

A romantic couple is sitting on the edge of a large, circular fountain at night. The man is wearing a light-colored shirt and pants, and the woman is wearing a patterned dress. They are both holding glasses and looking at each other. In the background, there is a large, ornate building with a central tower and arched windows. A palm tree is visible on the right side of the image. The scene is illuminated by warm, golden light, creating a romantic atmosphere.

Artesia

YOUR EXCEPTIONAL FEATURES

YOUR ARTESIA LIFESTYLE

- A perfect blend of the suburban, urban and resort lifestyle creating a community that has become the showcase for Florida living at its very best
- Premier location at the epicenter of South Florida
- Convenient to world-class shopping, entertainment, transportation & business
- Prestigious entry tower with arched porticos and staffed Gatehouse Villa on Panther Parkway, along with future staffed gated entry on Flamingo Rd.
- Superior architectural design featuring Santa Barbara, Mediterranean and Palm Beach influences and representing the very latest thinking in urban/suburban planning
- Pedestrian-friendly design featuring picturesque streets with broad paver sidewalks throughout
- Romantic Grand Canal with picturesque boardwalks that link residences to the Villa Artesia Clubhouse and Recreational Plaza

YOUR VILLA ARTESIA CLUBHOUSE

- Professionally staffed, including concierge
- Dramatic grand lobby
- Spa and fitness center with state-of-the-art cardiovascular and physical training equipment, tot room, massage rooms, saunas and men's and women's locker rooms
- Indoor sports court for basketball, aerobics and yoga
- Café for light snacks and refreshing beverages with indoor and outdoor seating
- Great Room for parties, celebrations and movies
- Sports Lounge with billiards and card tables
- Demonstration kitchen
- Club Room/Library with fireplace
- Conference Room
- Arts and Craft Room with Kiln
- Teen Room

YOUR RECREATIONAL PLAZA

- Manicured formal gardens with reflecting pools and fountains
- Majestic oval pool surrounded by shade cabanas
- Dedicated lap pool
- Magnificent lagoon pool with tiki bar
- Two whirlpool spas
- Three lighted tennis courts
- Kids' play area featuring interactive waterworks and playground with shade pavillion

YOUR MINTO GREEN LIFESTYLE

- Neighborhood and home design and construction for energy efficiency & sustainability
- Furnished 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 **PGT**® double-pane, argon-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, MERV 8 air filters, carbon monoxide detectors, low volatile organic compound (VOC) carpet, zero VOC and low VOC paints and exterior vented microwave
- Energy efficient quick-recovery **Rheem**® gas water heater
- Energy Star® rated **Broan**® bath exhaust fans

- Energy saving compact fluorescent light bulbs
- Insulated **Masonite**® front entry door
- Automated drip irrigation system using surface water, with rain sensor providing reduced consumption and savings to you
- R-30 insulated ceiling & R-4.1 exterior walls
- **Moen**® Water saving plumbing fixtures
- Luxurious **Mohawk**® 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

- Santa Barbara & Palm Beach inspired elevations with elegant architectural appointments
- Covered entries and patios
- Private fenced & hedged rear yard
- Professionally designed landscaping and fully sodded homesite
- Elegant brick paver driveway, entry walkway and patio
- **Color Wheel**® Flex Lox exterior paint for lasting color retention and weather protection
- Architecturally accented, 8' high **Masonite**® insulated fiberglass entry door
- Distinctive "S" shaped **Hanson**® roof tile
- **Schlage**® satin nickel handleset
- **Schlage**® entry deadbolt lock & door viewer
- Elegant coach lighting at garage and entry
- 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 and concrete reinforced first & second story concrete block construction
- Steel-reinforced monolithic concrete foundation with vapor barrier
- Impact resistant **PGT**® windows and sliding glass doors per plan with screens
- Smoke/carbon monoxide detectors at each bedroom for your peace of mind
- Security system with conveniently located keypad and contacts on all operable windows and doors (excludes exterior garage doors)
- Professionally engineered truss systems
- **Gyp-Crete**® floor finish for added strength and sound attenuation
- Impact resistant embossed steel garage door
- Soil treatment for termite protection

WITHIN YOUR HOME

- Private 2-car garage with automatic opener and two transmitters
- Dramatic 9'2" ceiling heights on first and second floor living areas
- 18" **Mohawk**® ceramic tile in foyer, kitchen, living/leisure, dining, powder and laundry room
- **Whirlpool** super capacity washer & energy-saving gas 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
- **Color Wheel**® high quality interior paint - zero volatile organic compound (VOC) on walls and low VOC semi-gloss finish on doors and trim

