

# OLYMPIA



beinspired



# YOUR EXCEPTIONAL FEATURES

## GRANDEZZA COLLECTION

### YOUR OLYMPIA LIFESTYLE

- Premier Wellington location
- Top rated schools
- Convenient to shopping, services, employment & transportation - in the heart of it all
- Great area with restaurants, Whole Foods, shops and services
- Stunning community master plan with lakes, landscaped open areas, nearby retail shopping
- Neighborhood parks & trails

### YOUR OLYMPIA NEIGHBORHOOD

- Wellington's premier community
- Prestigious entry features, landscaping and 4 gated entries
- Beautiful master-planned pedestrian-friendly community with lakes, preserves, landscaped open areas and sidewalks on both sides of the street
- Exquisite Club and Recreation Center with:
  - State-of-the-art fitness center
  - Lanai for social gatherings
  - Resort-style swimming pool with Shade Cabanas
  - Waterworks area
  - Tennis Courts
  - Basketball Courts
  - Volleyball
  - Community/Club Room
  - Teen Room
  - Multimedia room with television, computer stations & library
  - Expansive outdoor terrace
  - Activity room with card tables
  - Wet bar & Coffee station
  - Playground
- Decorative street lighting

### YOUR MINTO GREEN LIFESTYLE

- Neighborhood, home design and construction energy efficiency & sustainability
- New model homes designed, constructed and certified to meet the following agency standards\*



- LEED® (Leadership in Energy & Environmental Design)



- Energy Star®



- FPL® BuildSmart®



- Florida Green Building Coalition



- NAHB National Green Building Program™

- \*All homes will be constructed to these standards
- Energy efficient double pane insulated low-emissivity windows, sliders and glass doors for improved energy performance, comfort and savings
  - High efficiency **Goodman®** 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, efficient air filters, carbon monoxide detectors, low volatile organic compound carpet, zero VOC and low VOC paints and exterior vented microwave
  - Energy efficient 50 or 80-gallon quick-recovery **Rheem®** water heater (per plan)
  - Energy Star® rated **Whirlpool** refrigerator and dishwasher
  - Energy Star® rated **Broan®** bath exhaust fans
  - Energy saving compact fluorescent light bulbs
  - Architecturally accented, 8' tall **Plastpro™** insulated fiberglass double entry doors, or single with side light, for extended weather resistant life (per plan)
  - 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® side-by-side refrigerator with in-door ice and water
- Exterior vented **Whirlpool** microwave
- **Whirlpool** Energy Star® sound insulated automatic dishwasher
- Water saving elongated water closets

### YOUR HOME

- Inspired elevations with elegant architectural appointments
- Covered entry and patio
- Professionally designed landscaping and fully sodded homesite
- Elegant brick paver driveway, entry walkway and covered patio
- Decorative garage coach lights
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- **Hanson**® Regal concrete roof tiles
- **Schlage**® satin nickel handleset
- **Schlage**® satin nickel levers on interior doors
- **Schlage**® entry deadbolt lock & door viewer
- Waterproof exterior electrical outlets and exterior hose connection(s) for your convenience
- Entry door chime
- **Gyp-Crete**® subflooring on second floor of 2-story homes (except under baths and showers)
- Automatic irrigation system on entire lot utilizing lake water to reduce potable water demand

### 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 reinforced concrete block first floor and second floor walls where possible
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind

- Security system with 2 **Honeywell**® keypads and contacts on all operable windows and doors (excludes exterior garage doors)
- 8' tall tempered sliding glass doors for your safety
- Professionally engineered floor and roof truss systems
- Impact resistant embossed steel garage door
- **Sentricon**® termite baiting system
- **Taexx**® pest control systems

### WITHIN YOUR HOME

- Private 2, 3 & 4-car garages with **Liftmaster**® automatic opener and transmitters (per plan)
- Dramatic 10' – 12' ceiling heights on first floor (per plan)
- 18" **Armstrong**® ceramic tile throughout the main first floor living areas of your home (per plan)
- **Whirlpool** super capacity washer & dryer
- **On-Q** 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 light switches
- 6-panel interior doors
- **Schlage**® satin nickel levers on interior doors
- Sculpted colonial wood baseboard and casing
- Air-conditioned, lighted 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)
- Epoxy coated steel ventilated closet shelving



## YOUR KITCHEN

- Dramatic gourmet kitchen featuring wood recessed panel cabinet doors with 42" upper cabinets
- Granite countertops with 1 1/2" built-up edge and 4" backsplash
- Matching designer cabinet pantry or walk-in pantry closet with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless steel **Whirlpool** appliances
- 25 cubic foot **Whirlpool** Energy Star® side-by-side refrigerator with in-door ice and water
- **Whirlpool** drop-in electric cooktop
- **Whirlpool** microwave
- Exterior vented stainless steel range hood
- **Whirlpool** stainless steel double wall oven
- **Whirlpool** 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
- **InSinkErator** Waste Disposal

## YOUR OWNER'S SUITE AND BATHS

- Raised height vanities with recessed panel wood doors in master and secondary baths
- Custom cultured marble vanity tops with integral sinks
- **Mansfield** Pedestal sink in powder room
- **Armstrong**® 12"x12" ceramic tile floors & 8"x12" ceramic wall tile in wet areas of full baths

- Deluxe acrylic roman tub with ceramic tile surround and separate shower in master bath (per plan)
- Decorator selected **Moen**® brushed nickel faucets in all baths
- Full width oversized mirrors to 8' over vanities in master and powder baths with decorator lighting
- Full width mirrors over vanities in secondary baths with decorator lighting
- Water saving elongated water closets
- Coordinated bath & towel accessories
- Large walk-in closet(s) (per plan)
- Moisture resistant **DensShield**® backing shower walls and tub

## YOUR MINTO

- Minto - over half a century of innovation, financial strength and integrity
- Award winning community, lifestyle and home designs
- Design & construction for energy efficiency, health and sustainability
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCare**SM customer care program
- Personalized and convenient home mortgage and title services available thru FBC Mortgage & Founders Title Services
- Three-year **Whirlpool** Appliance warranty
- Ten-year structural warranty program



GRANDEZZA COLLECTION

**AVIANO**

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



**MISSION ELEVATION**

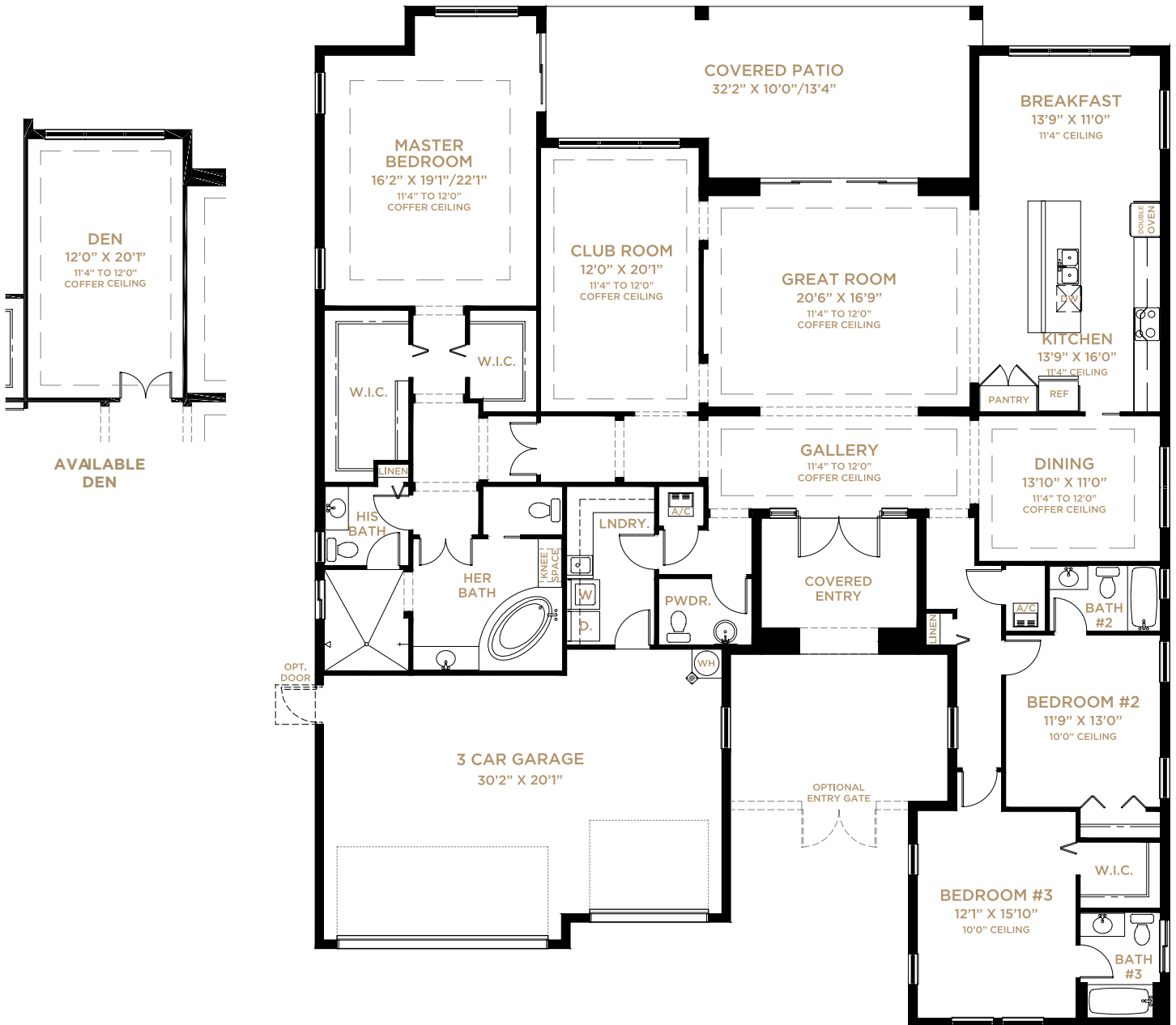


**WEST INDIES ELEVATION**



## GRANDEZZA COLLECTION

# AVIANO



### AVIANO

Total - Living	3,158
Garage	654
Covered Patio	397
Covered Entry	123
<b>Total</b>	<b>4,332</b>



