expansive loggia
 - Resort-style swimming pool
 - Children's pool
 - Tot Lot
 - Basketball Courts
- Neighborhood parks & trails

YOUR CASCADA NEIGHBORHOOD

- Gated access controlled community outside the gates at Monterra
- Private, lushly landscaped lakefront neighborhood
- Pedestrian friendly neighborhood design, with walkways along lush open and lakefront areas connecting with Monterra's parks and trails
- Brick paver accented roadways, parking areas and community walkways
- Private lakeside pool and gathering area
- Decorative street lighting for added security

YOUR MINTO GREEN LIFESTYLE

- Neighborhood and home design and construction for energy efficiency & sustainability
- Furnished model homes designed, constructed and certified to meet the following agency standards*



- LEED® (Leadership in Energy & Environmental Design)



- Energy Star®



- FPL® BuildSmart®



- Florida Green Building Coalition



- NAHB National Green Building Program™

*All homes will be constructed to these standards

- Energy efficient **PGT**® double paned argon insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings.
- High efficiency **Goodman**® central air conditioning & heating
- **Honeywell**® 7-day programmable thermostat
- Environmentally safe R410A refrigerant
- Improved indoor air quality for your health through use of fresh air intake and insulated sealed duct air conditioning distribution system, MERV 8 air filters, carbon monoxide detectors, low volatile organic compound (VOC) carpet, zero VOC and low VOC paints and exterior vented microwave
- Energy efficient quick-recovery **Rheem**® water heater
- Energy Star® rated **GE** refrigerator and dishwasher
- Energy Star® rated **Broan**® bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Insulated **Plastpro**™ front entry door
- Automated drip irrigation system using surface water, with rain sensor providing reduced consumption and savings to you
- R-30 insulated ceiling & R-4.1 exterior walls
- **Moen**® Water saving plumbing fixtures
- Luxurious **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion

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- Fire suppression (sprinkler) and alarm system for your safety
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- 25 cubic foot **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Water saving elongated water closets

YOUR HOME

- Santa Barbara & Palm Beach inspired elevations with elegant architectural appointments
- Covered entries, patios and second story balconies per plan
- Professionally designed landscaping and fully sodded homesite
- Elegant brick paver driveway, entry walkway and patio
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- Architecturally accented, 8' high **Plastpro**™ insulated fiberglass entry door for extended weather resistant life
- Distinctive "S" shaped **Hanson**® roof tile
- **Schlage**® satin nickel handleset
- **Schlage**® entry deadbolt lock & door viewer
- Elegant coach lighting at garage and entry
- Waterproof exterior electrical outlet and exterior hose connection for your convenience
- Entry door chime

YOUR PEACE OF MIND

- Design & construction in accordance with rigorous wind resistive requirements of Florida Building Code
- Steel and concrete reinforced first & second story concrete block construction

- Steel-reinforced monolithic concrete foundation with vapor barrier
- Impact resistant **PGT**® windows and sliding glass doors per plan with screens
- Fire suppression (sprinkler) and alarm system for your safety
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- Security system with 1 keypad and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' high tempered PGT sliding glass door for your safety
- Professionally engineered truss systems
- **Gyp-Crete**® floor finish for added strength and sound attenuation
- Impact resistant embossed steel garage door
- Soil treatment for termite protection

WITHIN YOUR HOME

- Private 2-car garage with automatic opener and two transmitters
- Dramatic 9' ceiling heights on first and second floor living areas
- 18" **Mohawk**® ceramic tile in foyer, kitchen, living/leisure, dining, powder and laundry room
- **GE** super capacity washer & dryer
- High speed structured wiring network - certified Cat-5E data lines and RG-6 quad shield coaxial cable
- Luxurious **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- Knockdown textured drywall finish on ceilings
- Light orange peel finish on interior walls
- **Color Wheel**® high quality interior paint - zero volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style rocker switches
- 2-panel interior doors

