



RADIANCE COLLECTION

ATHENS

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



PALM BEACH



MISSION

PORTO SOL

Plans are preliminary and subject to change. It is understood by the purchaser that all furnishings, draperies, mirror work, wallpaper and decorator items shown in the models, 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 505726, CGC 1519880, CGC 019736. © 2011 Minto Communities, LLC All Rights Reserved. 9/11. 40-1895R





RADIANCE COLLECTION

BARCELONA

2-3 Bedrooms, 2 1/2-3 Baths, 2-Car Garage



Total A/C Sq. Ft.	2,032
Garage	427
Covered Patio	261
Covered Entry	35
Total Sq. Ft.	2,755



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RADIANCE COLLECTION

BARCELONA

2-3 Bedrooms, 2 1/2-3 Baths, 2-Car Garage



TRADITIONAL



MISSION

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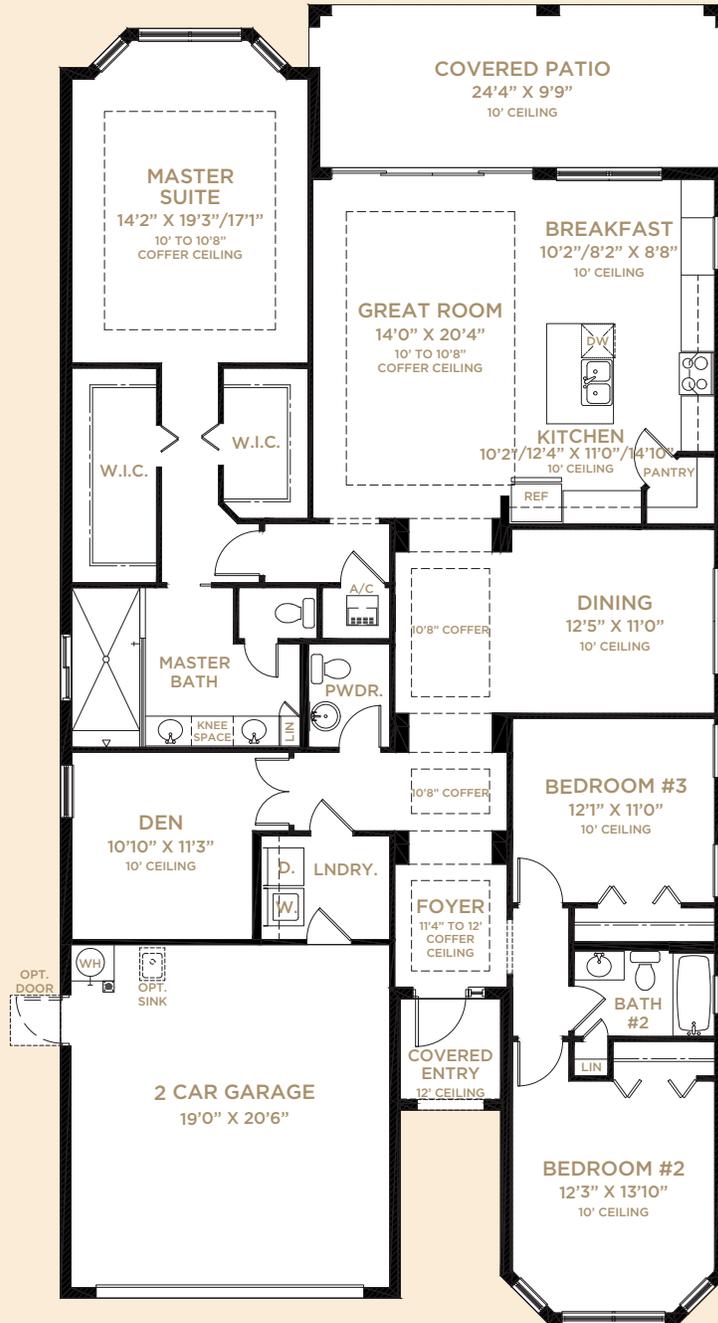