WITHIN YOUR HOME

- Recessed lighting in great/living room, kitchen and hallways
- Decora-style rocker switches
- 8' tall 6-panel interior doors (per plan)
- **Schlage®** satin nickel hardware
- Sculpted colonial wood baseboard and casing
- Air-conditioned walk-in closets
- Natural Carrera marble window sills
- 125 amp electric service
- Pre-wired telephone in kitchen, great/living room and bedrooms per plan
- Pre-wired cable television in great/living room and bedrooms per plan
- Pre-wired ceiling fans in great/living room & bedrooms
- Epoxy-coated steel ventilated closet shelving

YOUR KITCHEN

- Granite countertops with 4" backsplash
- Wood recessed panel cabinet doors
- Stainless Steel **Whirlpool** appliances
- 25 cubic foot **Whirlpool** Energy Star® side-by-side refrigerator with in-door ice and water
- Free-standing **Whirlpool** self cleaning gas range
- Exterior vented **Whirlpool** microwave
- **Whirlpool** Energy Star® sound insulated automatic dishwasher
- Double compartment (50/50) undermount stainless steel sink with waste disposal
- **Moen®** chrome faucet with integrated pull-out sprayer

YOUR OWNER'S SUITE AND BATHS

- Deluxe acrylic roman tub with ceramic tile surround and separate oversized shower in master bath
- Raised height vanities with wood recessed panel doors in master and secondary baths
- Custom cultured marble vanity tops with integral sinks
- Pedestal sink in powder room
- **Mohawk®** 12"x12" ceramic tile floors & wet walls in full baths
- **Moen®** chrome faucets in all baths
- Full width mirror over vanity
- Water saving elongated water closets
- Towel & bath accessories in baths
- Large walk-in closet

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 and sustainability
- Minto's nationally recognized construction quality
- Minto's exclusive **MasterCaresm** customer care program
- Personalized and convenient home mortgage and title services available through Homebuyers Financial & Founders Title Services
- Three-year **Whirlpool** Appliance warranty
- Ten-year structural warranty program



beinspired

It is understood by the purchaser that all furnishings, draperies, mirror work, wallpaper and decorator items shown in the models, other than those listed above, are for display purposes only and are not included in the purchase price. Landscaping may vary as to maturity, specifications and number. Electrical, cable T.V. data and phone outlets may vary in quantity, type and location from what is shown in the model. All dimensions, specifications and features are approximate and subject to change without notice. Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11





NUMBERS TO KNOW

IMPORTANT NUMBERS

All Emergencies	911
Poison Control	1-800-222-1222
Hurricane Updates	1-800-427-8340

NON-EMERGENCY NUMBERS

Fire	954-746-3400
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POLICE

Sheriff's Office	954-765-3600
Crime Stoppers	954-493-TIPS
Florida Highway Patrol (FHP)	954-845-6001

HOSPITALS

Memorial West	954-436-5000
Westside Regional	954-473-6600
Plantation General	954-587-5010
Northwest Medical	954-974-0400
Cleveland Clinic	954-689-5000
University	954-721-2200
Joe DiMaggio Children's Hospital	954-987-2000

UTILITIES

Cable/Telephone/Alarm

Comcast	954-252-1937
At&T/Bellsouth	888-757-6500
Certified Security Systems*	954-978-3998

ELECTRIC

Florida Power & Light (FPL)	954-797-5000
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WATER

City of Sunrise	954-746-3232
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GAS

City of Sunrise	954-572-6500
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COMMUNITY NUMBERS

City of Sunrise	954-741-2580
Civic Center and Parks & Recreation	954-747-4600
Senior Center	954-746-3670
County Court House/ Clerk of Court	954-769-5400
Dept. Of Motor Vehicles	954-497-1570
Animal Care & Control	888-359-1313
Auto Tag Information	888-791-4877
Passports	954-831-4000
Post Office	954-275-8777
Property Appraiser	954-357-6830
State Attorney	954-831-2350
Supervisor of Elections	954-831-2370

AIRPORTS

Ft.Lauderdale	954-359-1200
Miami International Airport	305-876-7000

COMMUNITY

Artesia Sales Office	954-838-0838
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Artesia

This information is current as of 2/10 and seller makes no representation as to the accuracy of the information provided. * = if applicable.





ARTESIA FREQUENTLY ASKED QUESTIONS

How many residences will there be in Artesia?
Artesia is currently planned for approximately 900 Homes.

Is the neighborhood gated?
Yes - two manned, access controlled gates.

