



COASTAL COLLECTION

# *Single Family Home Designs*



LAKE PARK<sup>TM</sup>  
at TRADITION

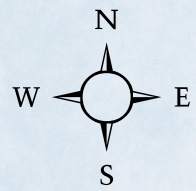
# Area Features



Map not to scale.



# LakePark at Tradition Community Siteplan



**LEGEND:**

- Single Family
- Villas
- Future Development
- Decorated Models
- Preserve
- Lakes
- TownPark





COASTAL COLLECTION

Gulfstream

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



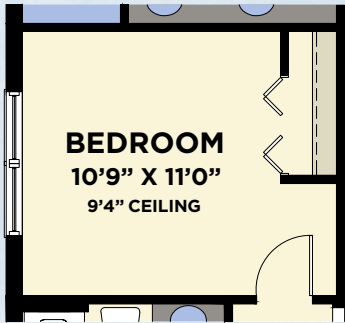
ELEVATION A



ELEVATION B

GULFSTREAM

Total Living Area	1,895 S.F.
2-Car Garage	406 S.F.
Entry	55 S.F.
Lanai	223 S.F.
Total	2,579 S.F.



AVAILABLE BEDROOM VARIATION



FLOOR PLAN





COASTAL COLLECTION

Isle

2-3 Bedrooms, 2.5 Baths, 2-Car Garage

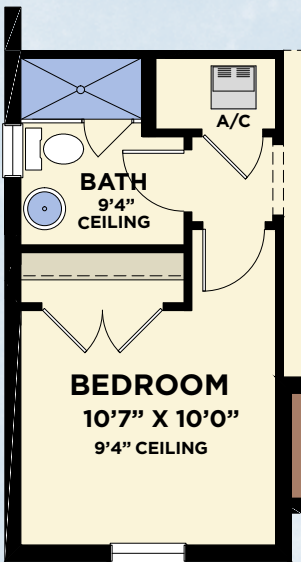


ELEVATION A

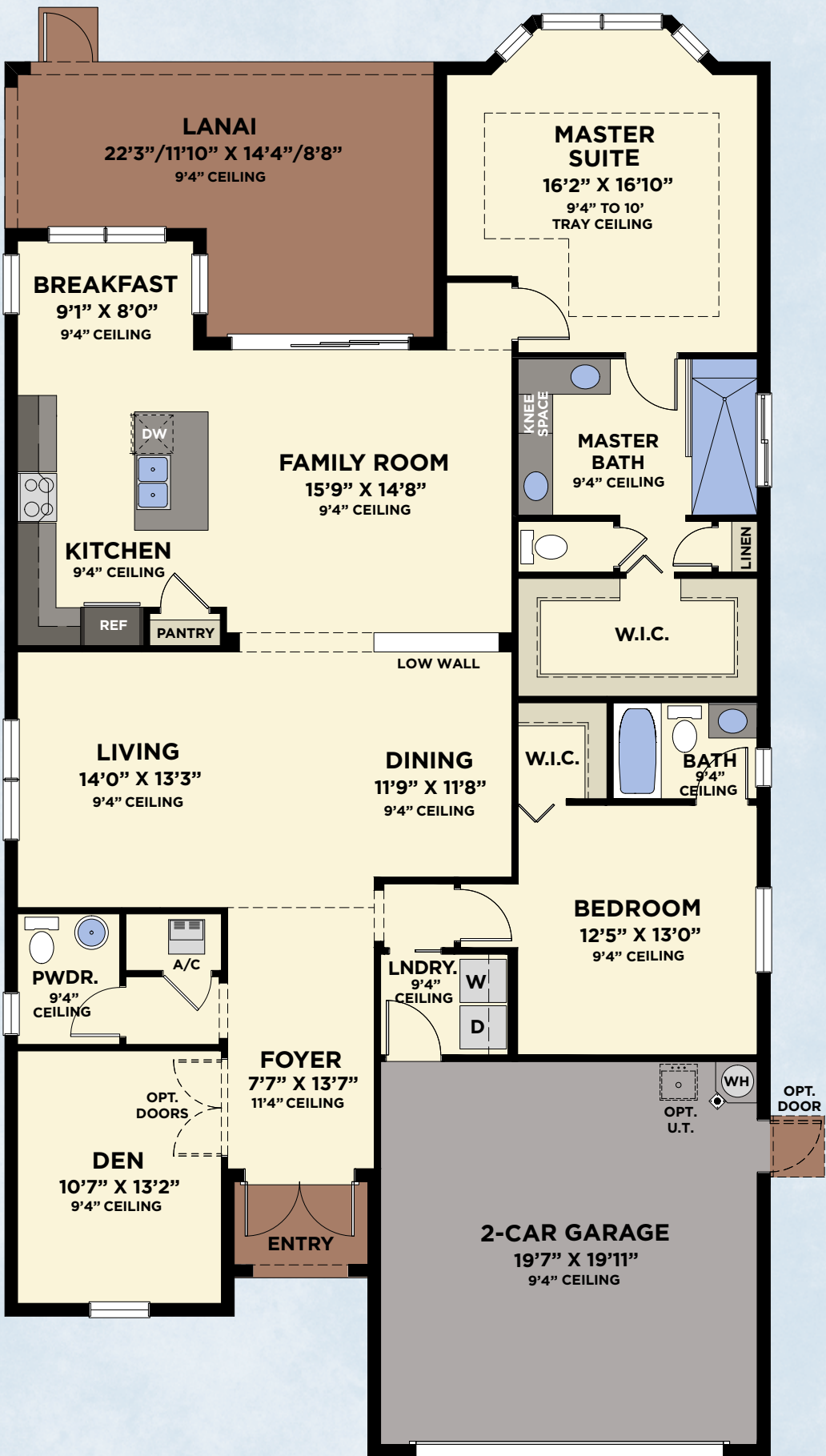


ELEVATION B

<b>ISLE</b>	
Total Living Area	2,039 S.F.
2-Car Garage	427 S.F.
Entry	35 S.F.
Lanai	261 S.F.
<hr/>	
Total	2,762 S.F.



