

<p>LEARN MORE AT WestlakeFL.com</p>	<p>16610 Town Center Parkway North City of Westlake, FL 33470 Located on Seminole Pratt Whitney Rd. between Southern Blvd. and Northlake Blvd.</p>	<p>(866) 414-0391</p>
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Minto Communities

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WESTLAKE™

INCLUDED PREMIUM FEATURES



SINGLE-FAMILY HOMES

INCLUDED PREMIUM FEATURES

YOUR WESTLAKE LIFESTYLE

- Premier Palm Beach County location
- Top-rated schools
- Convenient to shopping, services, employment & transportation – in the heart of it all
- Stunning community master plan with over 100 acres of lakes and landscaped open areas
- Clubhouse with:
 - Flexible multi-purpose rooms
- Aquatics Center with:
 - Resort-style pool
 - Children's splash pad
 - Adult pool
- Park with:
 - Pavilions
 - Playground and green spaces
 - Basketball courts
- Sidewalks on both sides of the street

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
- 14 SEER high efficiency **Carrier**® central air conditioning & heating
- 7-day programmable thermostat
- Improved indoor air quality for your health through use of fresh air intake and insulated sealed duct air conditioning distribution system, MERV 8 air filter, carbon monoxide detectors, low volatile organic compound (VOC) carpet, low VOC paints and exterior vented microwave
- Energy efficient **Rinnai**® exterior mounted gas tankless water heater (per plan)
- Energy Star® rated bath exhaust fans
- Energy saving LED light bulbs
- R-30 insulated ceiling & R-4.1 exterior walls
- Water saving plumbing fixtures
- **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- **GE** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Exterior vented **GE** stainless steel microwave
- **GE** Energy Star® stainless steel sound insulated automatic dishwasher
- **GE** Energy Star® washer & **GE** high capacity dryer
- Water saving, comfort-height elongated commodes to reduce water consumption

YOUR HOME

- Inspired elevations with elegant architectural appointments
- Covered lanais included
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway and covered lanai
- Superior quality 100% acrylic exterior paint formulated with an exceptional blend of premium durable resins for lasting color retention and weather protection
- Architecturally accented, 8' high insulated impact rated fiberglass entry door for extended weather resistant life
- **Boral**® concrete roof tile
- **Schlage**® handleset
- **Schlage**® entry deadbolt lock
- Waterproof exterior electrical outlet and exterior hose connection for your convenience
- Standard gutter locations per plan
- Entry door chime

YOUR PEACE OF MIND

- Design & construction in accordance with rigorous wind resistive requirements of Florida Building Code
- Professionally engineered steel and concrete reinforced first & second story concrete block construction (per plan)
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Smoke/carbon monoxide detectors for your peace of mind
- Security system with contacts on all operable windows and doors (excludes exterior garage doors)
- 8' high tempered sliding glass door for your safety
- Professionally engineered truss systems
- Impact resistant glass entry door
- Impact resistant embossed steel garage door
- One smart home ready alarm dashboard located at the garage entry
- PEX piping plumbing system for superior performance
- Crack suppressant membrane installed under all tile areas on first floor for improved warranty and protection
- **Sherwin-Williams**® **Loxon**® 2-coat exterior paint system for long lasting color retention and climate protection
- **DensShield**® tile backer at all tub and shower areas for added protection

WITHIN YOUR HOME

- 2- and 3-car garages with automatic opener and transmitters (per plan)
- Dramatic 10' ceiling heights on first floor (per plan)
- 18" **Mohawk**® ceramic tile throughout all main living areas
- **GE** Energy Star® washer & **GE** high capacity dryer
- High speed structured wiring network-certified Cat-5E data lines and RG-6 quad shield coaxial cable
- **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
- Premium high quality interior latex paint – low volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style rocker switches
- 2-panel interior doors
- **Schlage**® lever hardware on all interior doors for ease of opening
- Sculpted decorative baseboard and casing
- Air-conditioned walk-in closets
- Solid surface window sills
- Pre-wired for cable TV and ceiling fans in family/ great room & bedrooms per plan. Pre-wired for telephone in kitchen, master bedrooms, den and family room (per plan)
- Ventilated closet shelving

YOUR KITCHEN

- Spacious design
- Granite countertops with a 4" backsplash
- Wood cabinet doors with recessed panel
- Cabinet refrigerator enclosure
- Matching designer cabinet pantry or drywall pantry with vinyl clad ventilated shelving (per plan)
- Recessed lighting with energy-saving LED light bulbs
- Stainless steel **GE** appliances
- **GE** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Free-standing **GE** stainless steel self-cleaning smooth-top electric range
- Exterior vented **GE** stainless steel microwave
- **GE** Energy Star® stainless steel sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- **Moen**® faucet with integrated pull-out sprayer
- In-sink waste disposal with air switch

YOUR MASTER SUITE AND BATHS

- Raised height vanities with recessed panel wood doors in master and secondary baths
- Granite vanity tops with 4" backsplash and undermount sinks
- Pedestal sink in powder room (per plan)
- Mohawk ceramic tile floors, with 8"x12" ceramic wall tile to the ceiling in tub and shower enclosures
- **Moen**® faucets with coordinating towel and bath accessories in all baths
- Full width mirror over vanity with decorator selected lighting
- Recessed lighting
- Water saving elongated water closets

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 through approved lenders & Founders Title Services
- One-year **GE** appliance warranty
- Ten-year structural warranty program

mintogreen

Minto makes living green simple.

For 40 years Minto has been demonstrating how innovative design can contribute to a healthier planet and improve comfort for our customers. Minto is committed to creating quality green spaces that inspire our customers and employees to live green.

MINTO ONLY USES QUALITY BRANDS