What type of recreation facilities does the community of Artesia have?
The club and recreation facility includes:

- Spacious Grand Lobby
- State-of-the-Art Fitness Center
- Lagoon-Style Pool
- Lap Pool
- Relaxation Pool
- Jacuzzi
- Indoor Basketball
- Banquet Room with Demonstration Kitchen
- Teen Room
- Billiard Room with Wet Bar and Plasma TV
- Conference Room
- Arts and Crafts Room
- Tot Lot with Interactive Water Feature
- Outdoor Basketball Courts
- Cafe
- Linear Park

Are pets allowed?
Two pets per residence with no weight or breed restrictions.

What public schools are Artesia children currently assigned to?

- Nob Hill Elementary School
- Bair Middle School
- Piper High School

What are the property taxes?
Property taxes are estimated to be 2% of the total purchase price.

What are the best days to visit the sales center?
Monday-Saturday 10:00 a.m. to 6:00 pm.
Sunday 12:00 p.m. to 6:00 p.m.
For additional information please visit www.mintofla.com

Is there a warranty?

- One-year standard Minto warranty
- Two-year warranty on mechanical systems
- Three-year warranty on appliances
- Ten-year structural warranty

What is the Required Deposit?
20% down or 10% down if using Homebuyers Financial and Founder's title. Deposit at closing 3.5% on FHA financed transactions.

Artesia

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SCHOOL GUIDE

ELEMENTARY SCHOOL

**NOB HILL
ELEMENTARY SCHOOL**
2100 NW 104th Avenue
Sunrise, FL 33322
(754) 322-7200
www.nobhillelementary.org

MIDDLE SCHOOL

BAIR MIDDLE SCHOOL
9100 NW 21st Manor
Sunrise, FL 33322
(754) 322-2900
www.broward.k12.fl.us/bairmiddle

HIGH SCHOOL

PIPER HIGH SCHOOL
8000 N.W. 44th Street
Sunrise, FL 33351
(754) 322-1700
www.broward.k12.fl.us/piperhigh

PRIVATE SCHOOLS

ANOTHER GENERATION
9897 W. Oakland Park Blvd.
Sunrise, FL 33351
(954) 749-1333

**PARENT CHILD
EDUCATION CENTER**
4685 N.W. 103rd Avenue
Sunrise, FL 33351
(954) 572-2900

ALL SAINT'S CATHOLIC SCHOOL
10900 W. Oakland Park Blvd.
Sunrise, FL 33351
(954) 742-2666

**COMMUNITY CHRISTIAN
ACADEMY**
901 N.W. 112th Avenue
Plantation, FL 33325
(954) 916-4948

**ST. GREGORY
CATHOLIC SCHOOL**
200 North University Drive
Plantation, FL 33324
(954) 473-8169

PRIVATE SCHOOLS

PARKWAY CHRISTIAN SCHOOL
1200 South Flamingo Road
Davie, FL 33325
(954) 424-2700

OUR SAVIOR LUTHERAN SCHOOL
8001 N.W. 5th Street
Plantation, FL 33324
(954) 473-6947

**ST. BONAVENTURE
CATHOLIC SCHOOL**
1301 S.W. 136th Avenue
Davie, FL 33325
(954) 476-5200

WESTON CHRISTIAN ACADEMY
1420 Indian Trace
Weston, FL 33326
(954) 349-9224

SAWGRASS ADVENTIST SCHOOL
11701 N.W. 4th Street
Plantation, FL 33325
(954) 473-4622

AMERICAN HERITAGE SCHOOL
12200 West Broward Blvd.
Plantation, FL 33325
(954) 472-0022

BROWARD CHRISTIAN SCHOOL
1490 North Flamingo Road
Plantation, FL 33326
(954) 472-5750

ST. MARK CATHOLIC SCHOOL
5601 South Flamingo Road
Southwest Ranches, FL 33330
(954) 434-3777

JACARANDA SCHOOL
8250 Peters Road
Plantation, FL 33324
(954) 473-4400

PRIVATE SCHOOLS

BLAKE SCHOOL
7011 West Sunrise Blvd.
Sunrise, FL 33313
(954) 548-6816

WESTON LEARNING ACADEMY
16602 Saddle Club Road
Weston, FL 33326
(954) 389-7878

PALADIN ACADEMY
1250 Dykes Road
Sunrise, FL 33326
(954) 389-0488

**DAVID POSNACK HEBREW
DAY SCHOOL**
6511 West Sunrise Blvd.
Plantation, FL 33313
(954) 583-6100

COLLEGES/UNIVERSITIES

FLORIDA ATLANTIC UNIVERSITY
777 Glades Road
Boca Raton, FL 33431
(561) 297-3000

**FLORIDA INTERNATIONAL
UNIVERSITY**
3000 NE 151st Street
Miami, FL 33181
(305) 919-5500

LYNN UNIVERSITY
3601 N Military Trail
Boca Raton, FL 33431
(561) 237-7000

**NOVA SOUTHEASTERN
UNIVERSITY**
3301 College Avenue
Davie FL 33328
(800) 541-6682

UNIVERSITY OF MIAMI
1244 Stanford Drive
Miami, FL 33146
(305) 284-2211

Artesia

To obtain further information on neighborhood schools, please call (754) 321-0000 or visit the Broward County School District website: www.browardschools.com. This information is based on boundaries set by Broward County School Board and seller makes no representation as to the accuracy of the information provided. CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11





