

festival™

minto resorts • orlando



Where the FUN goes on forever...And the CELEBRATION NEVER ENDS!

Your own private kingdom in the heart of the magic.

Only five miles from Walt Disney World, Festival is an exceptional opportunity to own a piece of the magic that you and your family will celebrate time after time—for generations to come!

Orlando, Florida. The world's most celebrated destination.

Festival is only two quick exits from Walt Disney World's Magic Kingdom and just minutes from Sea World, Wet & Wild, Universal's Islands of Adventure and The Wizarding World of Harry Potter, plus Orlando's spectacular variety of shopping, dining, golfing, and recreational opportunities.

Introducing Festival. A resort & attraction unto itself.

Festival homes are built for vacationing families and friends. These resort vacation townhomes are elegant and feature a variety of floor plans including three to five bedrooms and up to five and a half bathrooms. Vacation townhomes include large interior spaces, a private screened lanai and many additional included premium features.

Enjoy private gated neighborhoods surrounded by 200 acres of beautiful natural Florida woodlands and lakes AND amazing resort amenities at Downtown Festival:

General Store • Ice Cream Parlor • Arcade • Florida-style Bar & Grill • Fitness Center • Heated Swimming Pool • Private Cabanas • Kids Waterpark • Putt-Putt Golf Course • Volleyball Court

Property Management and Rental Services

Festival vacation townhomes offer the peace-of-mind of owning a home in the U.S. with multiple property management companies to select from. You also have the option of placing your townhome in an international vacation rental program.

Minto...Building Dreams since 1955

Bringing this incredible opportunity to life is Minto, an international real estate development company and builder of award-winning homes and communities throughout North America.

Minto has built a diversified array of premier residential and commercial projects throughout Canada and Florida for 60 years.

From single-family homes and apartment buildings to master-planned communities...luxury hotels, high rise condominium towers and other mixed-use projects, Minto is renowned for its premier locations, award-winning designs, quality of construction, and unmatched levels of customer satisfaction.



Downtown Festival
Artist Rendering

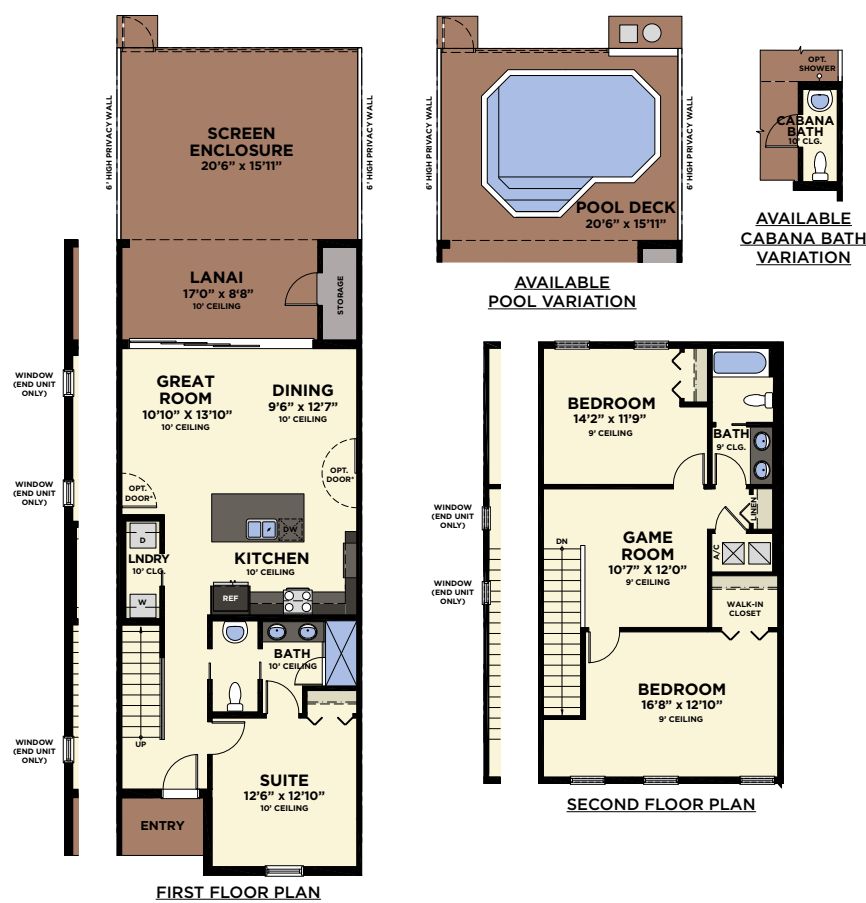


Downtown Festival
Artist Rendering

Minto Resort Vacation Townhomes in the Heart of the Magic!