GRANDEZZA COLLECTION

**BELLAGIO**

3 Bedrooms, Den, Club Room, 3 1/2 Baths, 4-Car Garage



**PALM BEACH ELEVATION**



**PALM BEACH ELEVATION  
(WITH BEDROOM #5)**



**WEST INDIES ELEVATION**



**WEST INDIES ELEVATION  
(WITH BEDROOM #5)**

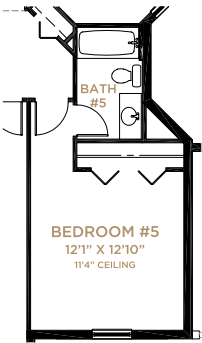


GRANDEZZA COLLECTION

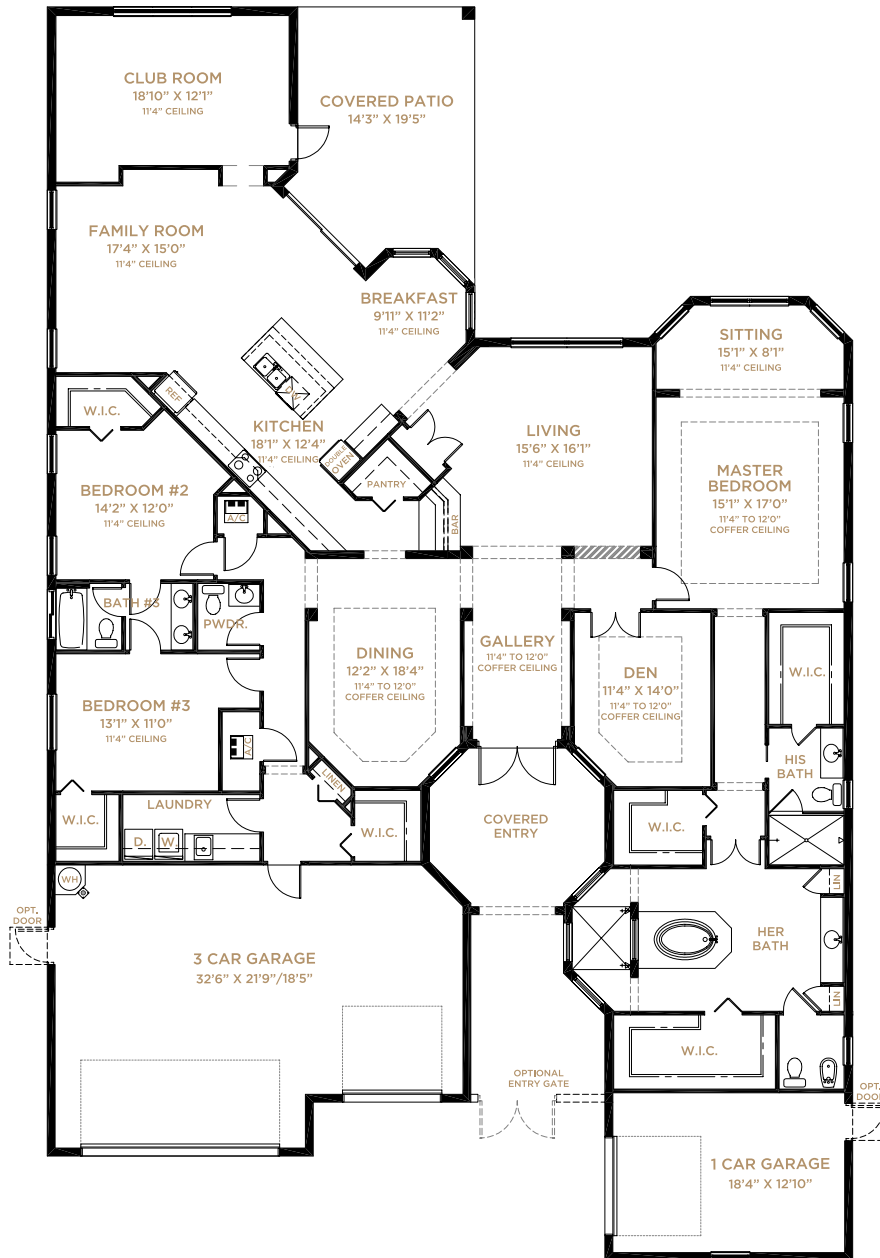
**BELLAGIO**



AVAILABLE BEDROOM #4  
W/BATH #4



AVAILABLE  
BEDROOM #5  
W/BATH #5



AVAILABLE EXERCISE ROOM

**BELLAGIO**

Total - Living	<b>3,702</b>
Garage	<b>1,008</b>
Covered Patio	<b>278</b>
Covered Entry	<b>159</b>
<b>Total</b>	<b>5,147</b>





GRANDEZZA COLLECTION

# CASTELLINA

4 Bedrooms, Den, Loft, Master Sitting Room, 4 1/2 Baths, 3-Car Garage



PALM BEACH ELEVATION

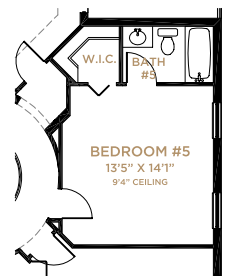
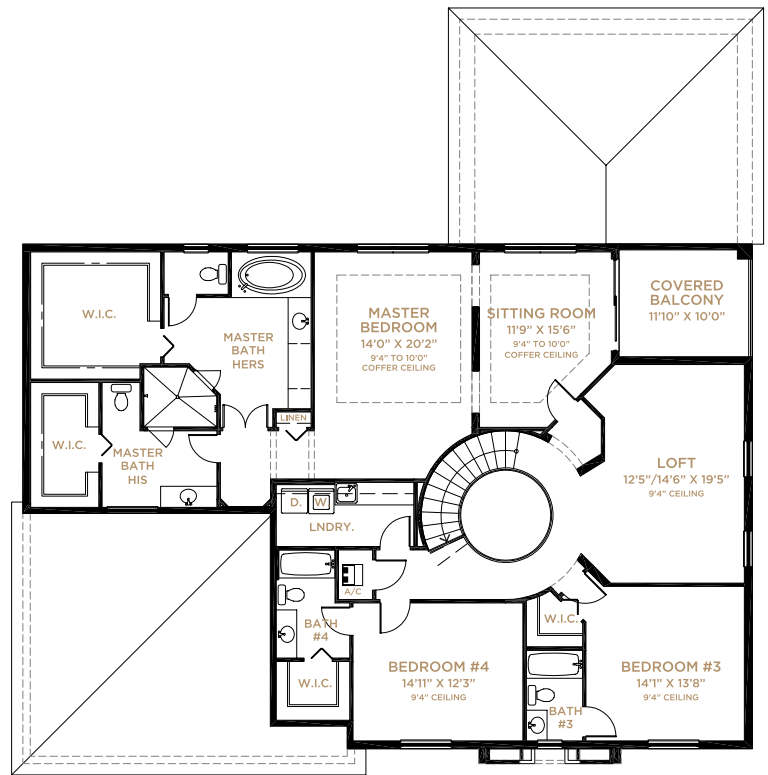
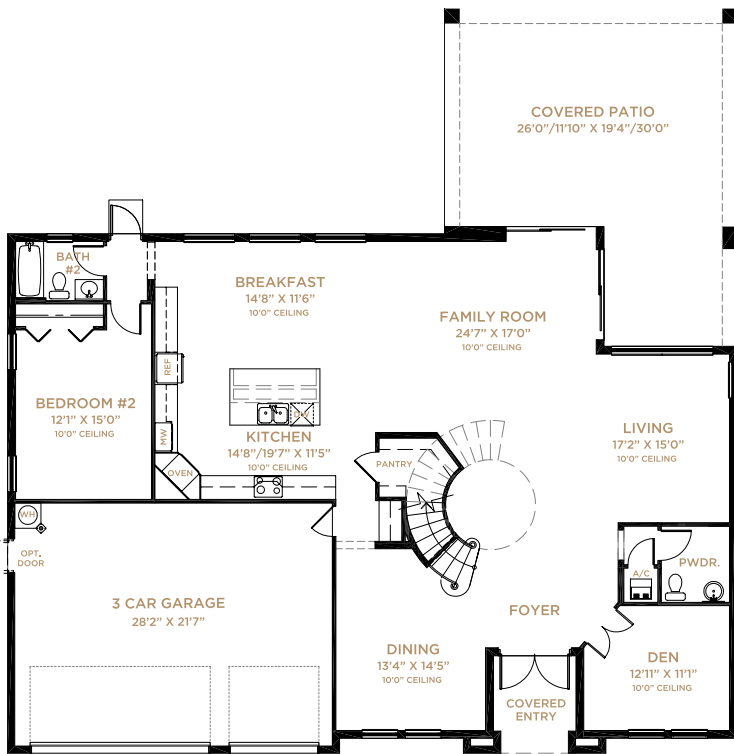


WEST INDIES ELEVATION



GRANDEZZA COLLECTION

CASTELLINA



**CASTELLINA**

First Floor	2,131
Second Floor	2,218
<b>Total - Living</b>	<b>4,349</b>
Garage	642
Covered Patio	638
Covered Entry	69
Covered Balcony	118
<b>Total</b>	<b>5,816</b>



GRANDEZZA COLLECTION

**DIAMANTE**

5 Bedrooms, Den, Club Room, Loft, 5 1/2 Baths, 4-Car Garage



**PALM BEACH ELEVATION**



**PALM BEACH ELEVATION  
(WITH BEDROOM #7)**



**WEST INDIES ELEVATION**



**WEST INDIES ELEVATION  
(WITH BEDROOM #7)**



GRANDEZZA COLLECTION

DIAMANTE



**DIAMANTE**

First Floor	3,585
Second Floor	1,326
Total - Living	4,911
Garage	951
Covered Patio	278
Covered Entry	162
<b>Total</b>	<b>6,302</b>



