



Minto Communities Harbour Isle in Bradenton, Fla.



Beach Club
at Harbour Isle



Redefining the 'Green Market'

For Minto Communities, 'green' is a lifestyle approach to community planning and development

.....

A leader in green construction, Minto Communities continues to cultivate the Florida market with their energy-efficient and sustainably designed master-planned communities, offering the best of Florida resort living in a low-maintenance lifestyle.

The community of Harbour Isle, located in Bradenton, Fla., capitalizes on the city's reputation, a location well known for luxury vacationing and retirement living. Nestled on a large 220-acre property, it is one of the last remaining private islands in Florida. The property also sits directly across from a one-of-a-kind magnificent setting: Anna Maria Island, named by USA Today as one of the 10 best 'secret' beaches in Florida.

Harbour Isle began its first phase of construction in 2012 and remains an ongoing production, where at full build out will host a total of 686 homes through several distinct neighborhoods.

Minto recently launched the final phase of island coach homes in the Edgewater Walk neighborhood. At full build out, this neighborhood will include 13 buildings and a total of 39 coach homes, priced from the \$500s. Each building includes a one-, two-, and three-story coach home, ranging between 1,987 to 2,948 square feet under air, with all buildings featuring a two-car garage and private elevator for two- and three-story homes. Notable interior highlights include a sunroom, observatory, retreat, and den.

Edgewater Walk coach homes are

certified LEED®, a prestigious and rigorous certification bestowed by the US Green Building Coalition (USGBC). "Our

coach homes are LEED certified, which recognizes the best-in-class building strategies and practices in residential construction," said Vice President of Minto Communities, Steve Svopa. "In totality, all of these components add up to the concept of 'green market' and optimize an active lifestyle that is focused on the human interaction with nature and the environment, as well as the thoughtful consumption of resources and energy conservation within the home."

In addition to Edgewater Walk, Harbour continues to build out the Marina Walk neighborhood at Harbour Isle. This neighborhood is home to luxurious properties, each energy-efficient with unparalleled views of Anna Maria Sound or the Harbour Isle lagoon. Also priced in the \$500s, these one-story homes range from 1,483 square feet under air to 1,650 square feet under air. Floor plans accentuate luxury, offering two and three bedrooms with two or three baths, luxurious master suite, a gourmet kitchen perfect for entertaining, and dramatic living and dining spaces. An expansive screened lanai also offers residents water and nature views, and extends the indoors



► Marina Walk neighborhood at Harbour Isle is home to luxurious properties, each energy-efficient and offering unparalleled views of Anna Maria Sound or the Harbour Isle lagoon.



Community Profile: Harbour Isle in Bradenton, Fla.

Project Team

.....
Builder, Architect, and Developer:
Minto Communities
Interior Design: Rhett Alexander
Photography: Rob Harris

Facts

.....
Target Market: Active Adult
Territory/Market: Southwest Florida
Number of homes at build out: 686
Price: starting at \$500s

Amenities

.....
Private elevator, private amenities per neighborhood including resort-style pool, kayak launch, outdoor kitchen and more, Harbour Isle Beach Club, community directly across from Anna Maria Island





▲ Bradenton, Fla., is an ideal location for the community of Harbour Isle, a well-known destination for luxury vacationing and retirement living.

◀ The myriad of luxurious amenities Harbour Isle offers, paired with low-maintenance living, make these homes ideal for retirees or baby boomers looking for a place to just enjoy.

outward for additional living space. In addition, Marina Walk residents can place their home in a short-term rental program as an income producing opportunity.

Harbour Isle serves as a testament that certified, energy-efficient homes can have stunning exterior and interior details, with neighborhoods in this community sparing no detail. Decidedly, homes at Harbour Isle don a seaside- or nautical-themed ambiance, with a charming southern coastal-style architecture that creates an inviting picture of relaxed seaside living. Harbour Isle was recognized by

“Harbour Isle has been thoughtfully designed to completely accommodate homebuyers seeking low maintenance. Minto is well known for presenting distinctive communities that offer amenities equal to those in the world’s finest resorts.”

—Steve Svopa, Vice President, Minto Communities



▲ Marina Walk Waterfront condominiums offer an expansive screened lanai, granting residents with unobstructed views of water and nature.

► Resort homes at Harbour Isle have been recognized as LEED®, translating to significant savings in regards to energy and water utilities.

the Manatee-Sarasota Building Industry Association’s Parade of Homes, taking home the ‘Best Overall Community’ and ‘Best Amenities’ awards for five consecutive years.

Harbour Isle touts their array of resort and luxurious amenities, which we can see from the entrance. The gated entrance is distinguished by a lighthouse-inspired observation tower, which opens to a Royal Palm-lined streetscape bordering a 38-acre lake at the center of the community.

The community also promotes a healthy and active lifestyle through design. A





two-mile walking path encircles the island Harbour Isle is nestled in, and each neighborhood has their own private amenities, including a resort-style pool, kayak launch, outdoor kitchen, and more.

And if that wasn't enough, there is also the Harbour Isle Beach Club. The massive, 23,000 square foot club offers relaxed, island-living ambiance, featuring impressive luxury amenities, such as a state-of-the-art 4,200 square foot fitness center, Sky Bar lounge, Cabana Bar, resort-style pool and spa, yoga and event lawns, and beach recreation area for launching kayaks and paddleboards.

The myriad of luxurious and resort-style amenities that Harbour Isle offers, accompanied with low-maintenance living make these homes ideal for retirees or baby boomers looking for a place to settle in. "Harbour Isle has been thoughtfully

designed to completely accommodate homebuyers seeking low maintenance," adds Svopa. "Minto is well known for presenting distinctive communities that offer amenities equal to those in the world's finest resorts."

Minto's leadership in creating sustainable communities and building homes utilizing the finest green technologies and products have garnered them many reputable awards, including the Eliant Customer Service Surveys National Awards in Community and Design, and being named one of the top 15 builders in the state of Florida by the Florida Green Building Coalition.

For Minto, 'green' is an all-encompassing term. "When people think of green in terms of real estate, the first thing that comes to mind is the energy-efficient components involved in the

▲ For Minto, the concept of 'green market' optimizes an active lifestyle, focusing on the human interaction with nature and the environment.

◀ Amenities are abundant and will encourage an active lifestyle, such as the Harbour Isle Beach Club, with a state-of-the-art 4,200 square foot fitness center, resort-style pool and spa, yoga and event lawns and beach recreation area for launching kayaks and paddleboards.

construction of a home," said Svopa. "But it is really much more than that; it is a lifestyle approach to community planning and development."

Minto has many new exciting, high-quality, projects on the horizon. Next year in the Western Palm Beach County, Minto will launch Westlake, comprised of more than 4,500 units, two-million-square-foot, mixed-use town center community covering the entire buyer spectrum, from the first-time buyer to active adults. A 3,400 unit active-adult community in Daytona Beach with 200,000 square feet of neighborhood retail and a one-acre private Atlantic Ocean beachfront club for residents will be under construction in mid-2016.

For more information on Minto Communities, visit minto.com.

Sergio Flores is an Assistant Editor for *Green Home Builder* magazine. He may be reached at sergio@penpubinc.com.