SUNRISE LIVING

HOSPITALS

- Cleveland Clinic
- High Point Treatment Center
- Memorial Hospital Pembroke Pines
- Memorial Hospital West
- Memorial Regional Hospital
- Memorial Same Day Surgery Center
- Memorial Senior Resource Center
- South Florida Urgent Care
- Animal Emergency & Critical Care of South Florida
- Four Paws Animal Hospital

PLACES OF WORSHIP

- All Saint's Catholic Church
- St. Bonaventure Catholic Church
- St. Mark Catholic Church
- Community Christian Church
- First Presbyterian Church of Plantation
- Plantation Baptist Church
- Temple Beth Israel- Conservative
- Chabad of Plantation
- Ramat Shalom
- Temple Kol-Ami- Traditional
- Congregation Lbnai Israel- Orthodox
- Sunrise Jewish Center

ENTERTAINMENT & SHOPPING

- Bank Atlantic Center
- Sawgrass Mills Mall
- Broward Mall
- Hard Rock Hotel & Casino
- Best Buy
- Pet Smart
- Super Target
- Publix
- Blockbuster
- Homegoods
- Bed Bath & Beyond
- Ikea
- BrandsMart

- Crate & Barrel Outlet
- Coach Outlet
- Saks off 5th Ave
- Office Depot
- Michaels
- Home Depot
- Nike Factory Outlet
- Party City
- Whole Foods

AIRPORTS

- Ft. Lauderdale-Hollywood International Airport
- Miami International Airport

GOLF

- Bonaventure Country Club
- Carolina Country Club
- Colony West Country Club
- Heron Bay Golf Club
- Inverrary Country Club
- Jacaranda Golf Club
- Oriole Country Club
- Plantation Preserve
- Sunrise Country Club
- Weston Hills Country Club

RESTAURANTS

- Applebee's
- Bahama Breeze
- Beijing Garden
- Cheesecake Factory
- Chili's
- Empire Pizza
- Grand Lux
- Little Italy
- Quarter Deck
- Rainforest Cafe
- Rosario's II
- Starbucks

MISCELLANEOUS

- Uncle Bob's Storage

Artesia

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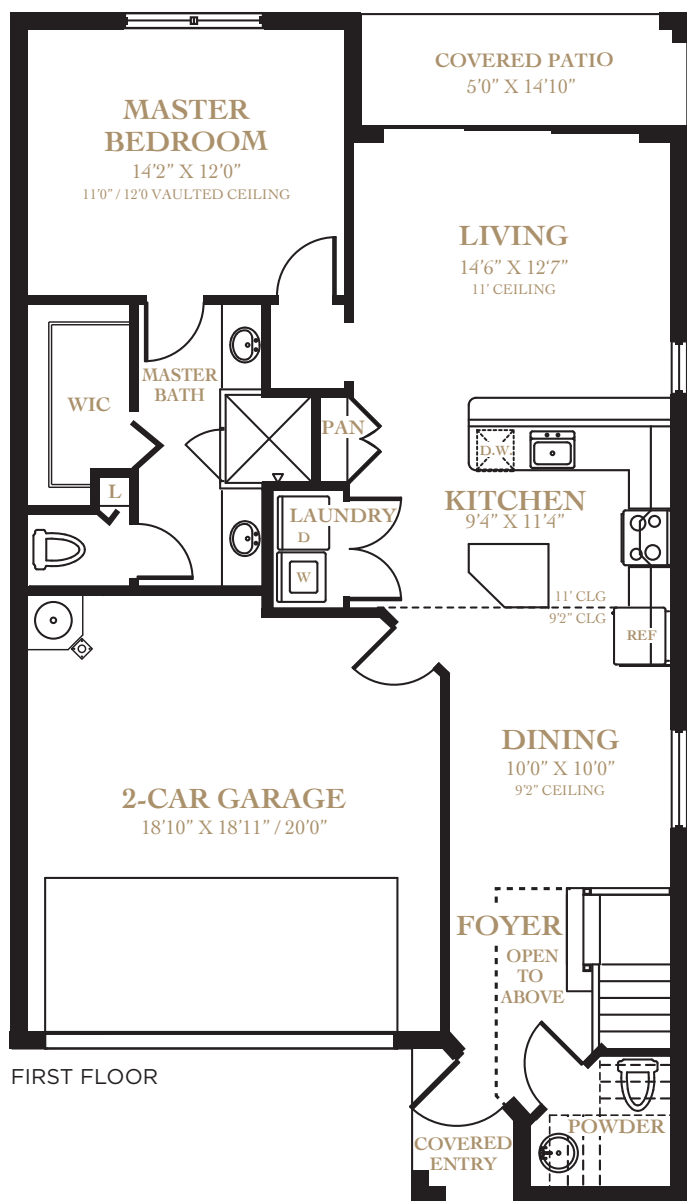