AVAILABLE  
BEDROOM & BATH  
VARIATION



FLOOR PLAN





COASTAL COLLECTION

Admiral

2-3 Bedrooms, 2.5 Baths, 2-Car Garage

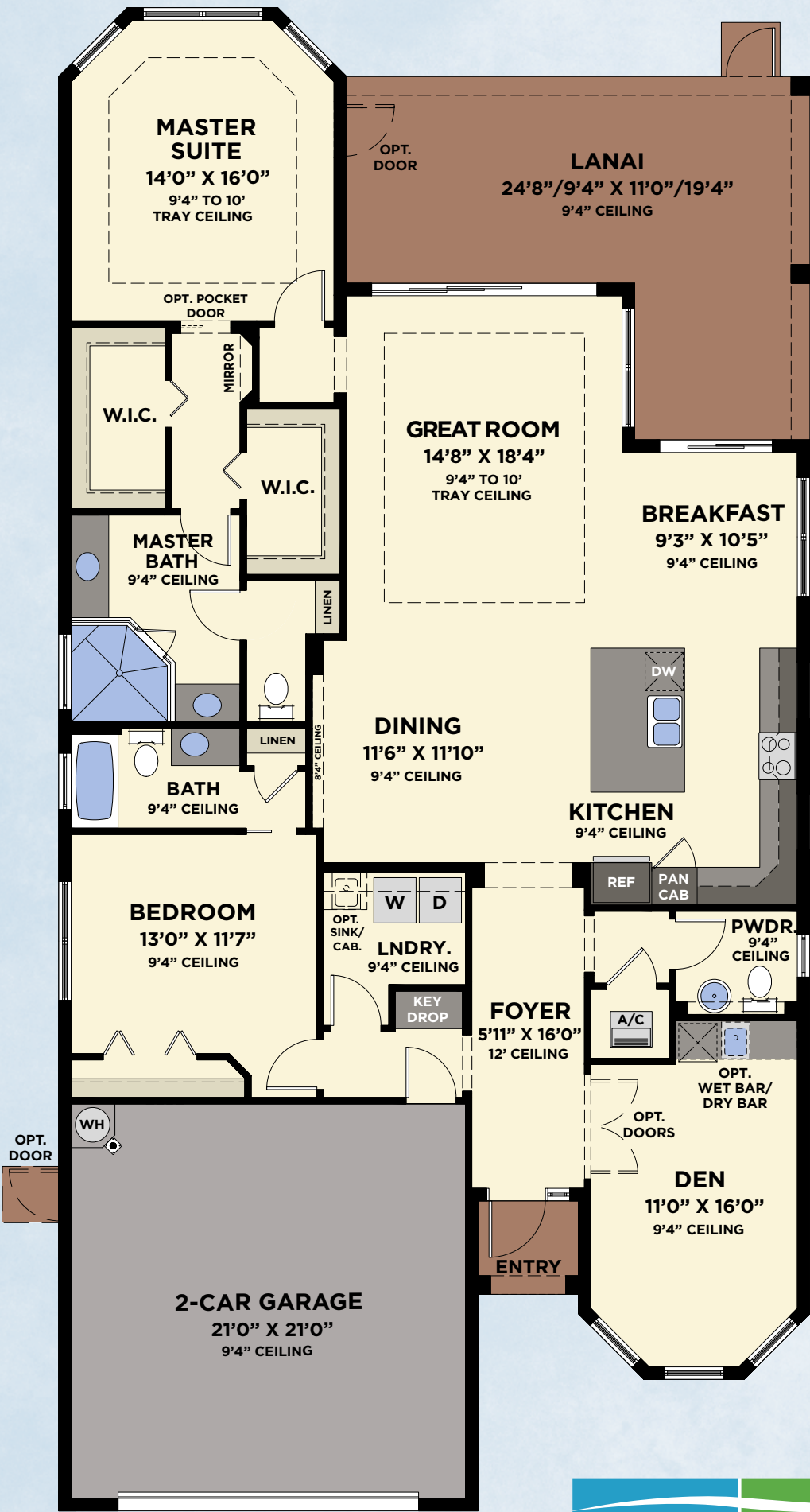


ELEVATION A

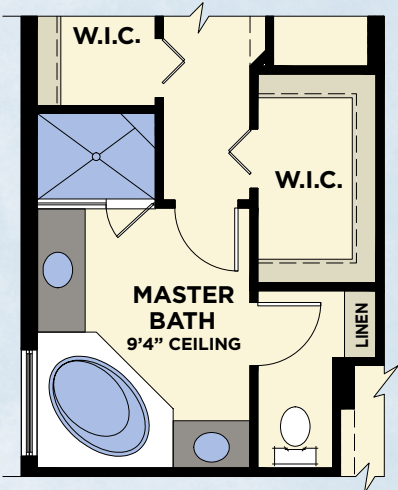


ELEVATION B

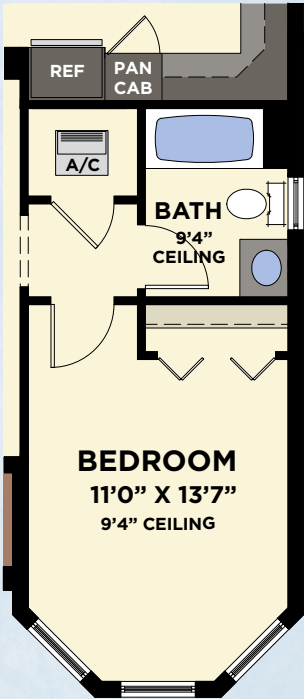
ADMIRAL	
Total Living Area	2,080 S.F.
2-Car Garage	447 S.F.
Entry	24 S.F.
Lanai	349 S.F.
Total	2,900 S.F.



FLOOR PLAN



AVAILABLE  
MASTER BATH  
VARIATION



AVAILABLE  
BEDROOM  
VARIATION









## *Included Premium Features*


### YOUR TRADITION LIFESTYLE

- Premier St. Lucie County location
- Convenient to shopping, services, employment & transportation - in the heart of it all
- Great downtown area with restaurants, Publix, shops and services. Events, concerts and festivals promote sense of community
- Stunning community master plan with lakes, landscaped open areas, retail shopping, office park and Florida Center for Innovation
- Neighborhood parks & trails

### YOUR LAKEPARK NEIGHBORHOOD

- Tradition's premier community
- Maintenance-Free Living
- Prestigious entry features, landscaping and gated entry
- Beautiful master-planned pedestrian-friendly community with lakes, preserves, landscaped open areas and sidewalks on both sides of the street
- The Club at LakePark featuring:
  - State-of-the-art fitness center
  - Resort-style swimming pool
  - Shaded cabanas
  - Screened lanai for social gatherings
  - Outdoor seating area and grill
  - Event lawn
  - Residents Only dog park (divided in small & large dog areas)
- Full use of the TownPark Club and Recreation Center with:
  - State-of-the-art fitness center
  - Billiards Parlor
  - Resort-style swimming pool
  - Tennis & Basketball Courts
  - Bocce Ball & Pickleball Courts
  - Multimedia room with television, computer stations & library
  - Activity room with card tables
  - Wet bar & Coffee station
  - Waterworks area & playground
- Decorative street lighting