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WITHIN YOUR HOME

- **Schlage**® satin nickel hardware
- Sculpted colonial wood baseboard and casing
- Air-conditioned walk-in closets
- Natural Carrera marble window sills
- 150 amp electric service
- Pre-wired telephone in kitchen, living/leisure room, bedrooms & mezzanine per plan
- Pre-wired cable television in living/leisure room, bedrooms & mezzanine per plan
- Pre-wired ceiling fans in living/leisure room & bedrooms
- Vinyl clad steel ventilated closet shelving

YOUR KITCHEN

- Spacious kitchen
- Wood recessed panel cabinet doors
- Matching designer cabinet pantry
Choice of white or black **GE** appliances
- 25 cubic foot **GE** Energy Star® side-by-side refrigerator with in-door ice and water
Free-standing **GE** self cleaning electric range
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) stainless steel sink
- Decorator selected chrome **Moen**® faucet with integrated pull-out sprayer
- Durable, easy care **Formica**® countertops with 4" backsplash
- Waste Disposal

YOUR OWNER'S SUITE AND BATHS

- Raised height vanities with wood recessed panel doors in master and secondary baths
- Custom cultured marble vanity tops with integral sinks
- Pedestal sink in powder room
- **Mohawk**® 12"x12" ceramic tile floors & wet walls in full baths
- Decorator selected **Moen**® chrome faucets in all baths