ELATION

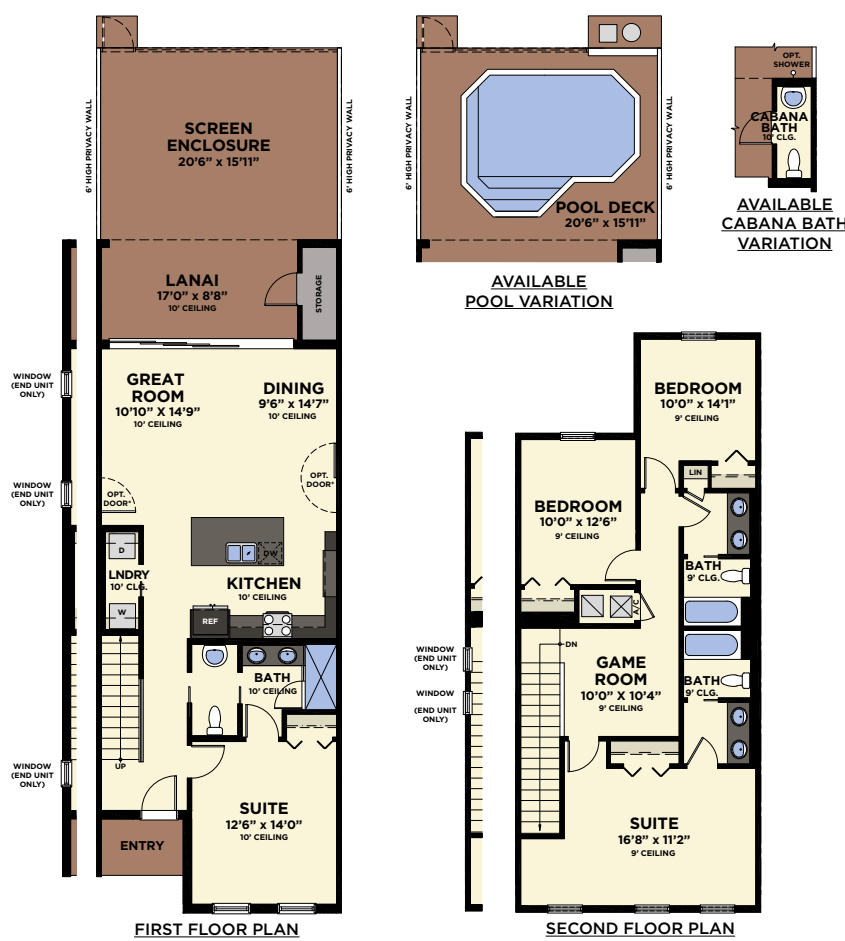
3 Bedrooms / 2 Baths / Great Room
Loft / Covered Lanai



1ST FLOOR A/C	967 S.F.
2ND FLOOR A/C	765 S.F.
TOTAL A/C	1,732 S.F.
SCREENED POOL DECK	380 S.F.
LANAI	175 S.F.
ENTRY	36 S.F.
TOTAL NON A/C	591 S.F.
TOTAL GROSS AREA	2,323 S.F.