RADIANCE COLLECTION

PORTOFINO

3 Bedrooms, Den, 2 1/2 Baths, 2-Car Garage



Total A/C Sq. Ft.	2,284
Garage	428
Covered Patio	237
Covered Entry	40
<hr/>	
Total Sq. Ft.	2,989



PORTO SOL

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RADIANCE COLLECTION

PORTOFINO

3 Bedrooms, Den, 2 1/2 Baths, 2-Car Garage



TRADITIONAL



MISSION

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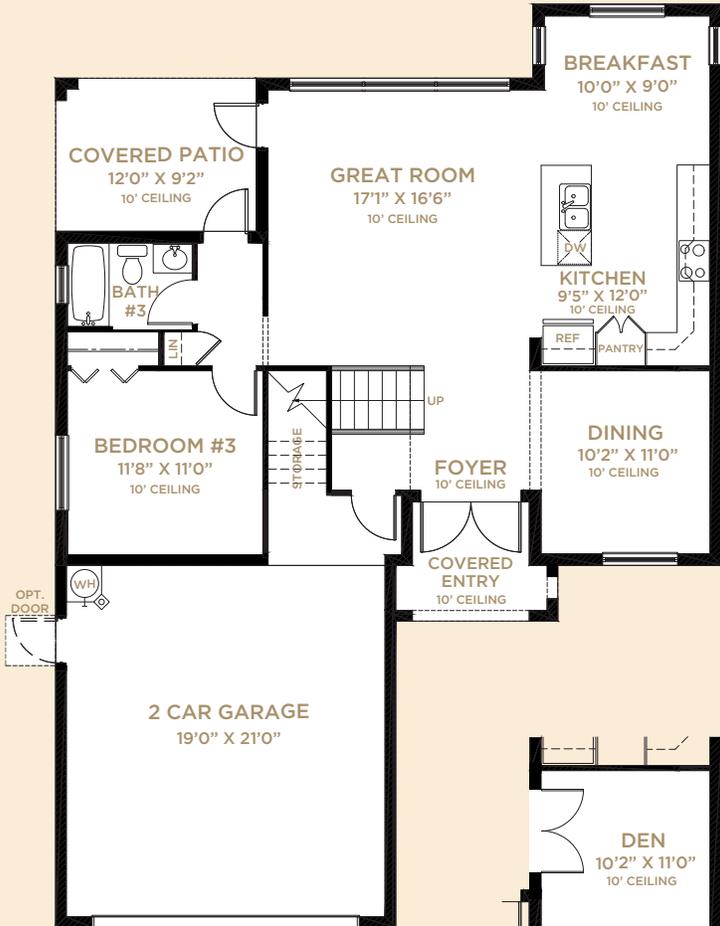




