# CYPRESS & INDIGO COLLECTIONS INCLUDED PREMIUM FEATURES



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#### 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 &
- · Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
- 14 SEER high efficiency 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
- 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 Energy Star® stainless steel sound insulated automatic dishwasher
- Whirlpool washer & Whirlpool 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
- 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
- Dramatic 10' ceiling heights on first floor (per plan)
- 18" Mohawk® 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
- 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 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 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

- 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**<sup>SM</sup> 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



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



# WESTLAKE



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