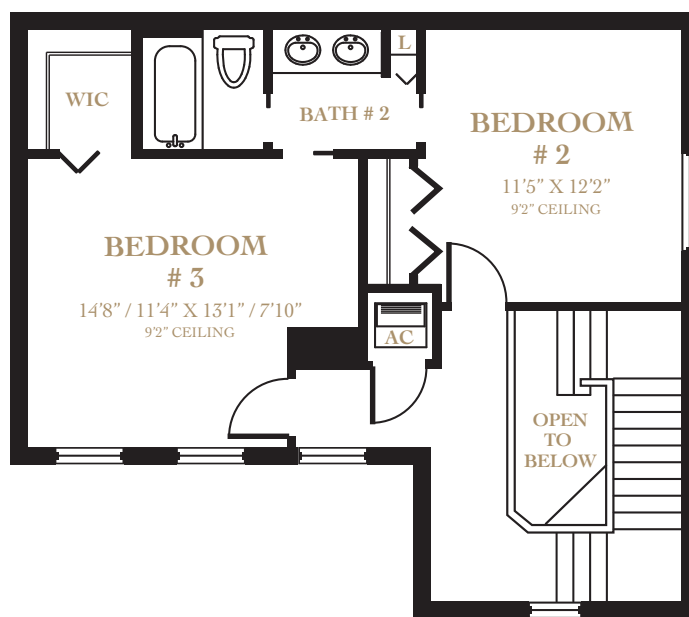
TERRACE HOMES

BARI

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



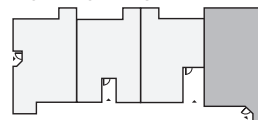
FIRST FLOOR



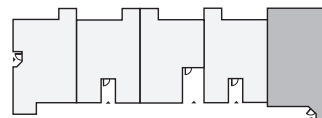
SECOND FLOOR

First Floor	1,027
Second Floor	604
Total - Living	1,631
Garage	385
Covered Entry	27
Patio	74
Total	2,117

4-UNIT BUILDING PLAN



5-UNIT BUILDING PLAN



Artesia

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TERRACE HOMES

BARI

3 Bedrooms, 2½ Baths, 2-Car Garage



4-UNIT BUILDING/SANTA BARBARA



4-UNIT BUILDING/MEDITERRANEAN



5-UNIT BUILDING/SANTA BARBARA



5-UNIT BUILDING/MEDITERRANEAN

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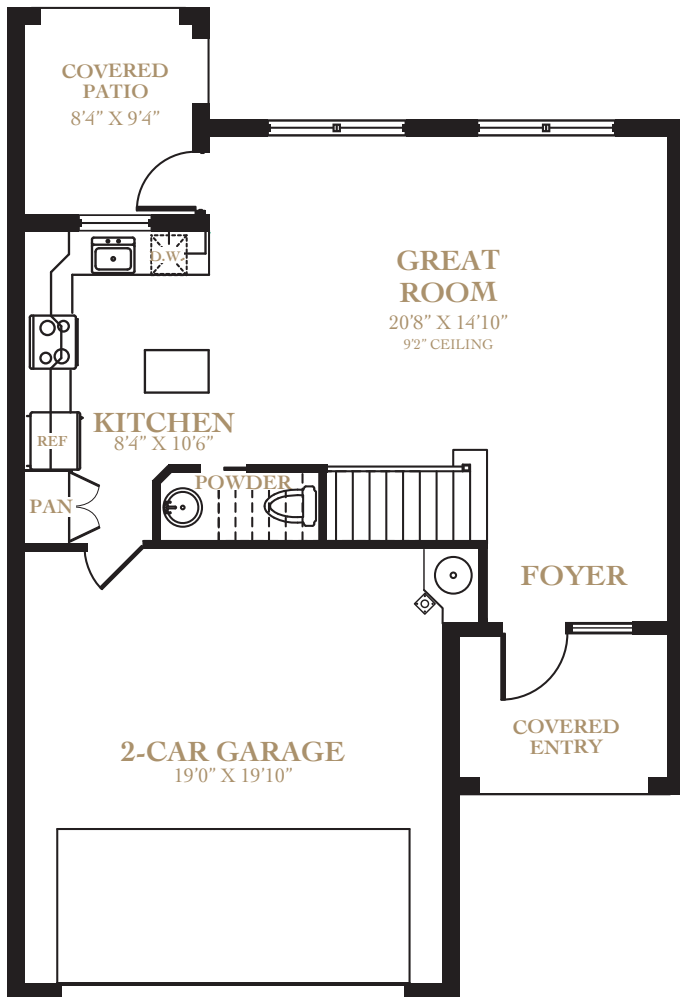