AVAILABLE EXERCISE ROOM



GRANDEZZA COLLECTION

# TRADIZIONE

5 Bedrooms, Loft, 5 1/2 Baths, 4-Car Garage



MISSION ELEVATION



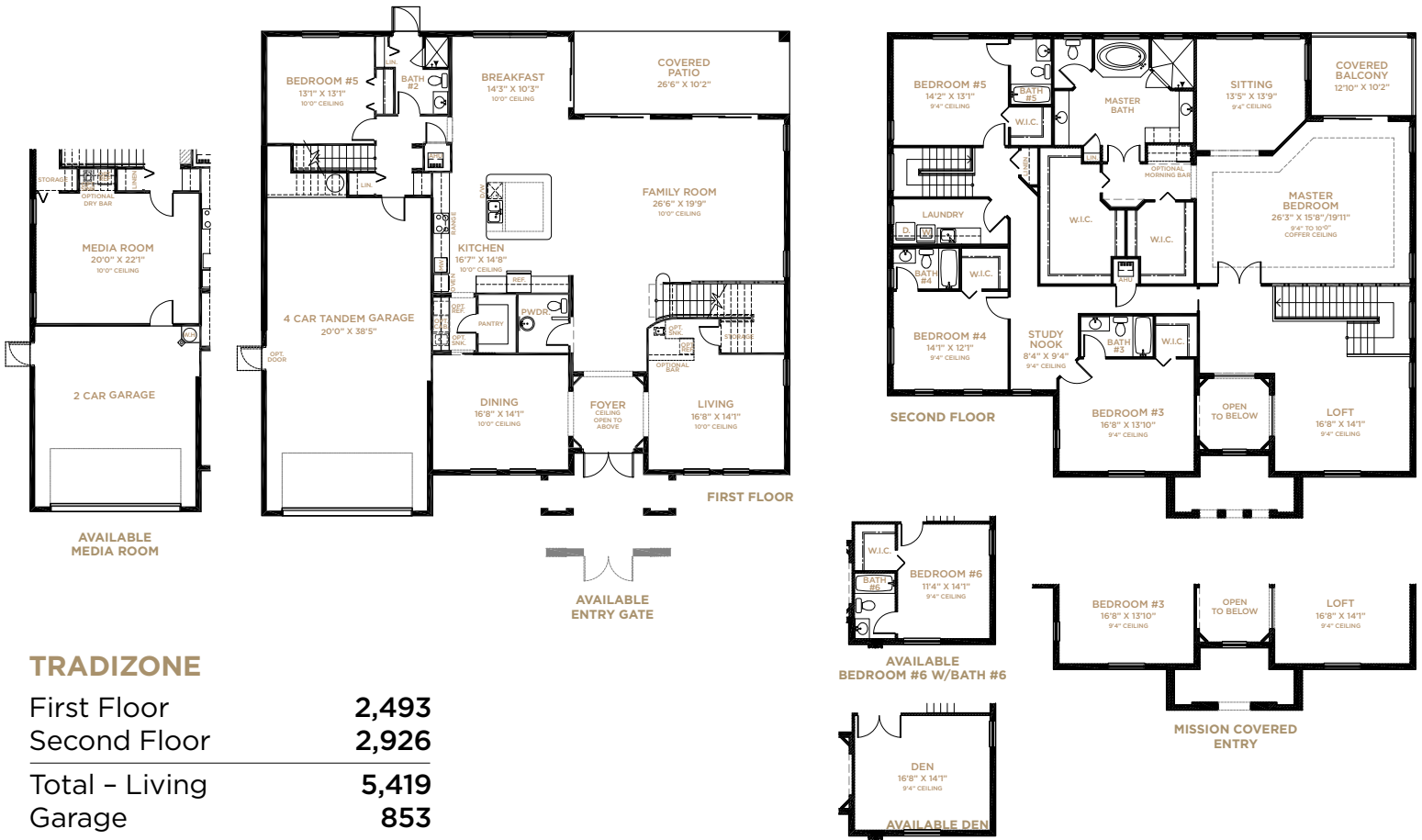
WEST INDIES ELEVATION



GRANDEZZA COLLECTION

# TRADIZIONE

5 Bedrooms, Loft, 5 1/2 Baths, 4-Car Garage



## TRADIZIONE

First Floor	2,493
Second Floor	2,926
<b>Total - Living</b>	<b>5,419</b>
Garage	853
Covered Patio	269
Covered Entry	106
Covered Balcony	130
<b>Total</b>	<b>6,777</b>



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### WITHIN YOUR HOME

- Private 2- and 3-car garages with **Liftmaster**® automatic opener and transmitters (per plan)
- Dramatic 9' & 10' ceiling heights on first floor (per plan)
- 18" **Armstrong**® ceramic tile in foyer, kitchen, breakfast room, powder room, laundry room and A/C closets (per plan)
- **Whirlpool** super capacity washer & dryer
- **On-Q** 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
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- Decora-style light switches
- 6-panel interior doors
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- **Dupont**® solid surface window sills
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## YOUR KITCHEN

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- Matching designer cabinet pantry or walk-in pantry closet with close mesh ventilated shelving (per plan)
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Stainless Steel **Whirlpool** appliances
- 25 cubic foot **Whirlpool** Energy Star® side-by-side refrigerator with in-door ice and water
- **Whirlpool** self-cleaning ceramic cooktop electric range
- Exterior vented **Whirlpool** microwave
- **Whirlpool** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink
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- Coordinated bath & towel accessories
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- Moisture resistant **DensShield**® backing shower walls and tub

## YOUR MINTO

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- Award winning community, lifestyle and home designs
- Design & construction for energy efficiency, health and sustainability
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCare**™ customer care program
- Personalized and convenient home mortgage and title services available thru FBC Mortgage & Founders Title Services
- Three-year **Whirlpool** Appliance warranty
- Ten-year structural warranty program

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 TV, 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. Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 1/11.





SPLENDIDO COLLECTION

# ADORA

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



PALM BEACH ELEVATION

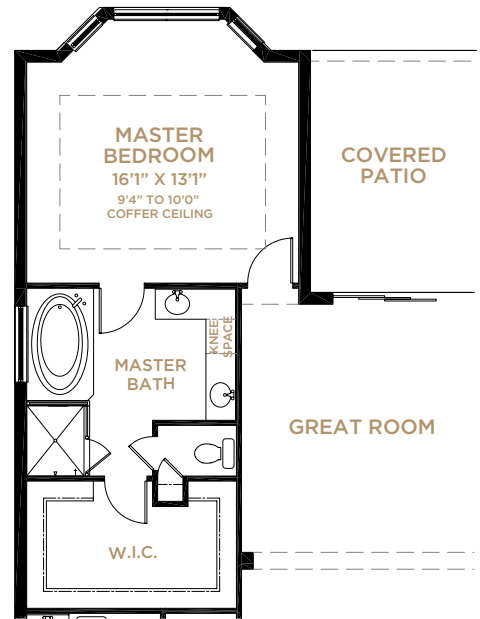
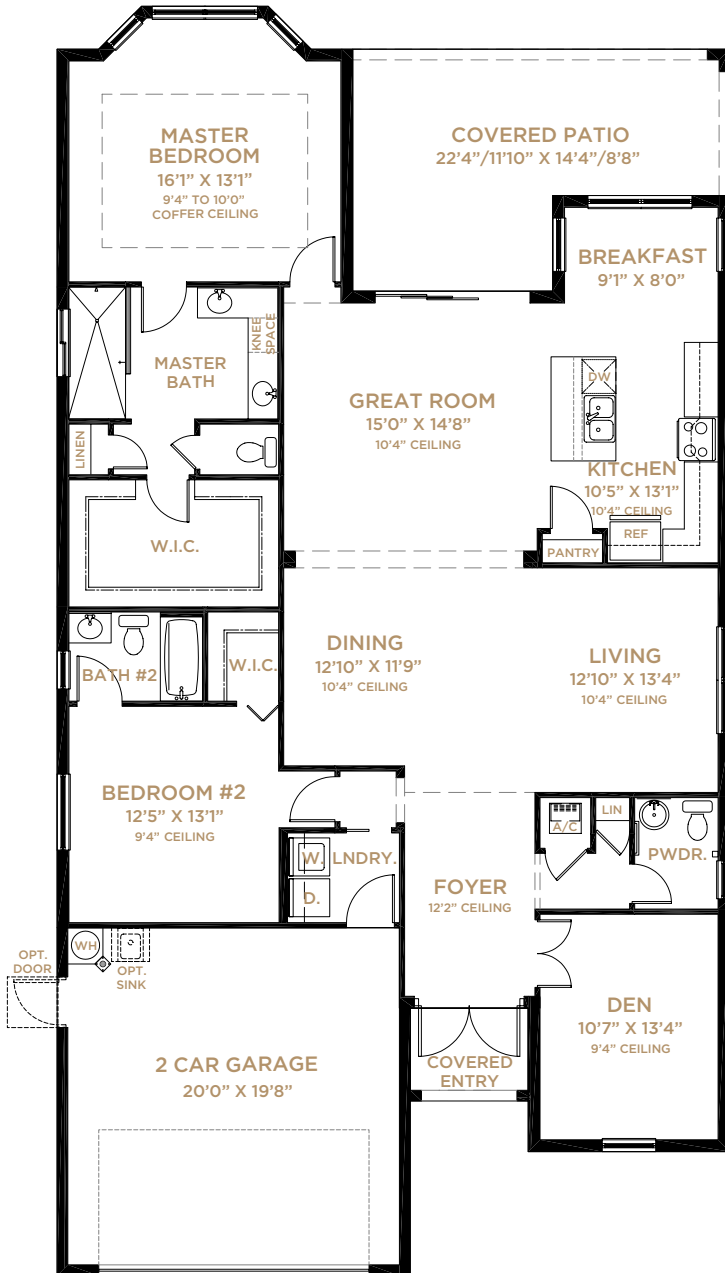


WEST INDIES ELEVATION

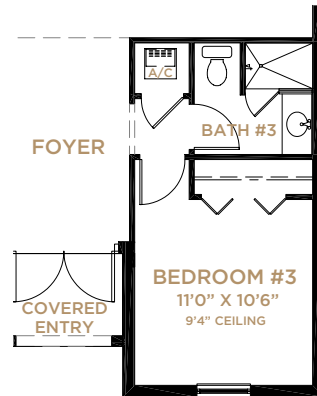


SPLENDIDO COLLECTION

ADORA



AVAILABLE MASTER BATH



AVAILABLE BEDROOM #3

ADORA

Total - Living	2,033
Garage	428
Covered Patio	261
Covered Entry	38
<hr/> Total	<hr/> 2,760