- Full width mirror over vanity with decorator selected lighting
- Water saving elongated water closets
- Towel & bath accessories in baths
- Large walk-in closet

YOUR MINTO

- Minto - over half a century of innovation, financial strength and integrity
- Award winning community, lifestyle and home designs
- Design & construction for energy efficiency and sustainability
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCare**™ customer care program
- Personalized and convenient home mortgage and title services available thru Homebuyers Financial & Founders Title Services
- Three-year **GE** Appliance warranty
- Ten-year structural warranty program



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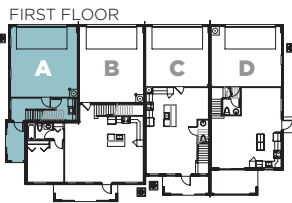
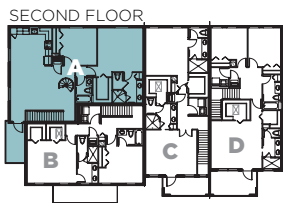
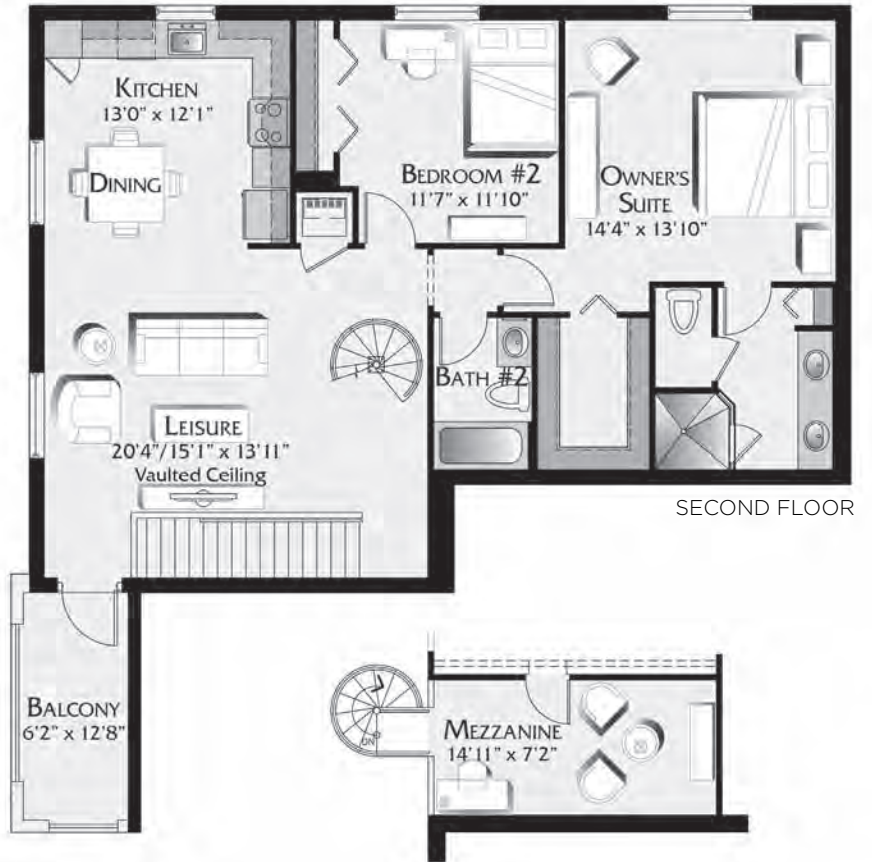
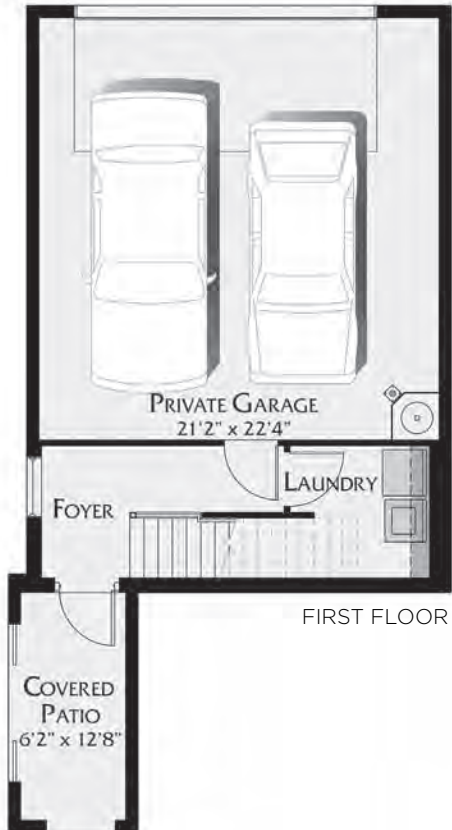
It is understood by the purchaser that all furnishings, draperies, mirror work, wallpaper and decorator items shown in the models, other than those listed above, are for display purposes only and are not included in the purchase price. Landscaping may vary as to maturity, specifications and number. Electrical, 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. Minto Cascada, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 1/11.