TERRACE HOMES

MILANO

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



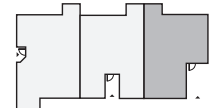
FIRST FLOOR



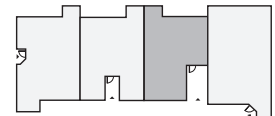
SECOND FLOOR

First Floor	586
Second Floor	1,039
Total - Living	1,625
Garage	415
Covered Entry	72
Patio	78
Total	2,190

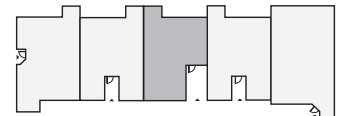
3-UNIT BUILDING PLAN



4-UNIT BUILDING PLAN



5-UNIT BUILDING PLAN



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TERRACE HOMES

MILANO

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



3-UNIT BUILDING/SANTA BARBARA



3-UNIT BUILDING/MEDITERRANEAN



4-UNIT BUILDING/SANTA BARBARA



4-UNIT BUILDING/MEDITERRANEAN



5-UNIT BUILDING/SANTA BARBARA



5-UNIT BUILDING/MEDITERRANEAN

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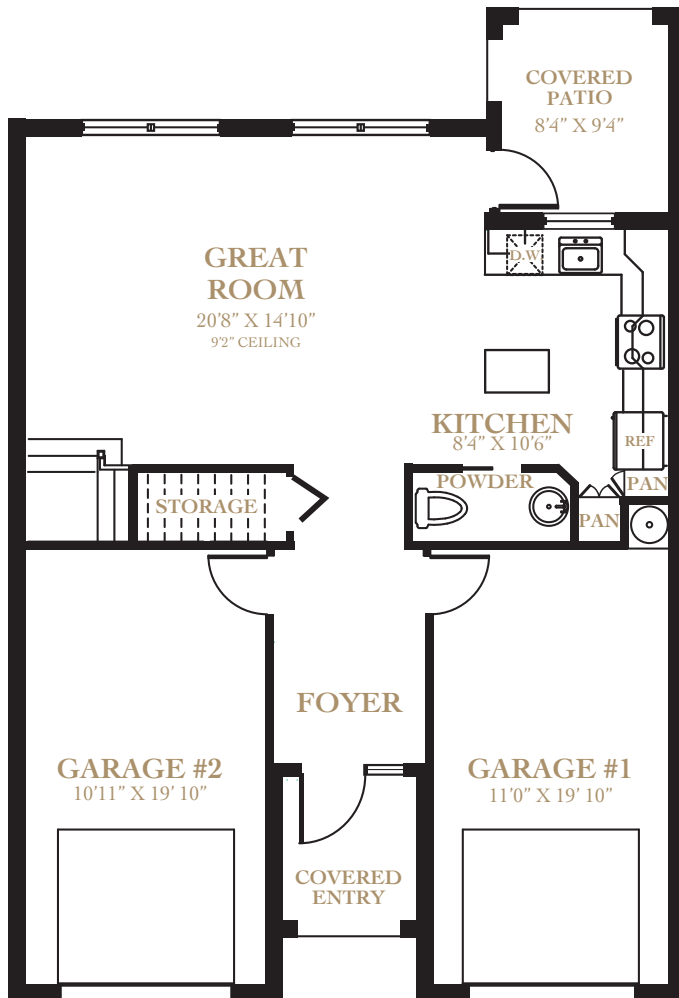




