

# WESTLAKE<sup>TM</sup>

The background of the lower half of the image features three horizontal, wavy bands of a lighter blue color, creating a sense of movement and water.

DISCOVER FLORIDA'S NEW CITY



LIFE

*in motion*

INTRODUCING

# WESTLAKE™

## AN INNOVATIVE NEW CITY IN THE HEART OF PALM BEACH COUNTY

Welcome to a new community with a rhythm all its own. An imaginative and innovative lifestyle emerging along the Sunshine State's celebrated Gold Coast. Where resort-style amenities and a lively calendar of community events make every day a celebration. Where close-knit neighborhoods, scenic parks and a vibrant town center provide endless opportunities to connect with newfound friends. And award-winning Minto homes are designed for families of every size and description.

If home is where the heart is, Westlake is the new city that beats with everything your heart desires.

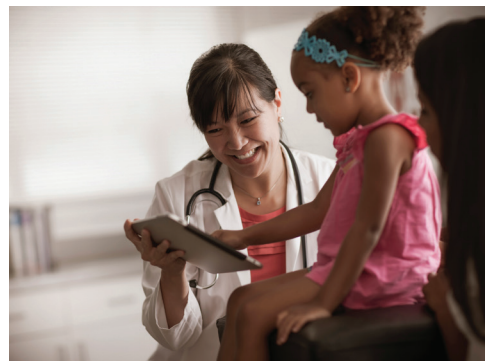


# IN THE HEART *of it all*

RIGHT WHERE YOU WANT TO BE...  
CLOSE TO EVERYTHING

Imagine being right in the middle of everything you love about Florida living. Westlake is home to an unequalled collection of amenities, conveniences and services. And there are even more close by ... restaurants, healthcare, shopping, and much more.

Palm Beach County offers more than 2,000 square miles of varied experiences waiting for you to enjoy. Within minutes of your home, you could be relaxing on a beautiful beach, fishing on the Atlantic, sinking a putt at one of 160 public and private golf courses, and indulging in a rich arts and cultural scene. There's something for everyone... every day... close to home.





THE CITY OF TOMORROW. HERE TODAY.

*Florida's new city*

All new from the ground up, Westlake isn't bound by yesterday's ideas of living. It's Florida's new city ... free to celebrate the best of today, and designed with innovative and ambitious thinking to embrace all of the possibilities of tomorrow.

Award-winning developer Minto Communities started with a clean sheet of paper and developed a thoughtfully crafted plan that includes friendly neighborhoods, unmatched recreation, and a vibrant Town Center. It also accommodates important public services managed by area municipalities, including education, public parks, police and fire station. And as a leading green builder and developer, Minto is committed to creating beautiful homes and spaces with less impact on the environment – consuming fewer natural resources, minimizing waste and reducing the cost of home ownership.

Westlake is a place where families can flourish for generations. Where life gets better every day. Where big dreams and bold thinking are coming to life.



# A WELCOMING *Community*

## WHERE EVERYONE FEELS AT HOME

There's something for everyone in Florida's new city. From on-the-go couples to families with small children in their first homes. From multi-generational households to 55-and-better couples looking for a residence as carefree as their lifestyle.

As a comprehensive, all-new community, Westlake fosters an embracing spirit that promotes the well-being of residents, strengthens families and builds new friendships.

Wherever you've come from. Whatever your story. Westlake is proud to say, "Welcome home."





# A VIBRANT *Town Center*

ALL THAT YOU LOVE. ALL IN ONE PLACE.



At the heart of this exciting new city will be a vibrant Town Center. Thoughtfully planned and artfully created, it's where residents can meet up with friends, do some shopping in trendy local boutiques and top national brands, relax with a cappuccino or try a new dish at a favorite restaurant.

It also serves as the social hub of Westlake, where you'll enjoy concerts, events, activities and celebrations ... all in one convenient location with wide sidewalks, stylish architecture and welcoming public spaces.

There's no need to spend a lot of time in your car to get to life's necessities and pleasures. It's all right here at the Westlake Town Center.