IMAGINE

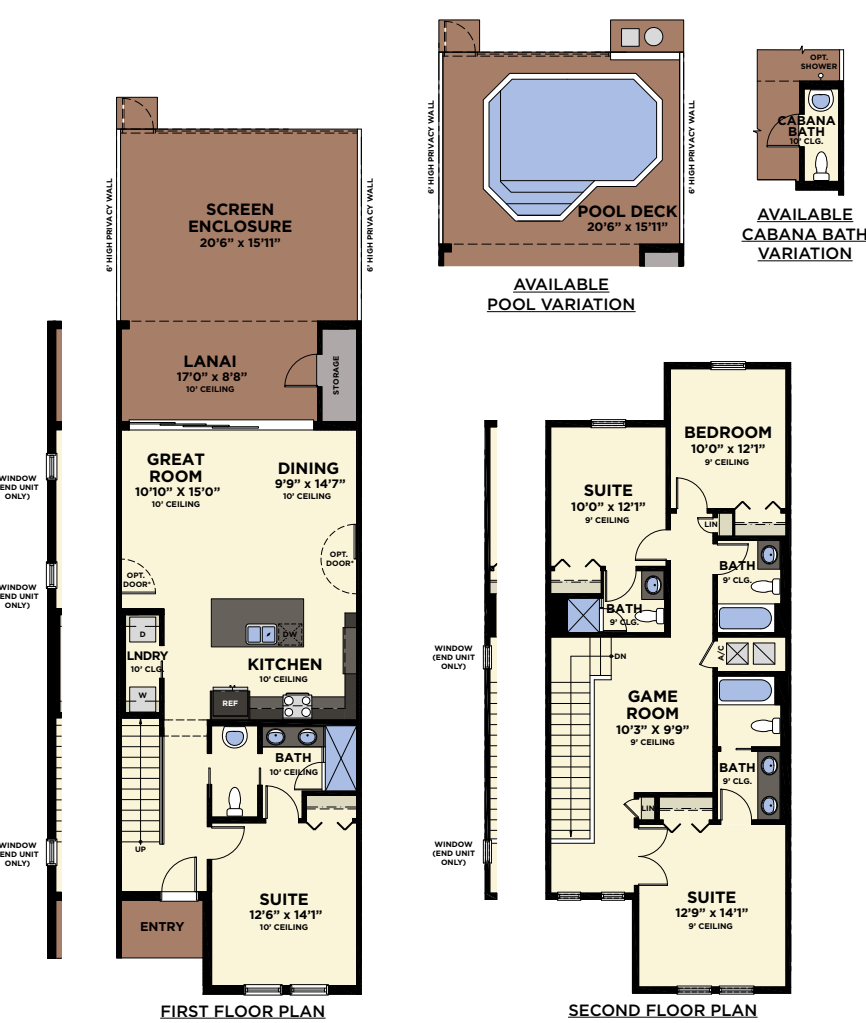
4 Bedrooms / 3 Baths / Great Room
Loft / Covered Lanai



1ST FLOOR A/C	1,025 S.F.
2ND FLOOR A/C	913 S.F.
TOTAL A/C	1,938 S.F.
SCREENED POOL DECK	380 S.F.
LANAI	175 S.F.
ENTRY	36 S.F.
TOTAL NON A/C	591 S.F.
TOTAL GROSS AREA	2,529 S.F.

JUBILEE

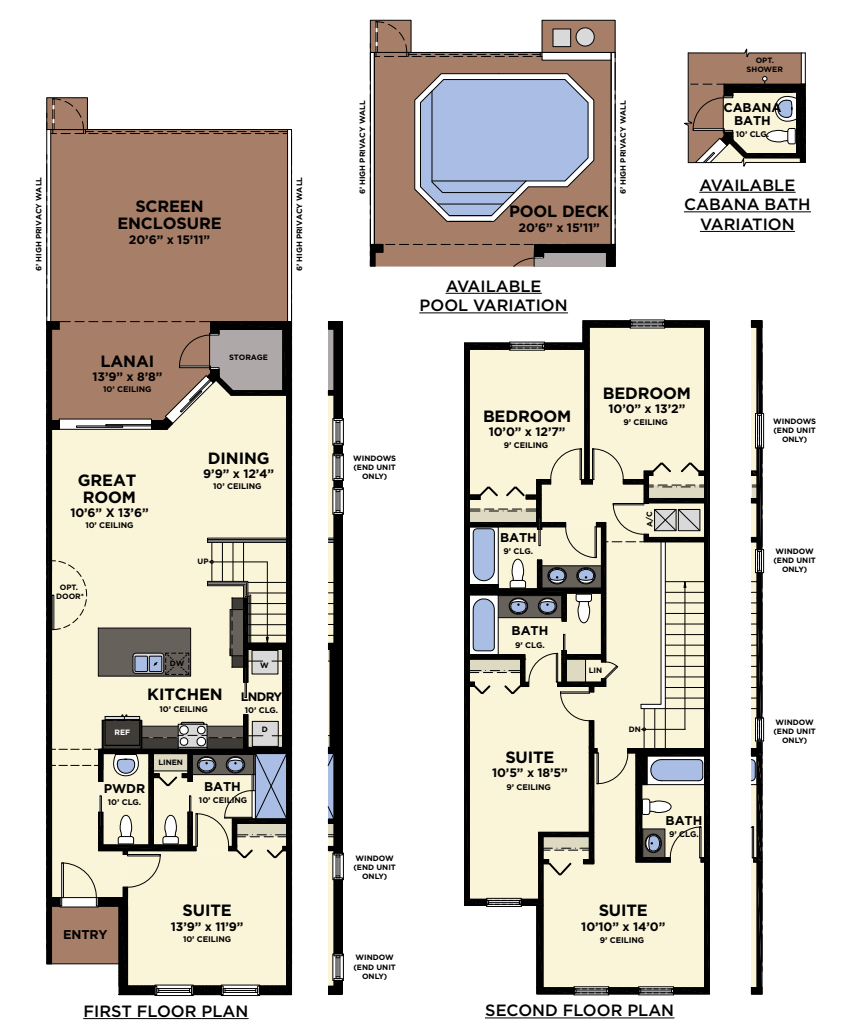
4 Bedrooms / 4 Baths / Great Room
Loft / Covered Lanai