AVILA

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



First Floor	172
Second Floor	1,164
Mezzanine	130
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Total - Living	1,466
Garage	508
Covered Porch	79
Open Balcony	79
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Total	2,132

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PALM BEACH



SANTA BARBARA

cascada

at MONTERRA

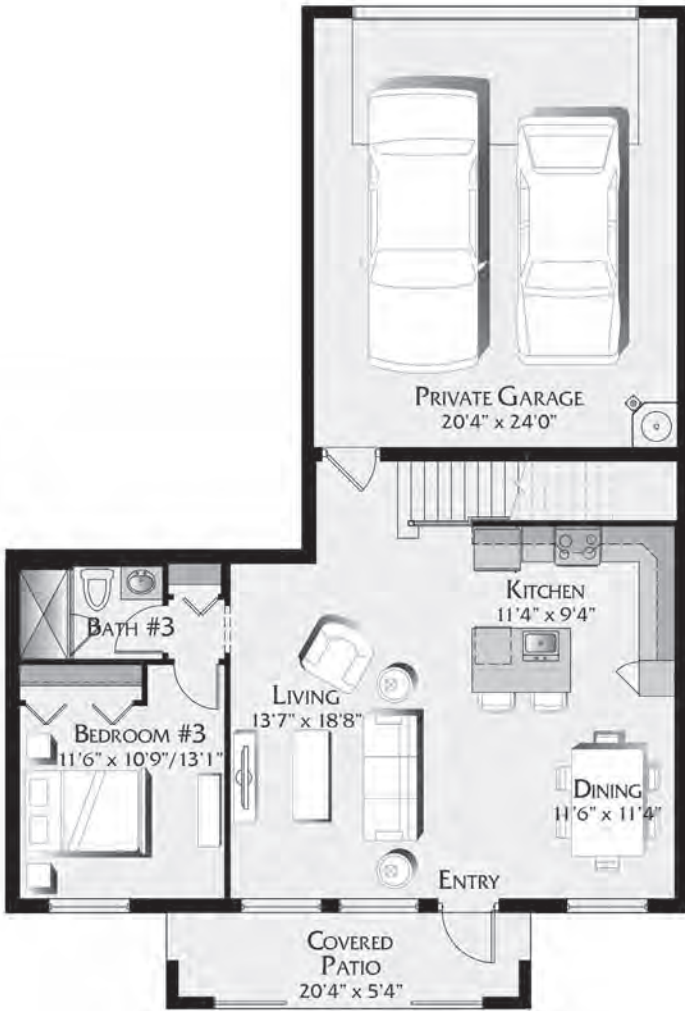
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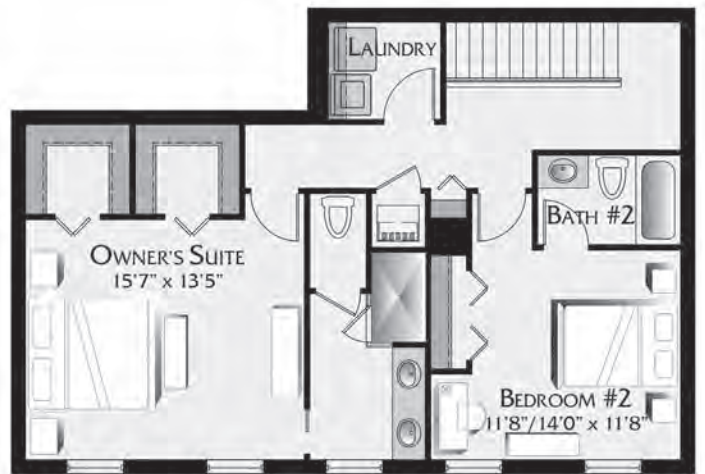


BARCELONA

3 Bedrooms, 3 Baths, 2-Car Garage



FIRST FLOOR

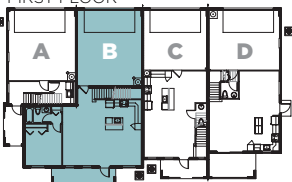


SECOND FLOOR

SECOND FLOOR



FIRST FLOOR



First Floor	882
Second Floor	843
Total - Living	1,725
Garage	517
Covered Porch	109
Total	2,351

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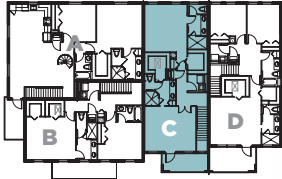




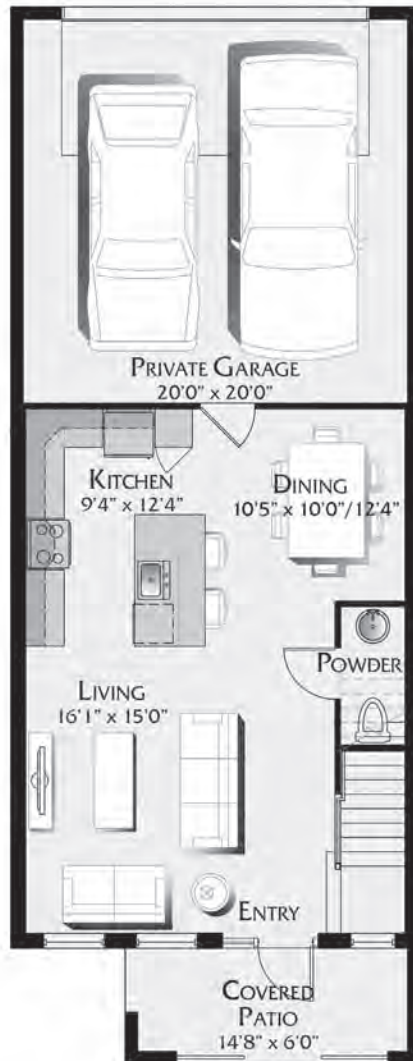
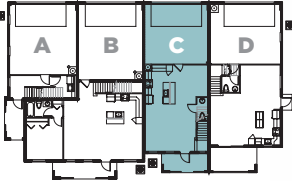
CASTILLA