### ENERGY EFFICIENT HOMES - SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- Neighborhood, home design and construction for energy efficiency & sustainability
-  - 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
- 7-day programmable thermostat
- R-30 insulated ceiling and R-4.1 exterior walls
- Energy efficient 50-gallon quick-recovery water heater
- Energy Star® rated **GE** refrigerator and dishwasher
- Energy Star® rated bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Architecturally accented, 8' tall insulated fiberglass entry door for extended weather resistant life
- **Moen®** water saving plumbing fixtures
- Luxurious **Mohawk®** stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Comfort height water saving elongated water closets

### YOUR HOME

- Inspired elevations with elegant architectural appointments
- Seamless gutters on front elevations (Single-Family and Villa locations per plan)
- Covered entry and screened covered lanai
- Professionally designed landscaping and fully sodded homesite with irrigation system
- Elegant brick paver driveway, entry walkway and covered patio
- Decorative garage coach lights
- **Sherwin Williams®** Loxon exterior paint for lasting color retention and weather protection
- **CertainTeed** architectural 30-year designer asphalt roof shingles
- **Schlage®** satin nickel handleset
- **Schlage®** satin nickel levers on interior doors
- **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-reinforced monolithic concrete foundation with vapor barrier
- Professionally engineered steel reinforced concrete block construction (per plan)
- Smoke/carbon monoxide detectors for your peace of mind
- Security system with 1 keypad and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' tall tempered sliding glass door for your safety
- Professionally engineered truss systems
- Impact resistant embossed steel garage door
- **Taexx®** pest control system

### WITHIN YOUR HOME

- Private 2-car garages with automatic opener and transmitters (per plan)
- Dramatic 9' & 10' ceiling heights (per plan)
- 18" **Mohawk®** ceramic tile throughout the main floor living areas of your home (per plan)
- **GE** washer & DURA DRUM™ dryer
- High speed structured wiring network - certified Cat-5E data lines and RG-6 quad shield coaxial cable
- Luxurious **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
- **Sherwin Williams®** high quality interior paint - low volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim
- Decora-style light switches
- 8' tall 6-panel interior doors (Single-Family homes only)
- **Schlage®** satin nickel lever-style hardware
- Sculpted colonial baseboard and casing
- Air-conditioned walk-in closets (per plan)
- Solid surface window sills
- Pre-wired for telephone, cable TV and ceiling fans in family/great room & bedrooms per plan. Pre-wired for telephone in kitchen (per plan)
- Epoxy coated steel ventilated closet shelving





## YOUR KITCHEN

- Spaciously designed gourmet kitchen featuring wood recessed panel cabinet doors with 42" upper cabinets
- Granite countertops with 4" backsplash
- Matching designer cabinet pantry or drywall pantry with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **GE** appliances
- **GE** Energy Star® side-by-side refrigerator with in-door ice and water
- Free-standing **GE** self cleaning smooth-top electric range
- Exterior vented **GE** microwave
- **GE** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
- Decorator selected stainless steel **Moen**® faucet with integrated pull-out sprayer
- In-Sink Waste Disposal

## YOUR OWNER'S SUITE AND BATHS

- Raised height vanities with wood recessed panel doors in master and secondary baths
- Granite countertops with 4" backsplash
- Pedestal sink in powder room
- **Mohawk**® ceramic tile floors and 8"x12" wall tile in full baths
- Decorator selected **Moen**® brushed nickel faucets in all baths
- Full width mirrors over vanities in master baths with recessed and decorator lighting

- Recessed tile soap niche in all baths
- Full width mirrors over vanities in secondary baths with recessed and decorator lighting
- Comfort height water saving elongated water closets
- Coordinated bath & towel accessories
- Large walk-in closet(s) (per plan)

## 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 one of Minto's approved lenders & Founders Title Services
- Ten-year structural warranty program

### MINTO ONLY USES QUALITY BRANDS



**SHERWIN  
WILLIAMS**®



GE imagination at work



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