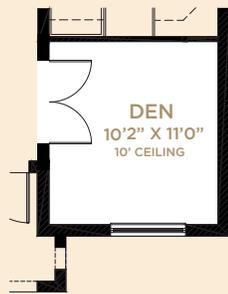
RADIANCE COLLECTION

SYDNEY

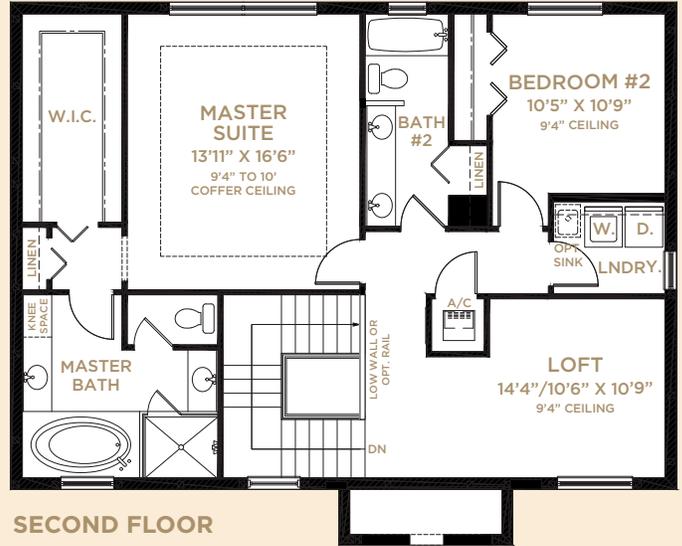
3-4 Bedrooms, 3 Baths, 2-Car Garage



FIRST FLOOR



AVAILABLE DEN



SECOND FLOOR



AVAILABLE BEDROOM #4

First Floor	1,039
Second Floor	1,072
Total A/C Sq. Ft.	2,111
Garage	477
Covered Patio	110
Covered Entry	61
Total Sq. Ft.	2,759



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RADIANCE COLLECTION

SYDNEY

3-4 Bedrooms, 3 Baths, 2-Car Garage



TRADITIONAL



PALM BEACH



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PORTO SOL FREQUENTLY ASKED QUESTIONS

How many residences will there be in PortoSol?

PortoSol is currently planned for 499 single family homes.

Are you an age-restricted community?

No. PortoSol is an all ages community.

What type of recreation facilities does the community have?

Exterior Amenities:

- Resort-Style Pool
- Whirlpool Spa
- Interactive Waterworks Play Area
- Shade Cabanas
- Tot Lot
- Full Basketball Court with adjustable hoops
- Tennis Court
- Volleyball Court
- Walking/Jogging Path

Interior Amenities:

- State-of-the-Art Fitness Center
- Billiards Room with TV
- Game Room with TV, Bumper Pool and Foosball Table
- Mens' Room with Shower

- Ladies' Room with Shower
- Kitchenette with refrigerator, microwave and oven
- Wireless Internet

Is the neighborhood gated?

Yes. There are two electronically gated entrances & exits.

Can you help with financing & title assistance?

Yes - we have a preferred lender (FBC Mortgage LLC.) and our own title company (Founders Title).

Do you offer special financing?

Yes. FHA & VA financing is available.

What is the required deposit?

5%, 10%, or 20% down at the time of Purchase Agreement, a portion of which will be waived if using FBC Mortgage LLC. and Founders Title.

What public schools are PortoSol children currently assigned to?

- Royal Palm Beach Elementary
- Crestwood Middle School
- Royal Palm Beach High School





What are the best days to visit the New Home Center?

**The New Home Center is open daily.
Monday through Saturday 10 a.m. to 6 p.m.
Sunday 12 p.m. to 6 p.m.
For additional information, please
visit our website at www.mintofla.com.**

Is there a home warranty?

- **One-year standard Minto warranty**
- **Two-year warranty on mechanical systems**
- **Three-year warranty on appliances**
- **Ten-year structural warranty**

What are The property taxes?

Property taxes are estimated to be approximately 1.75% (with homestead exemption) to 2% of the total purchase price. Please consult the Palm Beach Property Appraisers office for more information.

Is there a Homeowner's Association?

Yes. The Homeowner Dues are currently \$176 per month.

What is included in the Homeowner's Association Fee?

- **Expanded Basic Cable T.V.**
- **Water from the Lakes for Sprinklers**
- **Two Electronically Gated Entrances**
- **Maintenance of Common Areas & Lakes**
- **Use of Recreational Facilities**
- **Staffing of Clubhouse**

Are pets allowed?

Sure, as long as they are commonly accepted household pets and are kept in reasonable numbers.

Are there homesite premiums?

Yes. Homesite premiums vary depending on their location.

How long does it take to build a home?

Build time depends on the size of your home. It ranges between 5 and 6 months.

Do you have homes available for immediate occupancy?

Yes. We have opportunities for immediate occupancy as well as homes in various stages of construction. Most of these homes will be available sooner than our normal build time.