2 Owner's Suites, 2 1/2 Baths, 2-Car Garage

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

First Floor	581
Second Floor	962
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Total - Living	1,543
Garage	430
Covered Porch	90
Covered Balcony	90
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Total	2,153

cascada

at MONTERRA

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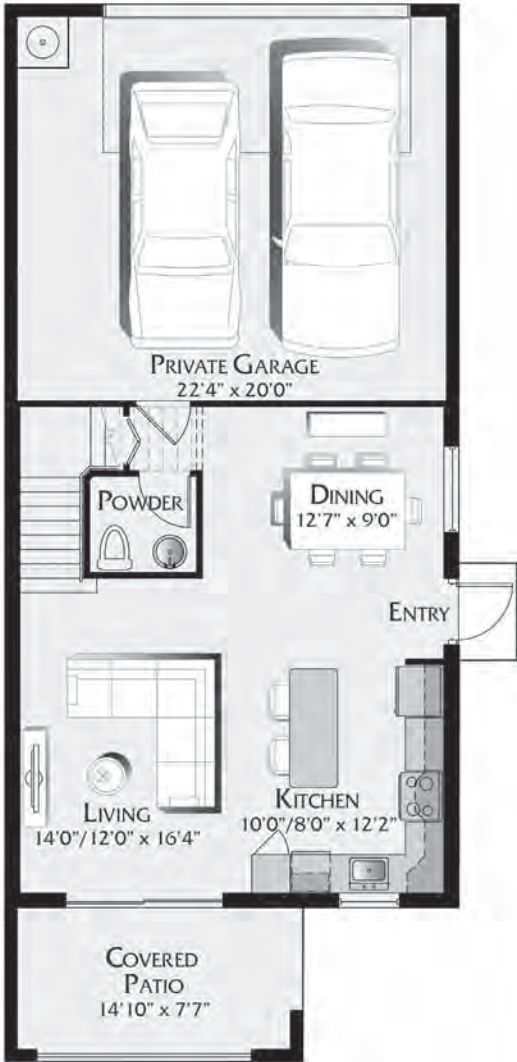
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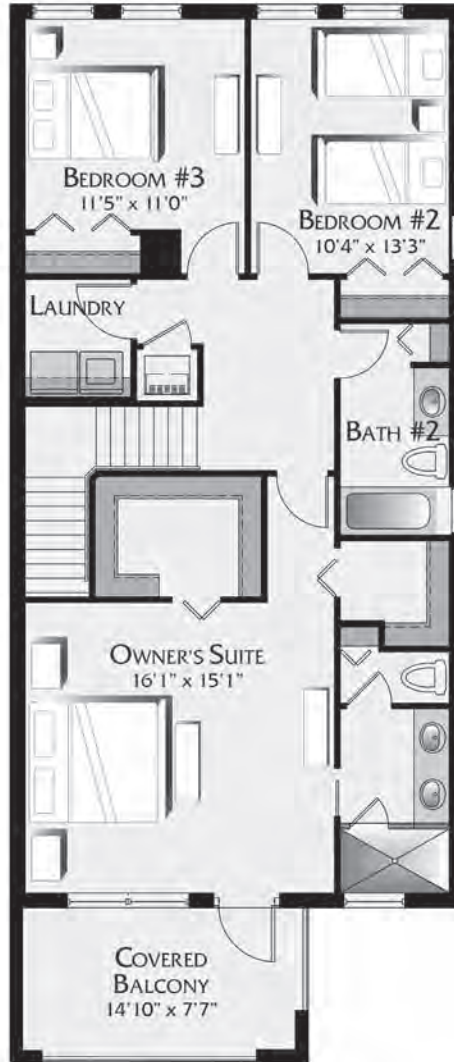


