



*Life's Great Rewards Are Waiting For You*



*#1 Active Lifestyle*

**TownPark**

at **TRADITION**



## Included Premium Features



### YOUR TRADITION LIFESTYLE

- Premier St. Lucie County location
- Top rated schools
- Convenient to shopping, services, employment & transportation - in the heart of it all
- Great downtown area with restaurants, Publix, shops and services. Events, concerts and festivals promote sense of community
- Stunning community master plan with lakes, landscaped open areas, retail shopping, office park and Florida Center for Innovation
- Neighborhood parks & trails

### YOUR TOWNPARK NEIGHBORHOOD

- Tradition's premier community
- Prestigious entry features, landscaping and gated entry
- Beautiful master-planned pedestrian-friendly community with lakes, preserves, landscaped open areas and sidewalks on both sides of the street
- Exquisite Club and Recreation Center with:
  - State-of-the-art fitness center
  - Screened lanai for social gatherings
  - Billiards Parlor
  - Resort-style swimming pool
  - Waterworks area
  - Tennis Courts
  - Basketball Courts
  - Bocce Ball Courts
  - Horseshoes
  - Pickleball Courts
  - Multimedia room with television, computer stations & library
  - Activity room with card tables
  - Wet bar & Coffee station
  - Playground
- Decorative street lighting

### YOUR ENERGY SAVING FEATURES

- Neighborhood, home design and construction for energy efficiency & sustainability
-  - Energy Star® Partner
-  - FPL® BuildSmart®
- Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
- 14 SEER High efficiency **Carrier**® central air conditioning & heating
- 7-day programmable thermostat
- R-30 insulated ceiling and R-4.1 exterior walls
- Energy efficient 50-gallon quick-recovery water heater
- Energy Star® rated **GE** refrigerator and dishwasher
- Energy Star® rated bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Architecturally accented, 8' tall insulated fiberglass entry door for extended weather resistant life
- **Moen**® water saving plumbing fixtures
- Luxurious **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- 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
- Comfort height water saving elongated water closets

### YOUR HOME

- Inspired elevations with elegant architectural appointments
- Seamless gutters on front elevations (per plan)
- Covered entry and patio
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway and covered patio
- Decorative garage coach lights
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- **CertainTeed** architectural 30-year designer asphalt roof shingles
- **Schlage**® satin nickel handleset
- **Schlage**® satin nickel levers on interior doors
- **Schlage**® entry deadbolt lock & door viewer
- 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-reinforced monolithic concrete foundation with vapor barrier
- Professionally engineered steel and concrete reinforced first & second story concrete block construction (per plan)
- Smoke/carbon monoxide detectors for your peace of mind
- Security system with 1 keypad and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' tall tempered sliding glass door for your safety
- Professionally engineered truss systems
- Impact resistant embossed steel garage door
- **Taexx**® pest control system

### WITHIN YOUR HOME

- Private 2- and 3-car garages with automatic opener and transmitters (per plan)
- Dramatic 9' & 10' ceiling heights on first floor (per plan)
- 18" **Mohawk**® ceramic tile throughout the main floor living areas of your home (per plan)
- **GE** 3.7 cu. ft. washer & 6.0 cu. ft. DURA DRUM™ 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 - low volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style light switches
- 8' tall 6-panel interior doors
- **Schlage**® satin nickel lever-style hardware
- Sculpted colonial baseboard and casing
- Air-conditioned walk-in closets
- Solid surface window sills
- Pre-wired for telephone, cable TV and ceiling fans in family/great room & bedrooms per plan. Pre-wired for telephone in kitchen (per plan)
- Epoxy coated steel ventilated closet shelving

#1 Active Lifestyle

**TownPark**  
at TRADITION

## YOUR KITCHEN

- Spaciously designed kitchen
- Granite countertops with 1 1/2" built -up edge and 4" backsplash
- Wood recessed panel cabinet doors
- Matching designer cabinet pantry or drywall pantry with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **GE** appliances
- 25 cubic foot **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Free-standing **GE** self cleaning smooth-top electric range
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected stainless steel **Moen**® faucet with integrated pull-out sprayer
- In-Sink 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**® brushed nickel faucets in all baths
- Full width mirrors over vanities in master and powder baths with decorator lighting