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COMMUNITY SITEPLAN



OKEECHOBEE BOULEVARD

PORTO SOL

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YOUR KITCHEN

- Free-standing **Whirlpool** stainless steel self cleaning smooth-top electric range
- Exterior vented **Whirlpool** stainless steel microwave
- **Whirlpool** Energy Star® stainless steel sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected stainless steel **Moen**® faucet with integrated pull-out sprayer
- 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
- **Armstrong**® 12"x12" ceramic tile floors & 8"x12" ceramic wall tile in wet areas of full baths
- Decorator selected **Moen**® brushed nickel faucets in all baths

- Full width mirror over vanity with decorator selected lighting
- Water saving elongated water closets
- **Moen**® coordinating towel & bath accessories in baths
- Large walk-in closet

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 Homebuyers Financial & Founders Title Services
- Three-year **Whirlpool** Appliance warranty
- Ten-year structural warranty program



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INCLUDED PREMIUM FEATURES



mintogreen

Minto makes living green simple.

For over 50 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.

YOUR PORTOSOL LIFESTYLE

- Premier Royal Palm Beach 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, preserves and landscaped open areas
- Exquisite Clubhouse with:
 - State-of-the-art fitness center with kids play room
 - Screened patio for parties
 - Club room with billiard table & TV
 - Teen room
 - Flexible multi-purpose room
 - Resort-style swimming pool
 - Children's waterworks area
 - Playground
 - Basketball Court
 - Tennis Court
 - Sand Volleyball Court
- Multi-station fitness trail
- Sidewalks on both sides of the street
- Decorative street lighting for added security

YOUR ENERGY SAVING FEATURES

- Neighborhood, home design and construction for energy efficiency & sustainability
- New homes designed and constructed to meet the following agency standards
 -  - Energy Star® Partner
 -  - FPL® BuildSmart®
- 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
- **Honeywell**® 7-day programmable thermostat
- Environmentally safe R410A refrigerant
- Improved indoor air quality for your health through use of fresh air intake and insulated sealed duct air conditioning distribution system, MERV 8 air filters, carbon monoxide detectors, low volatile organic compound (VOC) carpet, zero VOC and low VOC paints and exterior vented microwave
- Energy efficient 50-gallon quick-recovery water heater (per plan)
- Energy Star® rated **Whirlpool** stainless steel refrigerator and dishwasher
- Energy Star® rated **Broan**® bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Insulated **Plastpro**™ front entry door
- R-30 insulated ceiling & R-4.1 exterior walls
- **Moen**® water saving plumbing fixtures
- Luxurious **Armstrong**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- 25 cubic foot **Whirlpool** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Exterior vented **Whirlpool** stainless steel microwave
- **Whirlpool** Energy Star® stainless steel sound insulated automatic dishwasher
- Water saving elongated water closets

YOUR HOME

- Inspired elevations with elegant architectural appointments
- Covered patios included
- Professionally designed landscaping and fully sodded homesite

- Elegant brick paver driveway, entry walkway and covered patio
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- Architecturally accented, 8' high **Plastpro**™ insulated fiberglass entry door for extended weather resistant life
- Distinctive “S” shaped or shake style concrete **Hanson**® roof tile (per plan)
- **Schlage**® satin nickel handleset
- **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 and concrete reinforced first & second story concrete block construction
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- Security system with 1 keypad and 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 embossed steel garage door
- **Sentricon**® termite protection system
- **Taexx**® pest control system

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” **Armstrong**® ceramic tile throughout all main living areas.
- **Whirlpool** super capacity washer & dryer
- High speed structured wiring network-certified Cat-5E data lines and RG-6 quad shield coaxial cable
- Luxurious **Armstrong**® 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 – zero volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style rocker switches
- 6-panel interior doors
- **Schlage**® satin nickel hardware
- Sculpted colonial wood baseboard and casing
- Air-conditioned walk-in closets
- **Dupont**® 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 1½” built -up edge
- Wood recessed panel cabinet doors
- Matching designer cabinet pantry or drywall pantry with vinyl clad ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **Whirlpool** appliances
- 25 cubic foot **Whirlpool** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water