DORADA

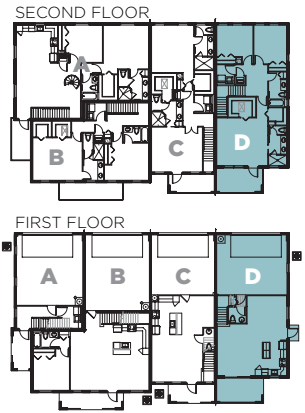
3 Bedrooms, 2 1/2 Baths, 2-Car Garage



FIRST FLOOR



SECOND FLOOR



First Floor	614
Second Floor	1,041
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Total - Living	1,655
Garage	481
Covered Porch	121
Covered Balcony	121
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Total	2,378

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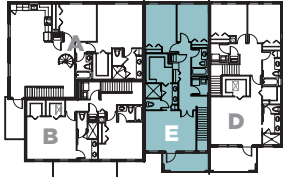




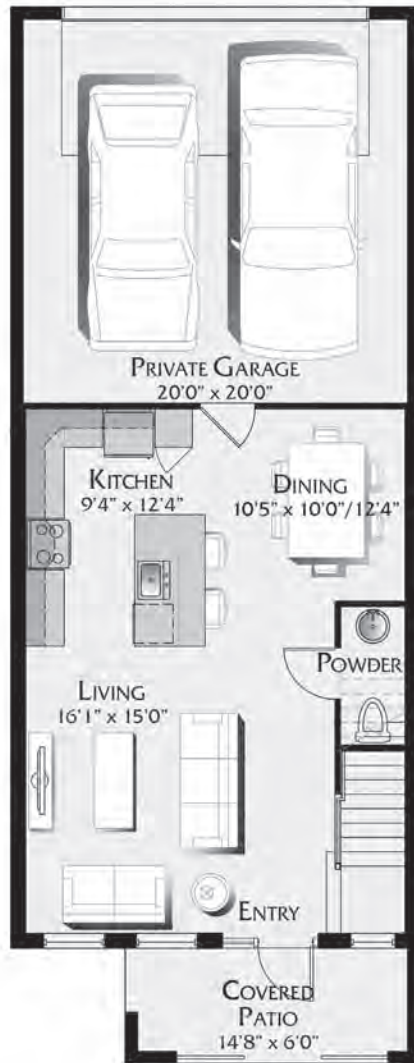
ESCALA

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

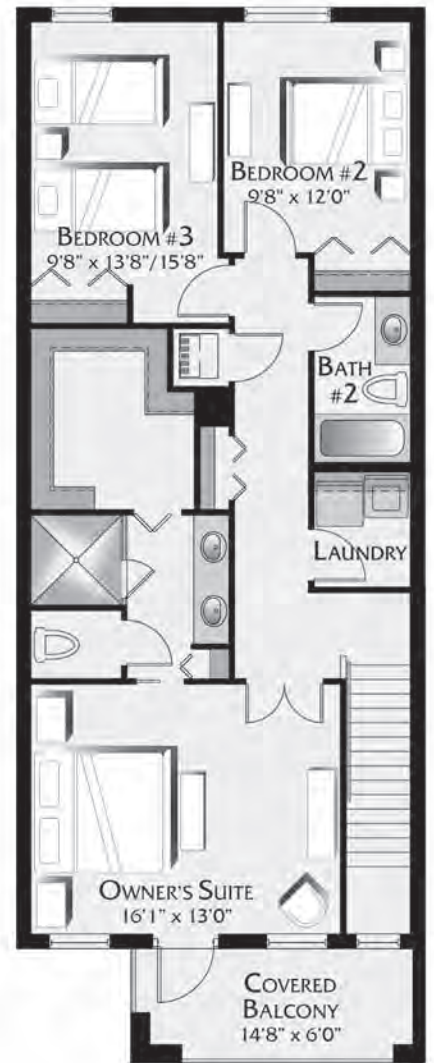
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

First Floor	581
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<hr/>	
Total - Living	1,543
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cascada

at MONTERRA
COOPER CITY



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