SPLENDIDO COLLECTION

# BIANCA

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



PALM BEACH ELEVATION

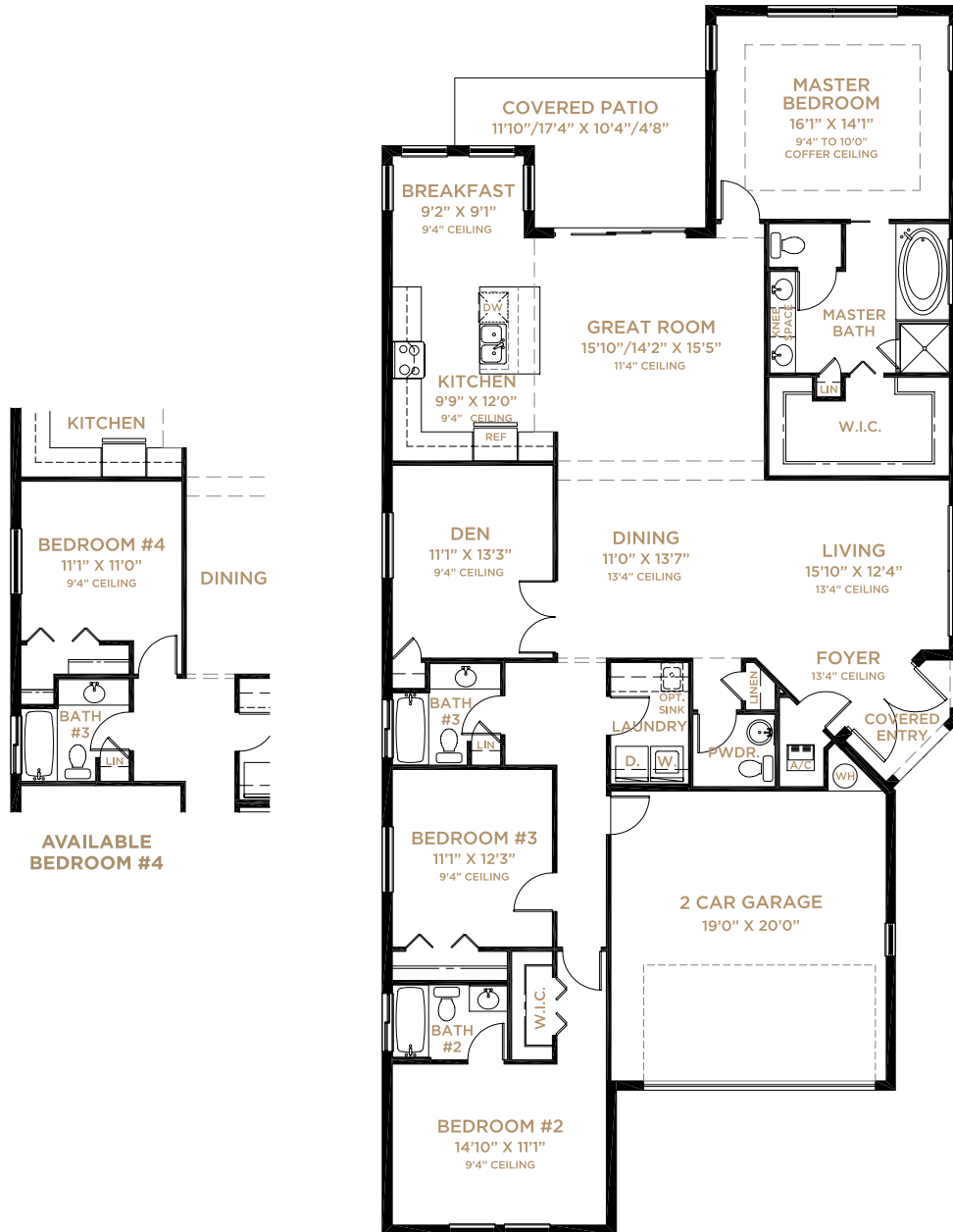


WEST INDIES ELEVATION



SPLENDIDO COLLECTION

**BIANCA**



**BIANCA**

Total - Living	<b>2,308</b>
Garage	<b>415</b>
Covered Patio	<b>148</b>
Covered Entry	<b>36</b>
<b>Total</b>	<b>2,907</b>



SPLENDIDO COLLECTION

# CAPRI

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



PALM BEACH

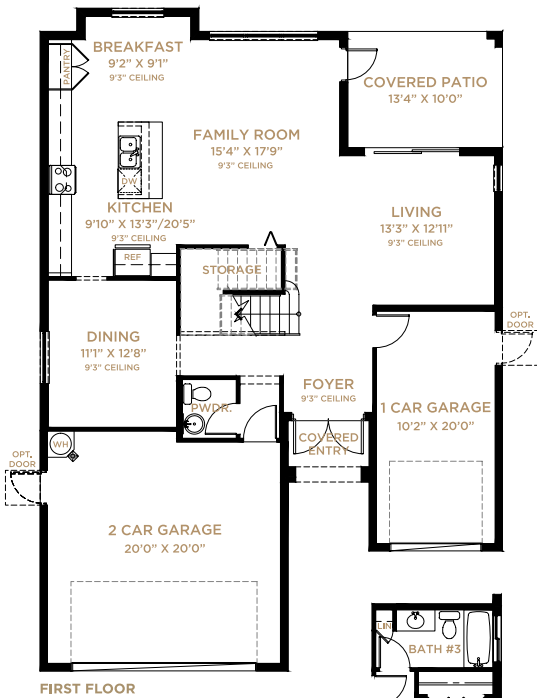


WEST INDIES ELEVATION

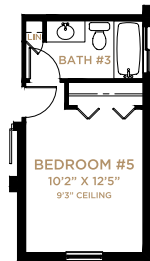


SPLENDIDO COLLECTION

CAPRI



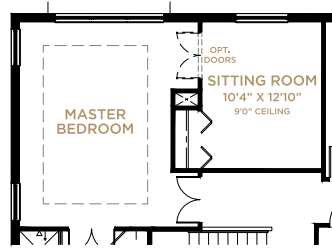
FIRST FLOOR



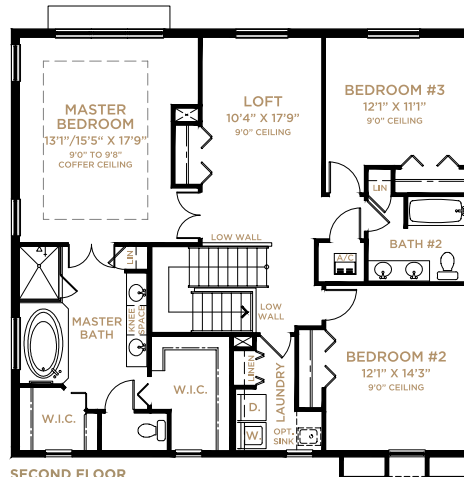
AVAILABLE BEDROOM #5



AVAILABLE MEDIA ROOM



AVAILABLE SITTING ROOM



SECOND FLOOR



AVAILABLE BEDROOM #4

**CAPRI**

First Floor	1,139
Second Floor	1,403
Total - Living	2,542
Garage	673
Covered Patio	133
Covered Entry	30
<b>Total</b>	<b>3,378</b>



SPLENDIDO COLLECTION

# GRANADA

5 Bedrooms, 4 1/2 Baths, 3-Car Garage



PALM BEACH ELEVATION

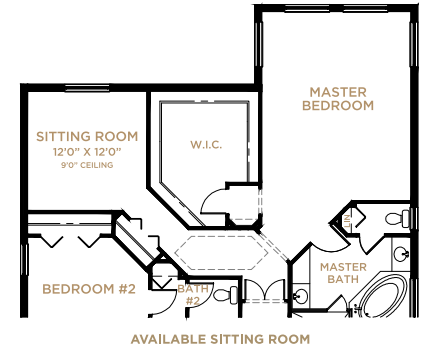
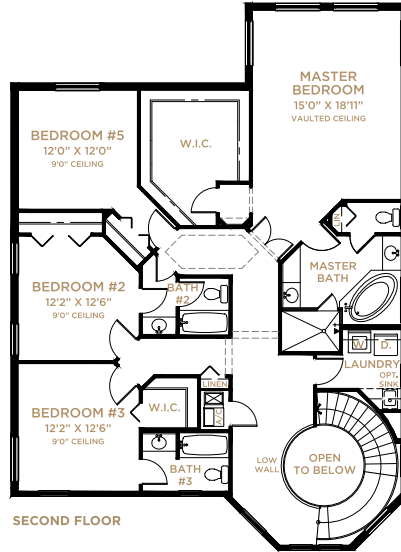
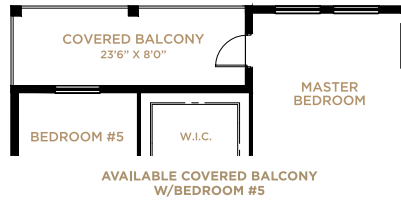
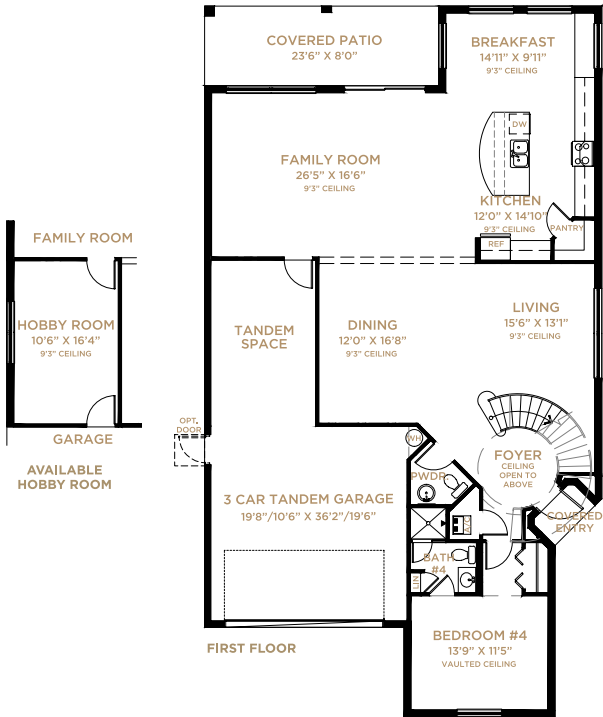