# RESORT-STYLE *Amenities*

## RECREATION. RELAXATION. CELEBRATION.

However you define fun. Whatever your favorite style of recreation. You're going to have the time of your life at Westlake. The Aquatics Center invites you to swim in the lagoon pool, glide down the tower slide or keep fit in the lap pool. The little ones can splash to their heart's delight at the splash pad, while adults relax at a shady pavilion or cabana.

Westlake will also be highlighted by a scenic park with expansive lawns, spaces for parties and celebrations of every kind, basketball courts, dog park, adventure playground, and much more. The community's resort-style amenities are unmatched in the area. So Florida's new city is home for great fun for everyone.







# CONNECTED *Community*

## SPECIAL PLACES TO BRING TOGETHER FRIENDLY FACES

While Westlake is a new city that will ultimately boast thousands of residents, it's being designed from the very start to have a welcoming sense of community.

Each neighborhood offers many ways for residents to stay connected. You'll meet fellow neighbors on paved walkways while you're out for a stroll, greet one another at picturesque parks, gather for dinner or a special event at the ever-active Town Center.

Special places, friendly faces ... they're everywhere at Westlake.



A LIFETIME  
*of learning*

## EXCEPTIONAL EDUCATIONAL OPPORTUNITIES FOR EVERYONE

Westlake residents have access to great schools today, and even more exciting opportunities in the future. There's a real commitment to quality in Palm Beach County with the area boasting the highest percentage of A- and B-rated elementary and middle schools in Florida.

There are more than 20 public and private schools within 20 minutes of the community. In total, the School District of Palm Beach County is the eleventh largest in the nation with 187 schools. Westlake is also convenient to 13 area colleges and universities offering everything from technical certifications to doctorate degrees.



# AWARD-WINNING *Minto Homes*

**BUILDING DREAMS SINCE 1978**

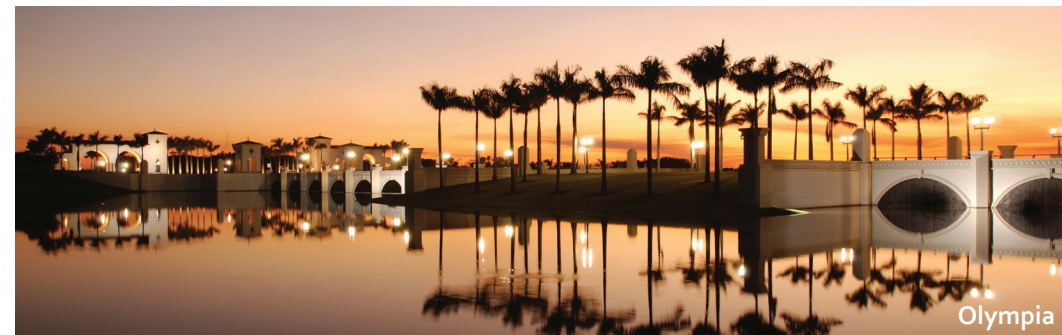
Minto Communities USA, based in Florida since 1978, has represented integrity, financial strength and enduring value to homeowners for nearly 40 years. Minto builds exceptional new homes and communities in popular resort locations to meet every lifestyle, with more than 25,000 new homes built in 46 communities throughout Florida. And now Minto is expanding to additional premier locations throughout the U.S.

Applauded and recognized as an expert in building lifestyle communities, Minto was awarded "Best Floor Plans" from Ideal-Living magazine. Minto is dedicated to continuous improvement in design, quality and customer experience, which has earned the company consistently high rankings from Eliant Customer Service Surveys.

Westlake has the Minto home that's right for you. A place to call your own in Florida's new city!



Kestrel Grand at Westlake



Olympia



LakePark at Tradition



Boca Reserve

# WESTLAKE™



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16610 Town Center Parkway North | City of Westlake, FL 33470  
Located on Seminole Pratt Whitney Rd. between Southern Blvd. and Northlake Blvd.

LEARN MORE AT  
[WestlakeFL.com](http://WestlakeFL.com)

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