



## *Included Premium Features*



LAKE PARK<sup>®</sup>  
at TRADITION

## Included Premium Features

### YOUR TRADITION LIFESTYLE

- Premier St. Lucie County location
- 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 LAKEPARK NEIGHBORHOOD

- Tradition's premier community
- Maintenance-Free Living
- 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
- The Club at LakePark featuring:
  - State-of-the-art fitness center
  - Resort-style swimming pool
  - Shaded cabanas
  - Screened lanai for social gatherings
  - Outdoor seating area and grill
  - Event lawn
  - Residents Only dog park (*divided in small & large dog areas*)
- Full use of the TownPark Club and Recreation Center with:
  - State-of-the-art fitness center
  - Billiards Parlor
  - Resort-style swimming pool
  - Tennis & Basketball Courts
  - Bocce Ball & Pickleball Courts
  - Multimedia room with television, computer stations & library
  - Activity room with card tables
  - Wet bar & Coffee station
  - Waterworks area & playground
- Decorative street lighting

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

- Neighborhood, home design and construction for energy efficiency & sustainability
- Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
- 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 bath exhaust fans
- Energy saving LED light bulbs
- Architecturally accented, 8' tall insulated fiberglass entry door for extended weather resistant life
- Water saving plumbing fixtures
- **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 (*Single-Family and Villa locations per plan*)
- Covered entry and screened covered lanai
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway and covered patio
- Decorative garage coach lights
- **Sherwin Williams**® **Loxon** exterior paint for lasting color retention and weather protection
- **CertainTeed** architectural 30-year designer asphalt roof shingles
- **Schlage**® handleset with entry dead bolt 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 reinforced 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-car garages with automatic opener and transmitters (*per plan*)
- Dramatic 9' & 10' ceiling heights (*per plan*)
- 18" **Mohawk**® ceramic tile throughout the main floor living areas of your home (*per plan*)
- **GE** 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
- **Sherwin Williams**® 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 (*Single-Family homes only*)
- **Schlage**® lever-style hardware
- Sculpted colonial baseboard and casing
- Air-conditioned walk-in closets (*per plan*)
- 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

## YOUR KITCHEN

- Spaciously designed gourmet kitchen featuring wood recessed panel cabinet doors with 42" upper cabinets
- Granite countertops with 4" backsplash
- Matching designer cabinet pantry or drywall pantry with close mesh ventilated shelving (*per plan*)
- Recessed lighting with energy-saving LED light bulbs
- Stainless Steel **GE** appliances
- Free-standing **GE** self cleaning smooth-top electric range
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected 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
- Granite countertops with 4" backsplash
- Pedestal sink in powder room
- **Mohawk**® ceramic tile floors and 8"x12" wall tile in full baths
- Decorator selected **Moen**® faucets in all baths
- Full width mirrors over vanities in master and secondary baths, with recessed and decorator lighting
- Recessed tile soap niche in all baths
- Comfort height water saving elongated water closets
- Coordinated bath & towel accessories
- Large walk-in closet(s) (*per plan*)

## YOUR MINTO

- Minto - 40 years 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 one of Minto's approved lenders & Founders Title Services
- 10-year structural warranty program
- 10-year limited warranty on air conditioning and heating system parts
- 1-year **GE** appliance warranty

### MINTO ONLY USES QUALITY BRANDS



GE imagination at work



5/2019



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