- Full width mirrors over vanities in secondary baths with decorator lighting
- Recessed lighting
- Comfort height water saving elongated water closets
- Coordinated bath & towel accessories
- Large walk-in closet(s) (per plan)

## YOUR MINTO

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

### MINTO ONLY USES QUALITY BRANDS

**Color Wheel Paint.**



GE imagination at work



Buy it for looks. Buy it for life.®

*#1 Active Lifestyle*

**TownPark**

at **TRADITION**



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. Artist's renderings, all dimensions, specifications and features are approximate and subject to change without notice. CGC 1519880. © 2013 Minto Communities, LLC All Rights Reserved. 4/13.



# Area Features



- TRADITION SQUARE**
- Hurricane Grill & Wings
  - Johnny V's Pizza
  - Sake Sushi Bar & Grill
  - Tin Fish and many more

- TRADITION CENTER FOR INNOVATION (TCI)**
- Torrey Pines Institute for Molecular Studies
  - OHSU VGTI Florida
  - Mann Research Center
  - Future Home of Martin Memorial Hospital at Tradition (Opening 2014)

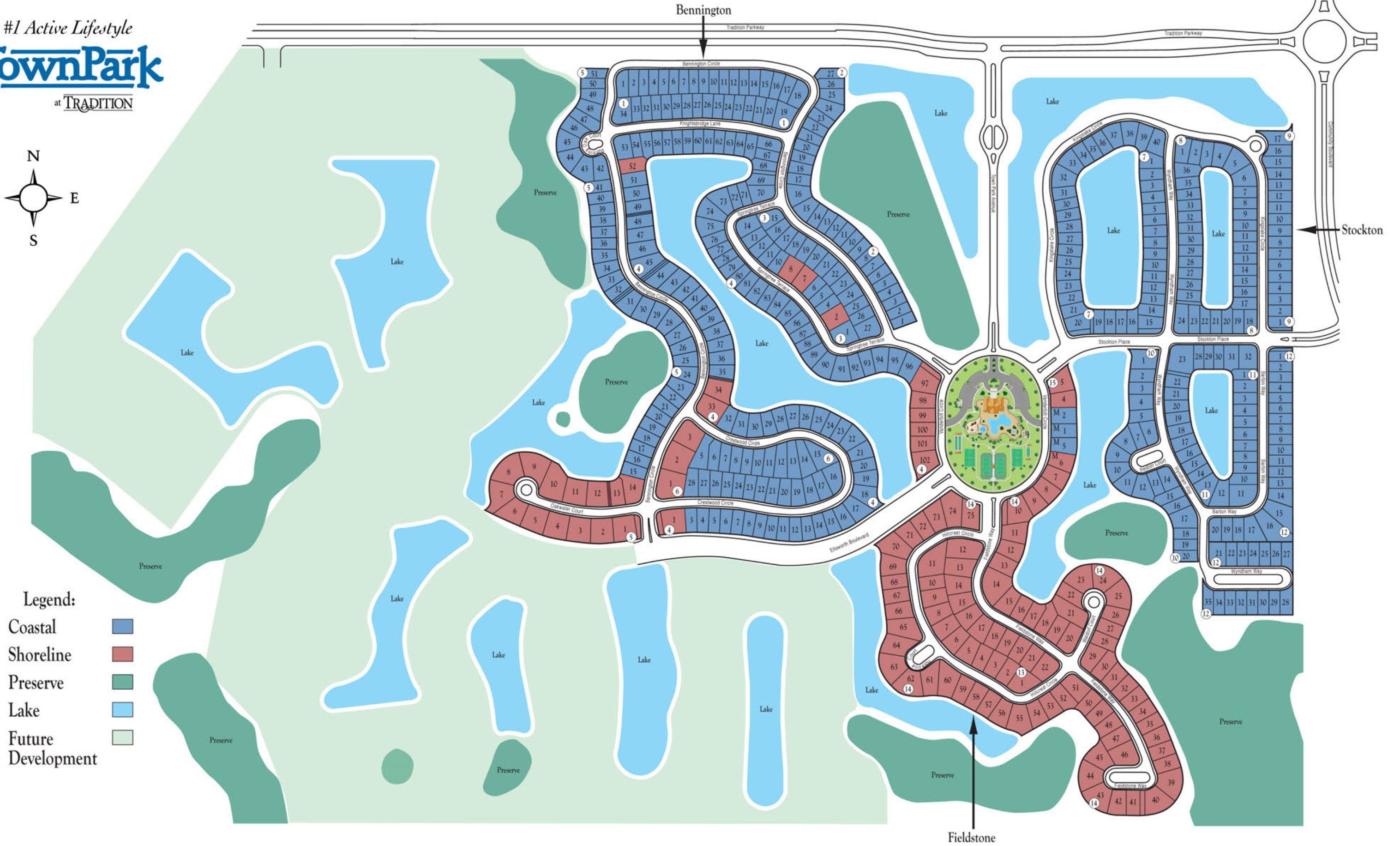
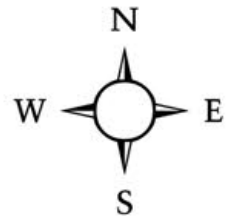
16 Miles →  
Beaches