MISSION ELEVATION





SPLENDIDO COLLECTION  
**GRANADA**



**GRANADA**

First Floor	1,762
Second Floor	1,761
<b>Total - Living</b>	<b>3,523</b>
Garage	601
Covered Patio	188
Covered Entry	19
<b>Total</b>	<b>4,331</b>



SPLENDIDO COLLECTION

# MIRADOR

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



**PALM BEACH ELEVATION**



**PALM BEACH ELEVATION  
(WITH BEDROOM #6)**



**WEST INDIES ELEVATION**

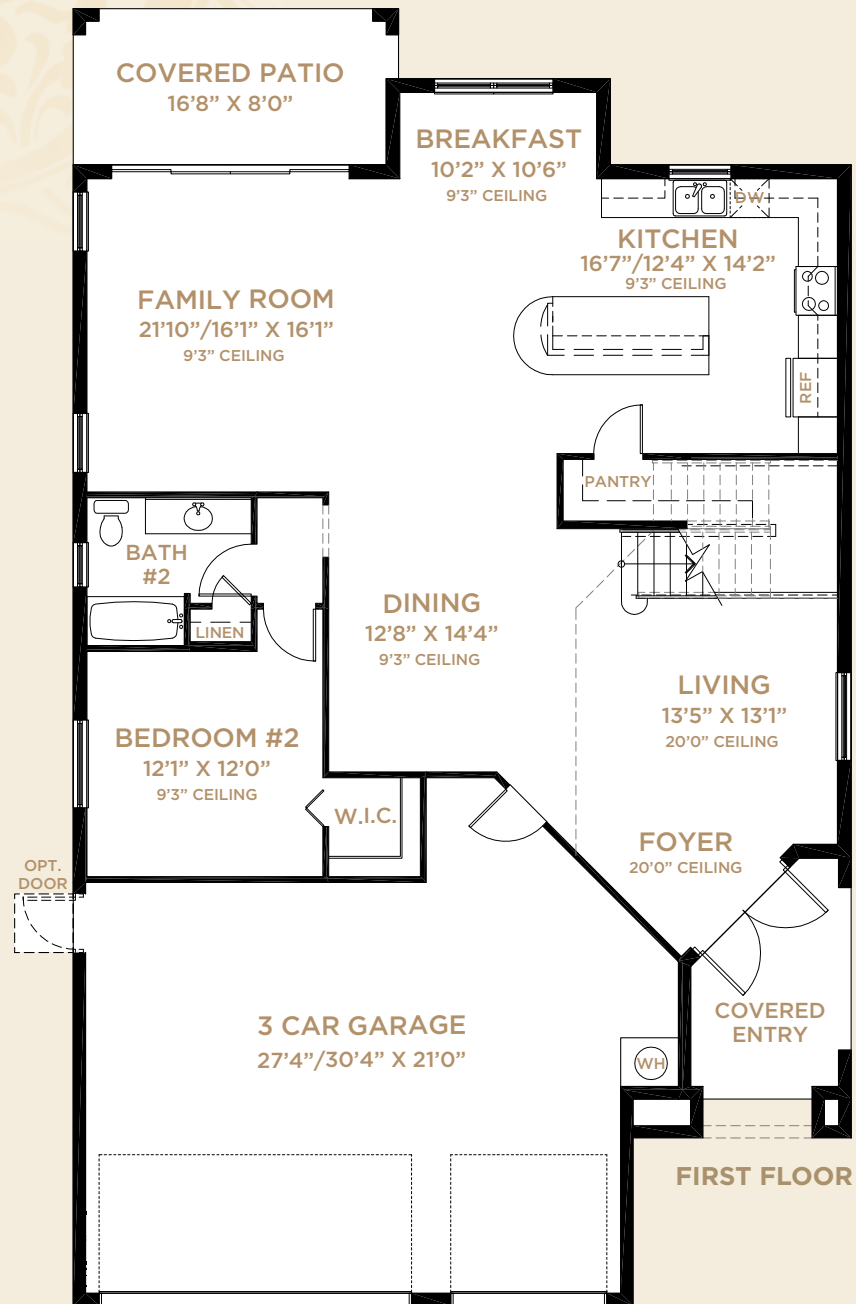


**WEST INDIES ELEVATION  
(WITH BEDROOM #6)**

SPLENDIDO COLLECTION

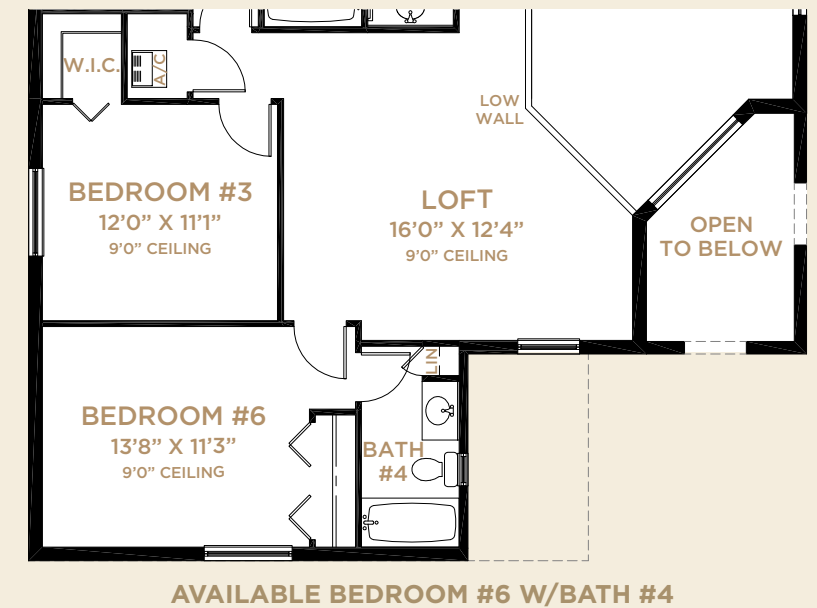
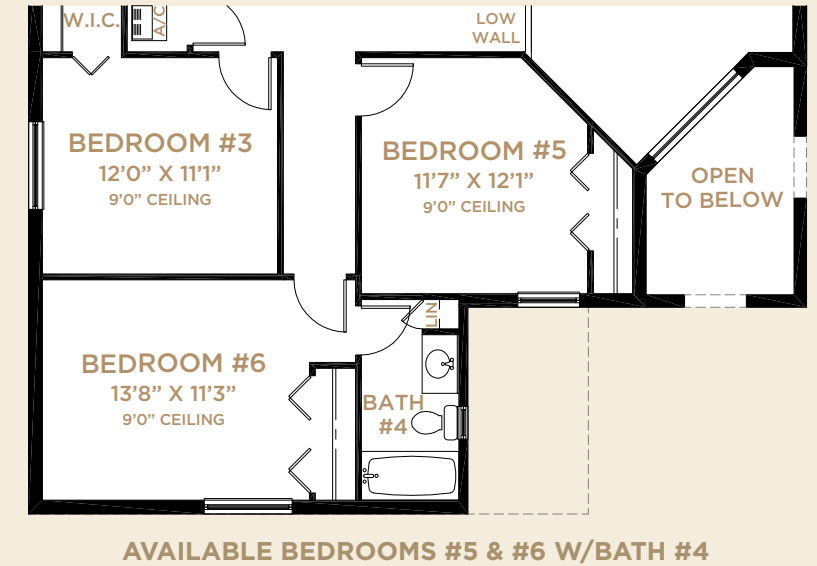
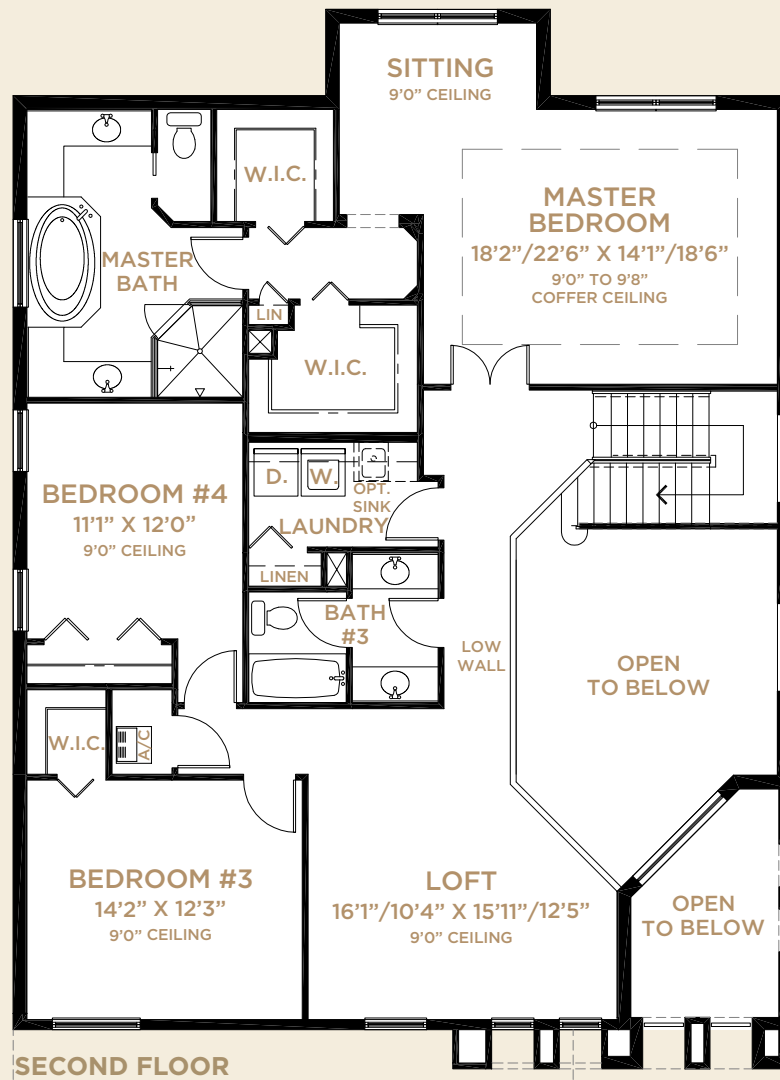
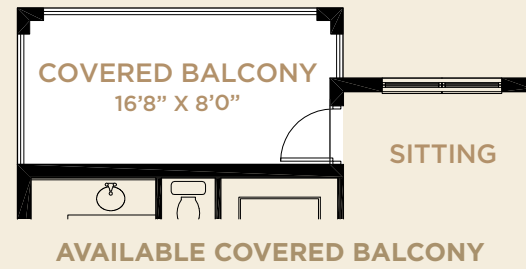
# MIRADOR