1ST FLOOR A/C	1,025 S.F.
2ND FLOOR A/C	982 S.F.
TOTAL A/C	2,007 S.F.
SCREENED POOL DECK	380 S.F.
LANAI	175 S.F.
ENTRY	36 S.F.
TOTAL NON A/C	591 S.F.
TOTAL GROSS AREA	2,598 S.F.

MARVEL

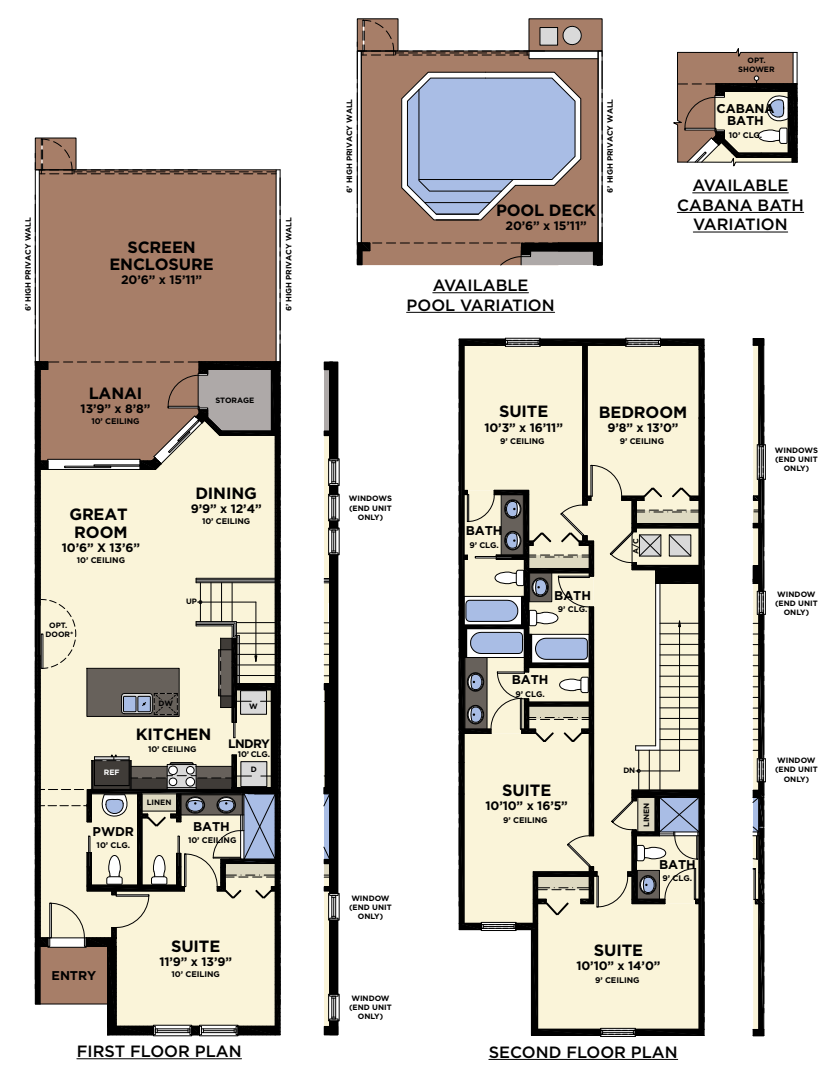
5 Bedrooms / 4.5 Baths / Great Room
Covered Lanai



1ST FLOOR A/C	1,076 S.F.
2ND FLOOR A/C	1,103 S.F.
TOTAL A/C	2,179 S.F.
SCREENED POOL DECK	380 S.F.
LANAI	139 S.F.
ENTRY	29 S.F.
TOTAL NON A/C	548 S.F.
TOTAL GROSS AREA	2,727 S.F.

SPLENDOR

5 Bedrooms / 5.5 Baths / Great Room
Covered Lanai



1ST FLOOR A/C	1,076 S.F.
2ND FLOOR A/C	1,156 S.F.
TOTAL A/C	2,232 S.F.
SCREENED POOL DECK	380 S.F.
LANAI	139 S.F.
ENTRY	29 S.F.
TOTAL NON A/C	548 S.F.
TOTAL GROSS AREA	2,780 S.F.