52 Miles ↓  
Palm Beach International Airport

Map not to scale.

# TownPark at Tradition Overview

#1 Active Lifestyle  
**TownPark**  
 at TRADITION



Legend:

- Coastal
- Shoreline
- Preserve
- Lake
- Future Development

Fieldstone



*“We would never  
consider living anywhere  
else but TownPark!”*



*Coastal Collection*



COASTAL COLLECTION

# Gulfstream

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



ELEVATION A



ELEVATION B

**GULFSTREAM**

Total - Living	1,895
Garage	406
Covered Patio	223
Covered Entry	55
<b>Total</b>	<b>2,579</b>



AVAILABLE BEDROOM #3



#1 Active Lifestyle

**TownPark**

at TRADITION



COASTAL COLLECTION

Isle

2-3 Bedrooms, 2.5 Baths, 2-Car Garage



ELEVATION A



ELEVATION B

ISLE

Total - Living	2,039
Garage	427
Covered Patio	261
Covered Entry	35
<b>Total</b>	<b>2,762</b>



#1 Active Lifestyle

TownPark

at TRADITION





COASTAL COLLECTION

# Admiral

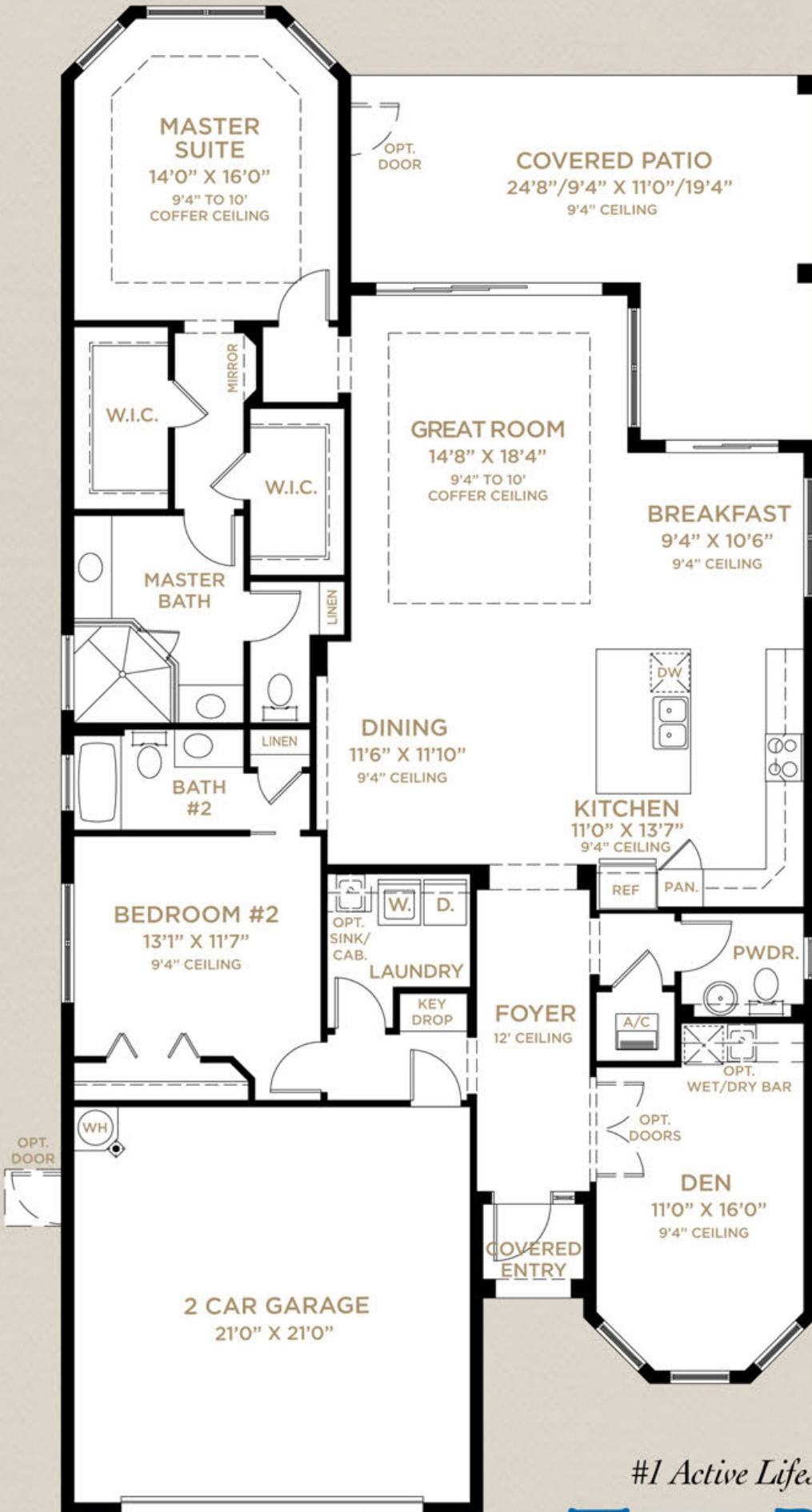
2 Bedrooms, Den, 2.5 Baths, 2-Car Garage



ELEVATION A

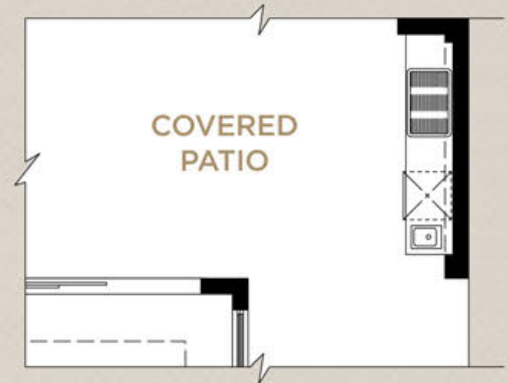


ELEVATION B



**ADMIRAL**

Total - Living	2,080
Garage	447
Covered Patio	349
Covered Entry	24
<b>Total</b>	<b>2,900</b>



AVAILABLE OUTDOOR KITCHEN



AVAILABLE MASTER BATH

#1 Active Lifestyle

# TownPark

at TRADITION



COASTAL COLLECTION

# Coral Reef

3 Bedrooms, Den, 2.5 Baths, 2-Car Garage



ELEVATION A



ELEVATION B



**CORAL REEF**

Total - Living	2,220
Garage	410
Covered Patio	246
Covered Entry	40
<b>Total</b>	<b>2,916</b>



BEDROOM #2  
w/ELEVATION "B"

#1 Active Lifestyle

# TownPark

at TRADITION