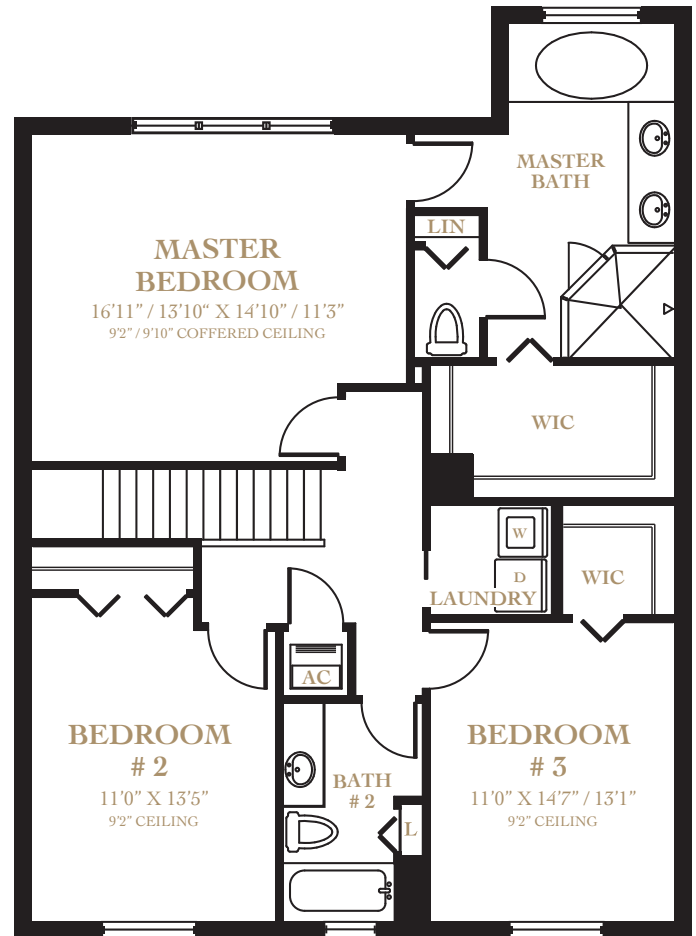
TERRACE HOMES

PALERMO

3 Bedrooms, 2 1/2 Baths, Two 1-Car Garages



FIRST FLOOR



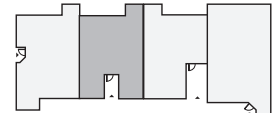
SECOND FLOOR

First Floor	616
Second Floor	1,116
Total - Living	1,732
Garage 1	239
Garage 2	249
Covered Entry	44
Patio	78
Total	2,342