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Community Site Plan

M MODEL HOMES

S SALES OFFICE



Resort Vacation Townhomes
Included Premium Features

festival™



Resort Vacation Townhomes Included Premium Features



Festival

ENERGY EFFICIENT HOMES

SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality
- Low volatile organic compound (VOC) Sherwin Williams® paints and Mohawk® carpet to improve well-being
- Energy efficient insulated low-emissivity windows for improved performance, comfort and savings
- GE® appliances
- High efficiency 14-SEER Carrier® central air conditioning and heating
- Energy-saving compact fluorescent light bulbs
- ENERGY STAR® bathroom exhaust fans on separate switch
- R-30 insulated ceiling & R-4.1 on block walls
- Automated drip irrigation system
- Moen® water-saving plumbing faucets
- Water-saving elongated commodes
- Tankless water heater

FOR INCREASED SAFETY AND SECURITY

- Smoke and carbon monoxide detectors throughout
- Fiberglass exterior doors that retain all the benefits and beauty of wood panel doors, but with added protection

FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- Lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- Moen® lever faucets for ease of use
- Honeywell® 7-day programmable thermostat with a digital display for enhanced viewing
- Rocker-style electrical switches for ease of operation

FOR ENHANCED DESIGN

- 5-1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings around doors
- Dramatic 10' ceilings and 8' doors on the first floor and 9' ceilings and 6'8" doors on the second floor

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 10-year limited warranty on the air conditioning and heating system parts

FOR HIGHER QUALITY CONSTRUCTION

- Professionally engineered roof truss system
- Sherwin Williams® Loxon® 2 coat exterior paint system over stucco areas for long lasting color retention and climate protection
- PEX piping plumbing system for superior performance
- DenShield® tile backer cement board at all tub and shower areas for added protection

EXCEPTIONAL INTERIOR FINISHES

KITCHEN

- Granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 42" uppers and an accented raised cabinet bump-up and bump-out above range
- 50/50 Double compartment under-mount stainless steel sink
- Moen® faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- GE®, ENERGY STAR® Stainless Steel side-by-side refrigerator with in-door ice and water
- GE®, ENERGY STAR® Stainless Steel sound insulated automatic dishwasher
- GE® Stainless Steel free-standing, smooth top, self-cleaning electric range
- GE® Stainless Steel microwave/hood combination
- Recessed lighting with energy-saving compact fluorescent light bulbs

MASTER BATHROOM

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet
- Deluxe semi-frameless shower enclosures
- Full width mirror over vanity with decorator selected Progress Lighting® wall light above

- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor proof recessed light with energy-saving compact fluorescent light bulb in shower
- Water-saving, elongated commodes
- Mohawk® ceramic tile floors 18"x18", 8"x12" ceramic tile on shower walls
- Moen® fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Tiled recessed soap and shampoo niche in shower

SECONDARY AND POWDER BATHROOMS

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks
- Full width mirror over vanity with decorator selected Progress Lighting® wall light above
- Vapor proof recessed light with energy-saving compact fluorescent light bulb over tub/shower
- Water-saving, elongated commodes
- Mohawk® ceramic tile floors on diagonal lay, 8"x12" ceramic tile on shower walls
- Sterling® bathtubs in all secondary bathrooms
- Moen® fixtures with lever handles for ease of use
- ENERGY STAR® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Tiled recessed soap and shampoo niche in shower

LAUNDRY

- GE® washer and large capacity Gas Dura Drum™ dryer
- One row of ventilated wire shelving

WITHIN YOUR HOME

- 18" Mohawk® ceramic tile throughout first floor common areas.
- Luxurious Mohawk® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms
- Knockdown textured finish on ceilings and orange peel finish on interior walls
- High speed structured wiring network – CAT-5 data lines & RG-6 quad shield coaxial cable, telephone pre-wire in kitchen and combination cable television and data pre-wire in great room and all bedrooms
- Ceiling fan pre-wire in great room and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, kitchen, and all bathrooms
- Decorative Progress Lighting® fixtures in all bathrooms, foyer and nook
- Electric entry door chime
- Wood window sills with apron
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms

OUTSIDE OF YOUR HOME

- Automated irrigation system
- Hose bibs at front and rear for your convenience
- Concrete tile roof
- Designer selected paver courtyards with Screen Enclosure

MINTO ONLY USES QUALITY BRANDS



**SHERWIN
WILLIAMS®**

MOHAWK®



GE imagination at work

MOEN

Buy it for looks. Buy it for life.®