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



<b>MIRADOR</b>	
First Floor	1,492
Second Floor	1,569
Total - Living	3,061
Garage	676
Covered Patio	130
Covered Entry	86
<b>Total</b>	<b>3,953</b>

<b>With Bedroom #6</b>	
First Floor	1,492
Second Floor	1,811
Total - Living	3,303
Garage	676
Covered Patio	130
Covered Entry	86
<b>Total</b>	<b>4,195</b>





SPLENDIDO COLLECTION

**TIARA**

5 Bedrooms, Den, Loft, 5 Baths, 3-Car Garage



**MISSION ELEVATION**

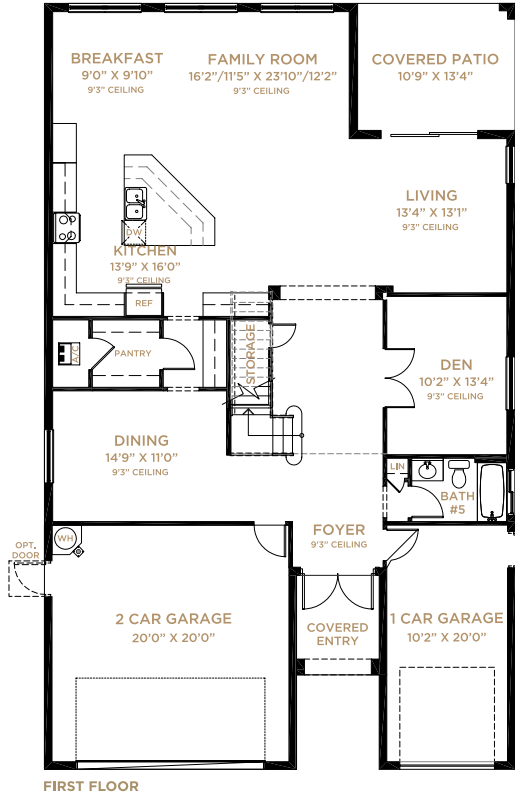
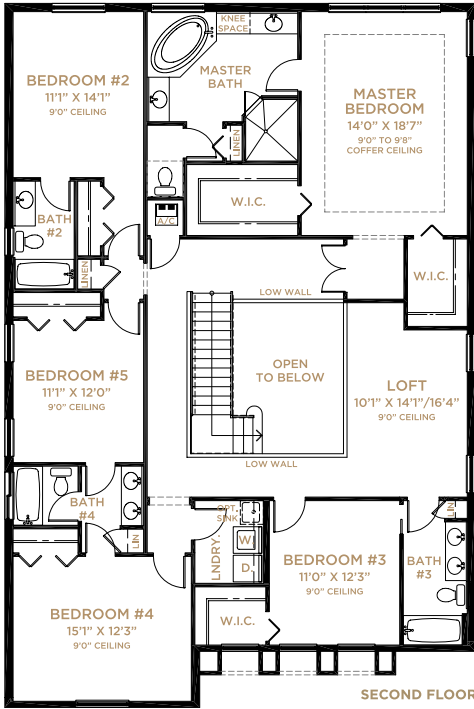


**WEST INDIES ELEVATION**



SPLENDIDO COLLECTION

TIARA



**TIARA**

First Floor	1,651
Second Floor	2,094
<b>Total - Living</b>	<b>3,745</b>
Garage	673
Covered Patio	143
Covered Entry	59
<b>Total</b>	<b>4,620</b>



PALAZZO COLLECTION

**AMALFI**

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



**PALM BEACH ELEVATION**

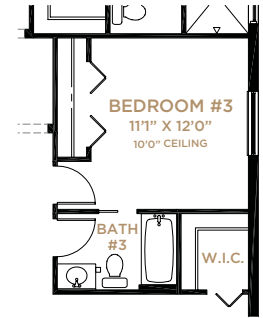
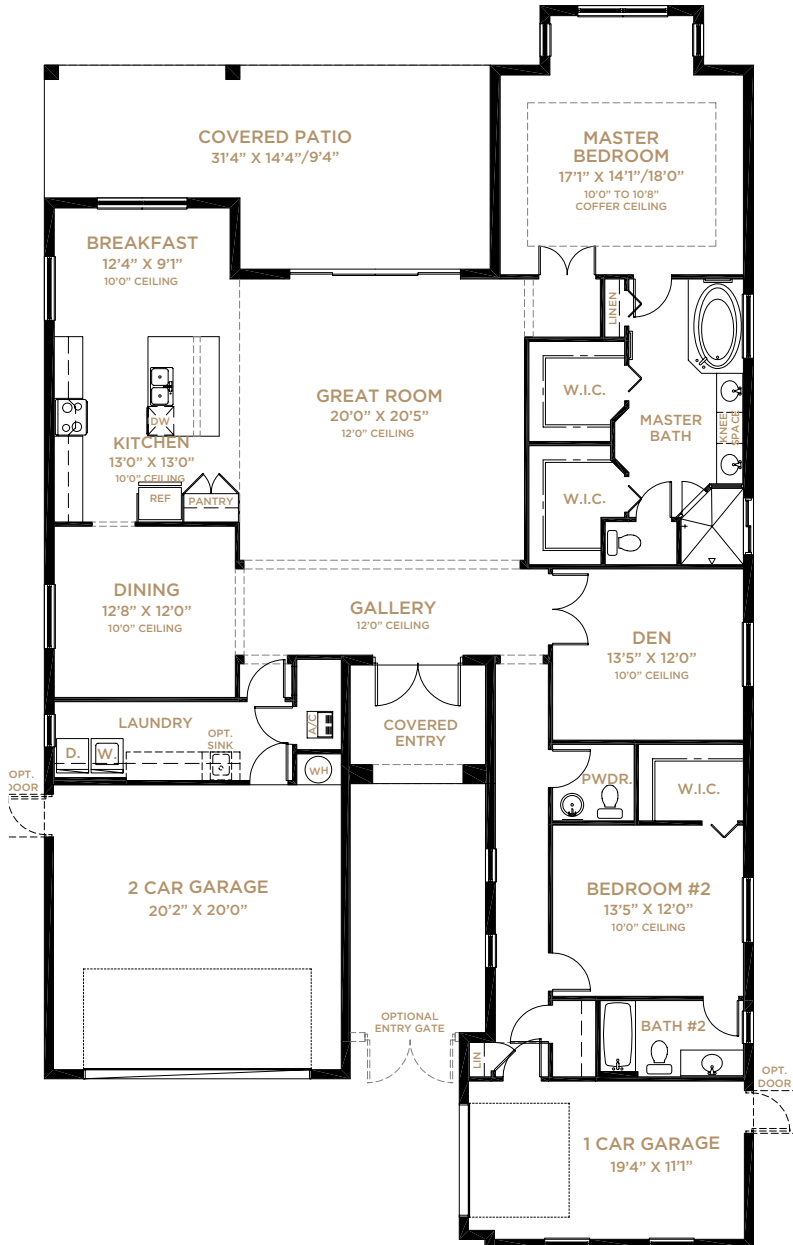


**WEST INDIES ELEVATION**

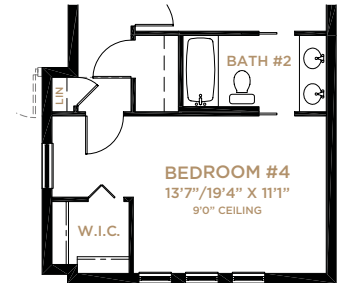


PALAZZO COLLECTION

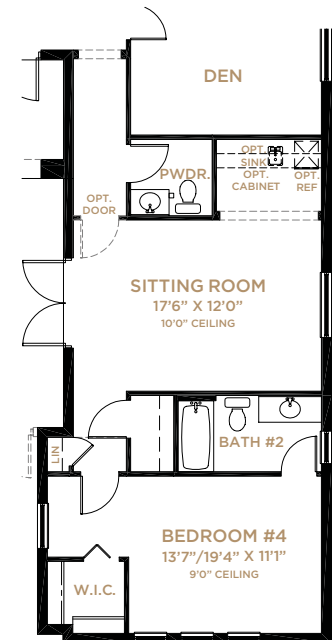
AMALFI



AVAILABLE BEDROOM #3



AVAILABLE BEDROOM #4



AVAILABLE BEDROOM #4 & SITTING ROOM

AMALFI

Total - Living	2,496
Garage	694
Covered Patio	380
Covered Entry	79
<b>Total</b>	<b>3,649</b>