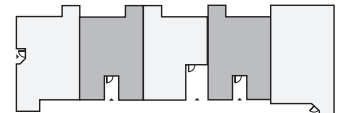
3-UNIT BUILDING PLAN



4-UNIT BUILDING PLAN



5-UNIT BUILDING PLAN



Artesia

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TERRACE HOMES

PALERMO

3 Bedrooms, 2 1/2 Baths, Two 1-Car Garages



3-UNIT BUILDING/SANTA BARBARA



3-UNIT BUILDING/MEDITERRANEAN



4-UNIT BUILDING/SANTA BARBARA



4-UNIT BUILDING/MEDITERRANEAN



5-UNIT BUILDING/SANTA BARBARA



5-UNIT BUILDING/MEDITERRANEAN

Artesia

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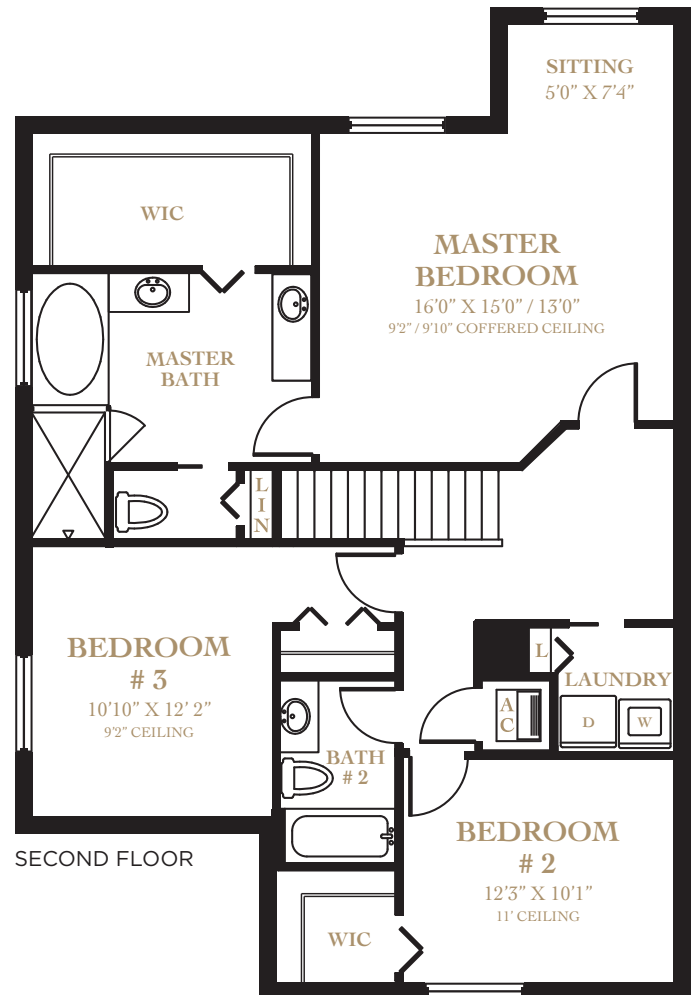
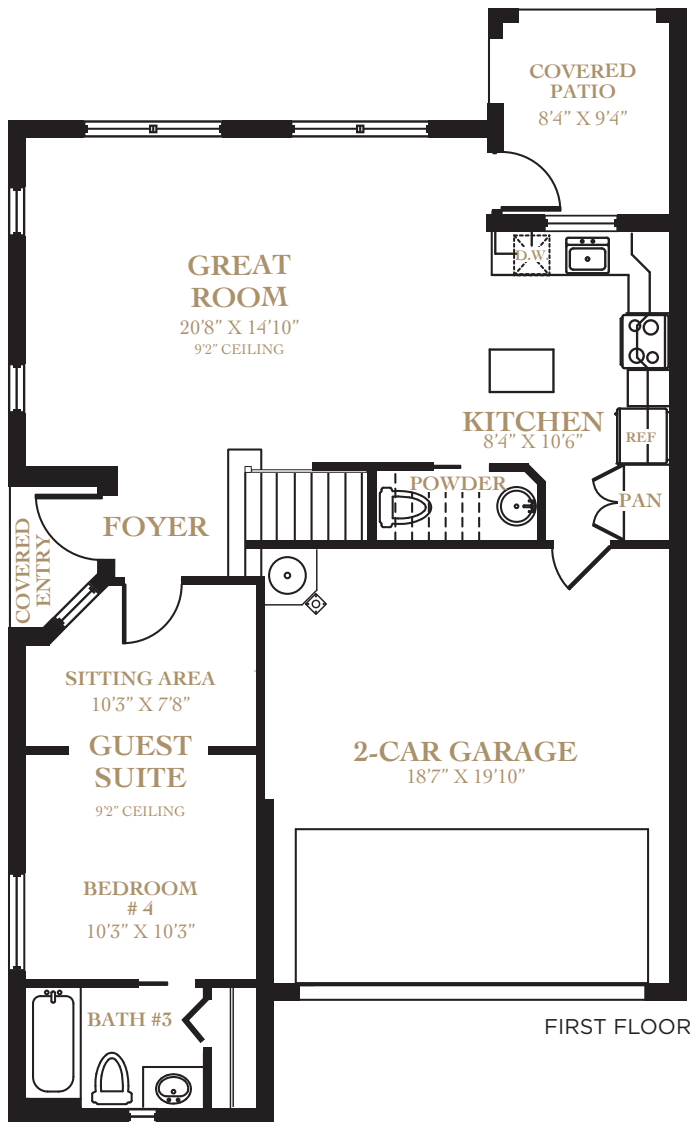




TERRACE HOMES

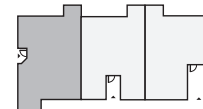
TORINO

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

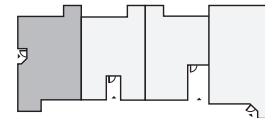


First Floor	837
Second Floor	1,140
Total - Living	1,977
Garage	386
Covered Entry	23
Patio	78
Total	2,464

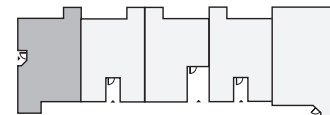
3-UNIT BUILDING PLAN



4-UNIT BUILDING PLAN



5-UNIT BUILDING PLAN



Artesia

All dimensions, specifications and features are approximate and subject to change without notice. Exterior colors may vary. Artist's rendering and floorplans are for illustrative and conceptual purposes. Floorplans are not to scale and may be the reverse (mirror) image of those shown. Minto Communities, LLC, CGC 059780, CGC 1516596, CGC 1518693, CGC 1505726. 2/11





TERRACE HOMES

TORINO

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



3-UNIT BUILDING/SANTA BARBARA



3-UNIT BUILDING/MEDITERRANEAN



4-UNIT BUILDING/SANTA BARBARA



4-UNIT BUILDING/MEDITERRANEAN



5-UNIT BUILDING/SANTA BARBARA



5-UNIT BUILDING/MEDITERRANEAN

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TERRACE HOMES



Artesia

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