



HARBOUR ISLE<sup>®</sup>  
ANNA MARIA SOUND



MARINA WALK INCLUDED PREMIUM FEATURES



# INCLUDED PREMIUM FEATURES

## ENERGY EFFICIENT HOMES - SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- ENERGY STAR® bathroom exhaust fans on separate switch
- Low volatile organic compound (VOC) **Sherwin Williams®** paints and **Mohawk®** carpet to improve well-being
- Impact rated low-emissivity windows for improved performance, comfort and savings
- **GE®**, ENERGY STAR® appliances
- High efficiency central air conditioning and heating
- Energy-saving compact fluorescent light bulbs and LEDs
- R-6 Batt insulation on exterior walls
- Energy efficient 50-gallon quick-recovery water heater
- Automated drip irrigation system
- **Moen®** water-saving plumbing fixtures
- Water-saving, low flow, comfort height elongated water closets

## FOR INCREASED SAFETY AND SECURITY

- 1 motion detector and 1 alarm keypad located at front door for added convenience
- Security monitoring at all exterior doors and windows
- 5-Year warranty on the decorative **Schlage®** satin nickel handle-set and entry dead bolt lock
- Minimum one assigned parking space for each unit with ample guest parking
- Smoke detectors throughout
- Impact rated exterior doors 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®** satin nickel or chrome lever faucets for ease of use
- 7-day programmable thermostat with a digital display for enhanced viewing
- MERV 8 air conditioning filtration system
- Rocker-style electrical switches for ease of operation
- Insulated interior bathroom and utility room walls for reduced sound transmittance

## FOR ENHANCED DESIGN

- 10' ceiling heights on penthouse level main living areas with exception of kitchens, bathrooms, foyers, secondary bedrooms, utility rooms, vestibules and corridors (per plan)
- 9'4" ceiling heights on all floors in main living areas with exception of kitchens, bathrooms, foyers, utility rooms, vestibules and corridors (per plan)
- Extended roof soffits and rafter tails for improved shading
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings around doors
- Screened lanais (per plan)
- Decorative entry fiberglass doors
- Attractive combination of **Hanson®** Southern Shake cement roof tiles and standing metal seam roof panel accents

## 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

## FOR HIGHER QUALITY CONSTRUCTION

- Hollow-core pre-cast concrete deck panels with concrete over-pour on elevated slabs for greater structural integrity
- Innovative **James Hardie®** exterior fascia for increased beauty and durability
- Reinforced concrete foundation system with reinforced concrete block exterior walls
- Reinforced concrete block party walls with poured-in-place beams at first elevated slab and u-block above
- Reinforced concrete balconies, walks, entries and covered lanais
- **Sherwin Williams®** textured acrylic finish on screened lanais
- **Hanson®** Southern Shake cement roof tiles with standing metal seam accents
- Powder coated aluminum railing on lanai's (per plan) for increased durability and minimize maintenance
- Professionally engineered roof truss system
- **Sherwin Williams® Loxon®** 2 coat exterior paint system over stucco areas for long lasting color retention and climate protection
- CPVC piping plumbing system for superior performance
- Cementitious 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 bump-out above cook top with dove tail hardwood drawers
- Under cabinet lighting
- Double compartment under-mount (50/50 or 60/40) stainless steel sink
- Choice of stainless steel or chrome **Moen®** faucet with integrated pull-out sprayer
- 1/2 hp **Badger®** garbage disposal
- **GE®** stainless steel ENERGY STAR® side-by-side refrigerator with in-door ice and water
- **GE®** stainless steel ENERGY STAR® sound insulated automatic dishwasher
- **GE®** stainless steel, free-standing, smooth top, self-cleaning electric range
- **GE®** stainless steel microwave hood with recirculating ventilation
- Lighting with energy-saving compact surface mounted LEDs

### Master Bathroom

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with dove tail hardwood drawers. His and hers under-mount bathroom sinks (per plan)
- Luxurious 3/8" thickened glass semi-frameless and seamless shower enclosures with recessed redi-niche
- 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
- **Mohawk®** 18"x18" ceramic tile floors, 8"x12" ceramic tile on shower walls and 6"x6" ceramic tile on shower floors
- Towel and bath accessories

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## Secondary and Powder Bathrooms

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with dove tail hardwood drawers and 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
- **Mohawk®** 18"x18" ceramic tile floors, 8"x12" ceramic tile on tub/shower walls
- Bathtubs in all secondary bathrooms
- Towel and bath accessories

## Laundry

- Stacked **GE®**, ENERGY STAR® frontload washer with stainless steel basket and **GE®** large capacity frontload Dura Drum™ dryer

## Within Your Home

- 18" **Mohawk®** ceramic tile in foyer, kitchen, living room, dining, a/c closet, and laundry closet
- 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
- Architecturally enhanced solid-core 8' interior doors for improved quality and sound insulation
- Dove tail hardwood drawers
- High speed structured wiring network - CAT-5E data lines/connectors and RG-6 quad shield coaxial cable

- Telephone pre-wire in kitchen, living room, and all bedrooms
- Cable television pre-wire in kitchen, living room, and all bedrooms
- Ceiling fan pre-wire in living room, and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, and all bathrooms
- Energy-saving surface mounted LEDs in kitchen, living room and dining room (per plan)
- Decorative **Progress Lighting®** in all bathrooms and dining room
- Electric entry door chime
- **Dupont®** Corian® window sills
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms

## Outside of Your Home

- Professionally designed lush landscape package
- Decorative coach lights
- Designer selected paver drives

## MINTO ONLY USES QUALITY BRANDS



**SHERWIN  
WILLIAMS®**



GE imagination at work

**MOHAWK®**

**MOEN**

Buy it for looks. Buy it for life.®

  
**MARINA WALK™**  
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