PALAZZO COLLECTION

# BRIENZA

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



**PALM BEACH ELEVATION**



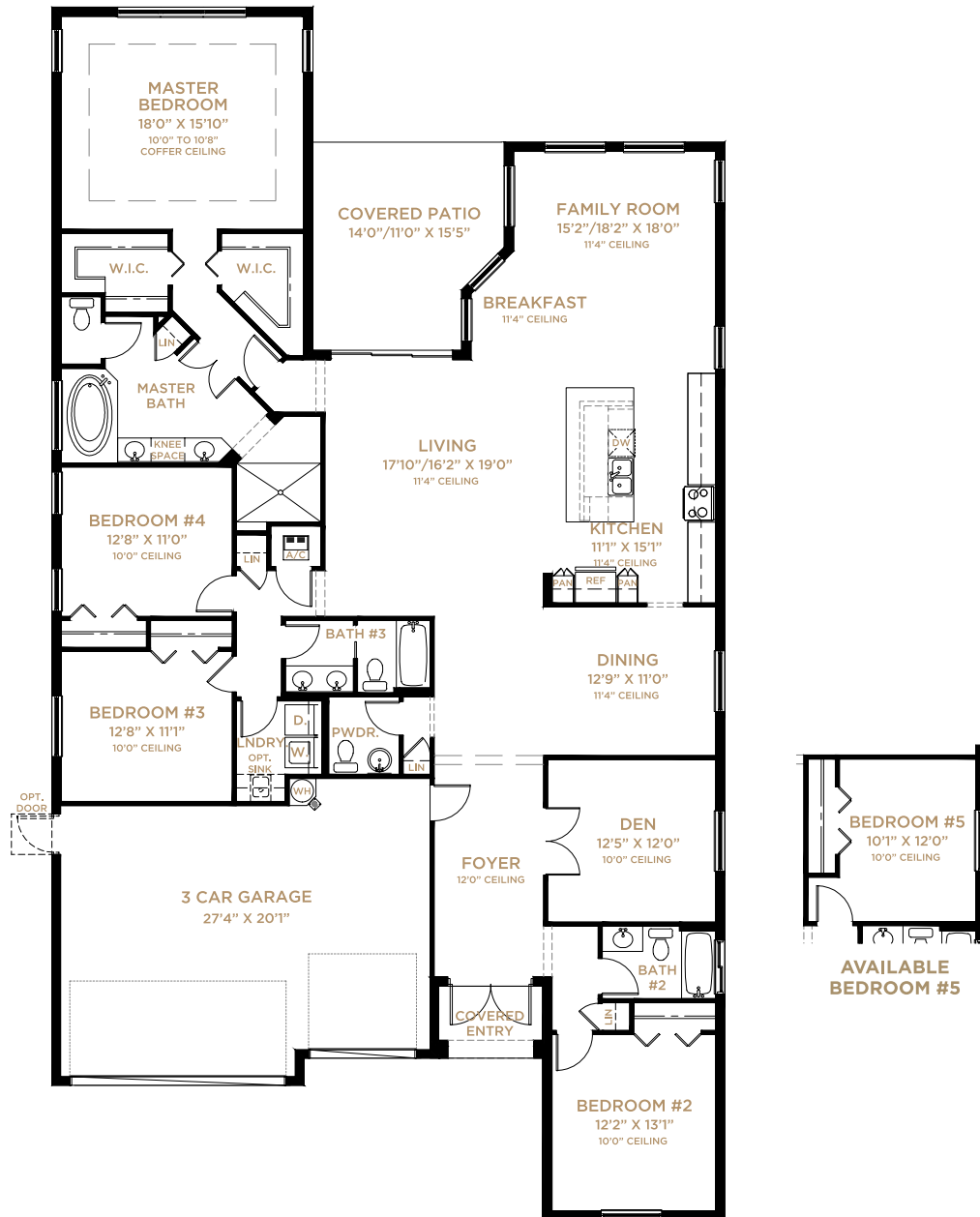
**MISSION ELEVATION**





PALAZZO COLLECTION

**BRIENZA**



**BRIENZA**

Total - Living	2,947
Garage	586
Covered Patio	199
Covered Entry	41
<b>Total</b>	<b>3,773</b>



PALAZZO COLLECTION

**CALLISTA**

4 Bedrooms, Den, 3 1/2 Baths, 4-Car Garage



**PALM BEACH ELEVATION**



**PALM BEACH ELEVATION  
(WITH SITTING ROOM)**



**WEST INDIES ELEVATION**



**WEST INDIES ELEVATION  
(WITH SITTING ROOM)**

PALAZZO COLLECTION

# CALLISTA

4 Bedrooms, Den, 3 1/2 Baths, 4-Car Garage



<b>CALLISTA</b>	
First Floor	1,823
Second Floor	1,829
Total - Living	3,652
Garage	882
Covered Patio	312
Covered Entry	106
Total	4,952



PALAZZO COLLECTION

# SERRANO

6 Bedrooms, Den, Loft, 5 1/2 Baths, 3-Car Garage



**PALM BEACH ELEVATION**

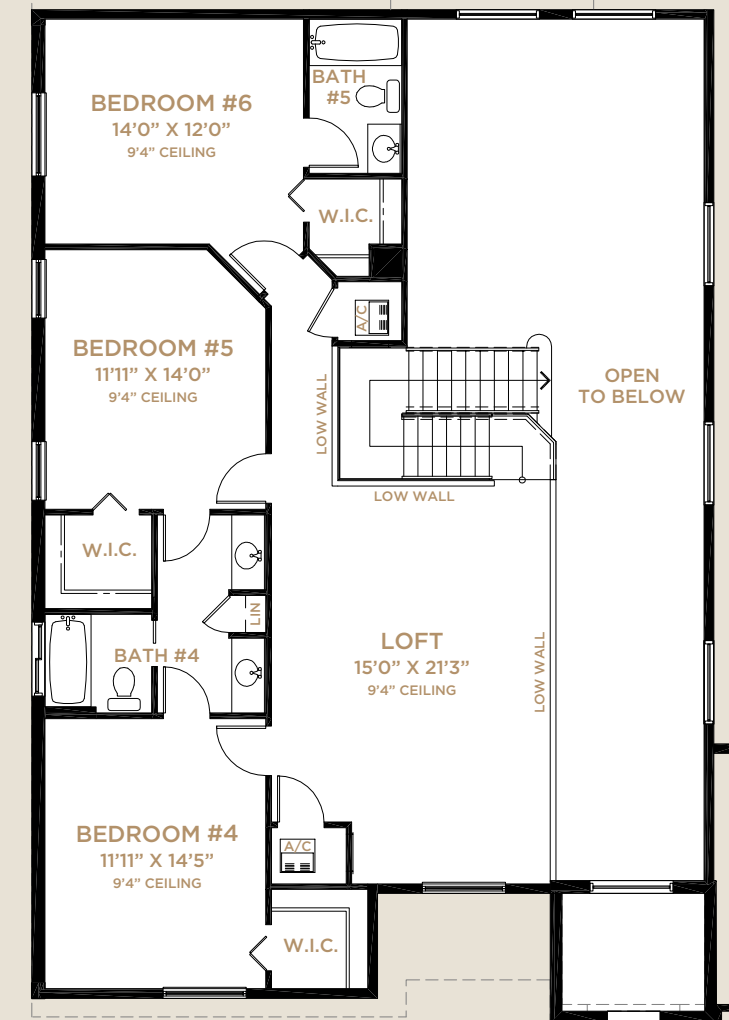
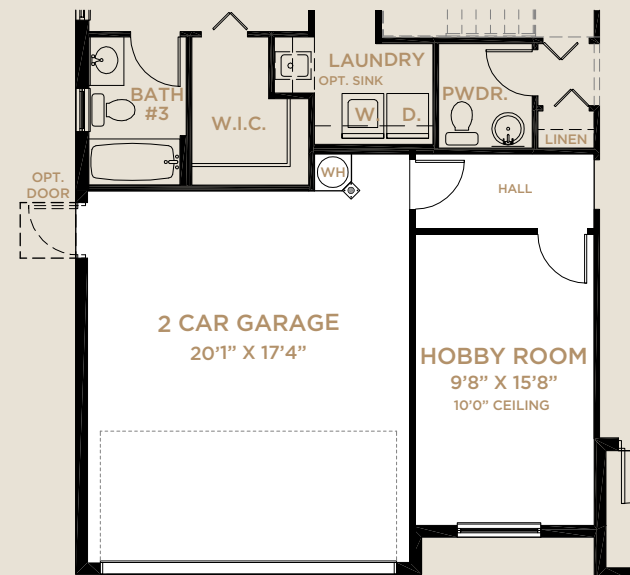
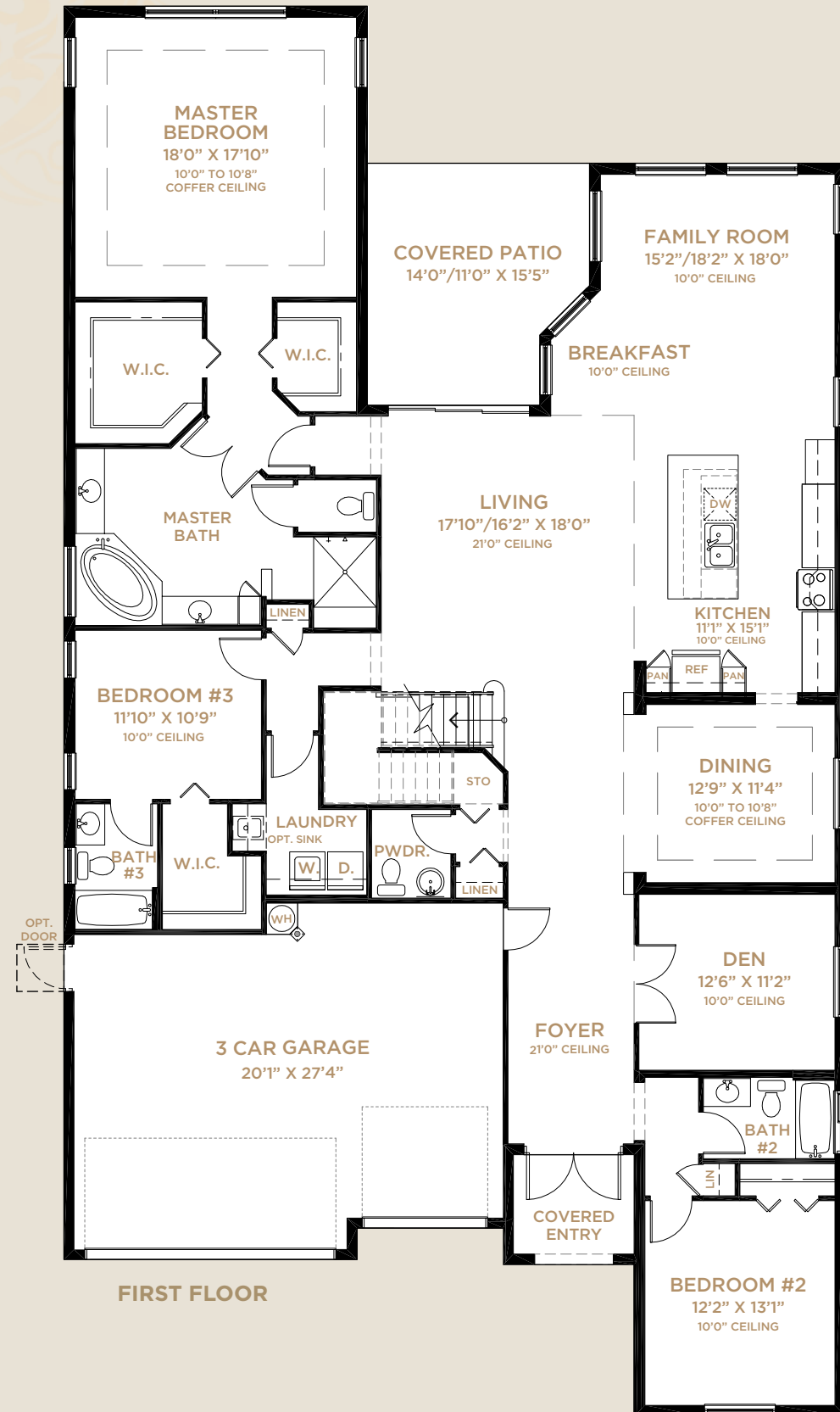


