CYPRESS & INDIGO COLLECTIONS
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
- High efficiency central air conditioning & heating
- Smart Wi-Fi 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
- **Whirlpool** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Exterior vented **Whirlpool** stainless steel microwave
- **Whirlpool** stainless steel sound insulated automatic dishwasher
- **Whirlpool** washer & 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 alarm contacts on all operable exterior entry doors (excludes garage door)
- 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
- **Taexx Pest Control System**
- **Sentricon® Termite Elimination System** with 1 year monitoring

WITHIN YOUR HOME
- 2- and 3-car garages with automatic opener and transmitters (per plan)
- Dramatic 10' ceiling heights on first floor (per plan)
- **Daltile®** ceramic tile throughout all main living areas
- **Whirlpool** washer & **Whirlpool** high capacity dryer
- High speed structured wiring network-certified Cat-6 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
- 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
- Ventilated closet shelving

YOUR KITCHEN
- Spacious design
- Granite countertops with a 4" backsplash
- Wood cabinet doors with recessed panel and soft close hinges
- 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 **Whirlpool** appliances
- **Whirlpool** Energy Star® stainless steel side-by-side refrigerator with in-door ice and water
- Free-standing **Whirlpool** stainless steel self-cleaning smooth-top electric range
- Exterior vented **Whirlpool** stainless steel microwave
- **Whirlpool** 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 PRIMARY SUITE AND BATHS
- Raised height vanities with recessed panel wood doors with soft close hinges on doors in primary and secondary baths
- Granite vanity tops with 4" backsplash and undermount sinks
- Pedestal sink in powder room (per plan)
- **Daltile®** ceramic tile floors, with 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
- Soft-close toilet seat for Primary Bath water closet

YOUR MINTO
- Minto - 45 years of innovation, financial strength and integrity
- Award-winning community, lifestyle and home designs
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCare**SM customer care program
- Personalized and convenient home mortgage and title services available through approved lenders & Founders Title Services
- One-year **Whirlpool** appliance warranty
- Ten-year structural warranty program

mintogreen
Minto makes living green simple.

For 45 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

MOEN Buy it for looks. Buy it for life.® · MOHAWK · SHERWIN WILLIAMS. · Whirlpool HOME APPLIANCES · SCHLAGE

12/2025