**WEST INDIES ELEVATION**

PALAZZO COLLECTION

# SERRANO

6 Bedrooms, Den, Loft, 5 1/2 Baths, 3-Car Garage



**SERRANO**

First Floor	2,931
Second Floor	1,229
Total - Living	4,160
3-Car Garage	592
Covered Patio	199
Covered Entry	58
<b>Total</b>	<b>5,009</b>

**With Hobby Room**

First Floor	3,138
Second Floor	1,229
Total - Living	4,367
2-Car Garage	385
Covered Patio	199
Covered Entry	58
<b>Total</b>	<b>5,009</b>



PALAZZO COLLECTION

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# SEVILLE

4 Bedrooms, Den, Loft, Master Sitting Room, 3 1/2 Baths, 3-Car Garage



**MISSION ELEVATION**

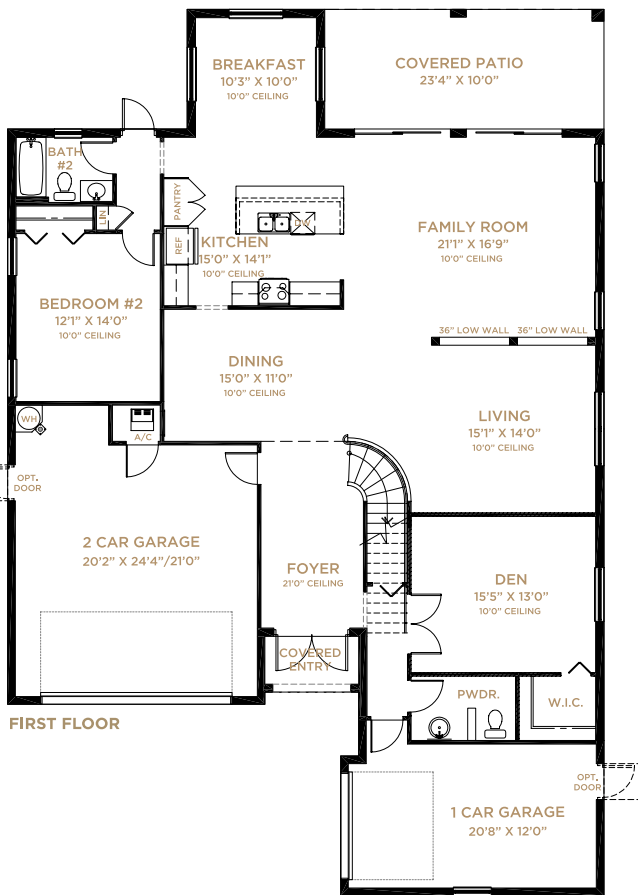


**WEST INDIES ELEVATION**

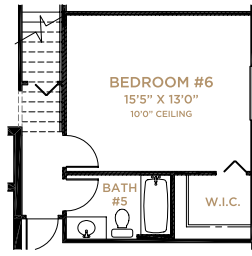


PALAZZO COLLECTION

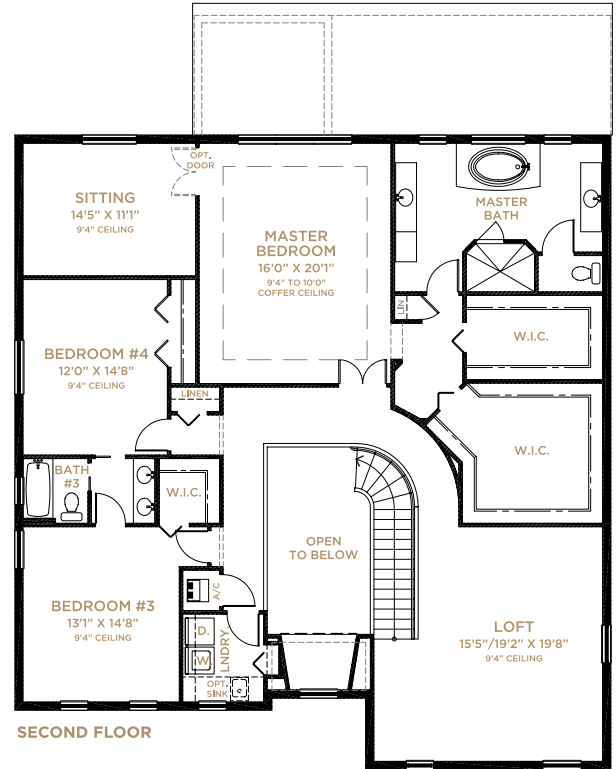
SEVILLE



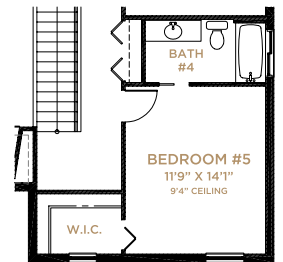
FIRST FLOOR



AVAILABLE BEDROOM #6  
W/BATH #5



SECOND FLOOR



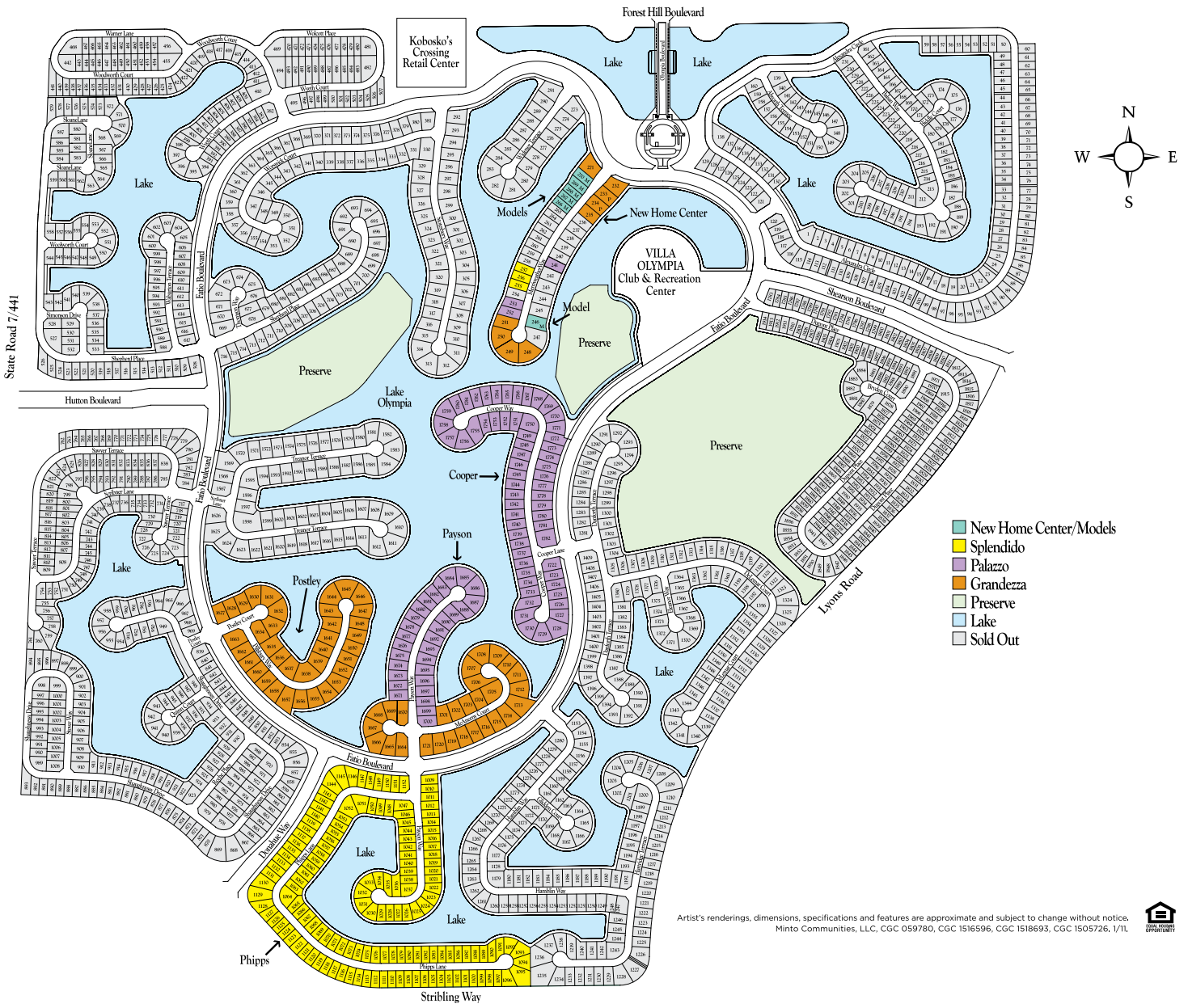
AVAILABLE BEDROOM #5  
W/BATH #4

**SEVILLE**

First Floor	2,029
Second Floor	2,301
<b>Total - Living</b>	<b>4,330</b>
Garage	783
Covered Patio	233
Covered Entry	36
<b>Total</b>	<b>5,382</b>



# SITEPLAN



Artist's renderings, dimensions, specifications and features are approximate and subject to change without notice.  
Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726, 1/11.



# OLYMPIA