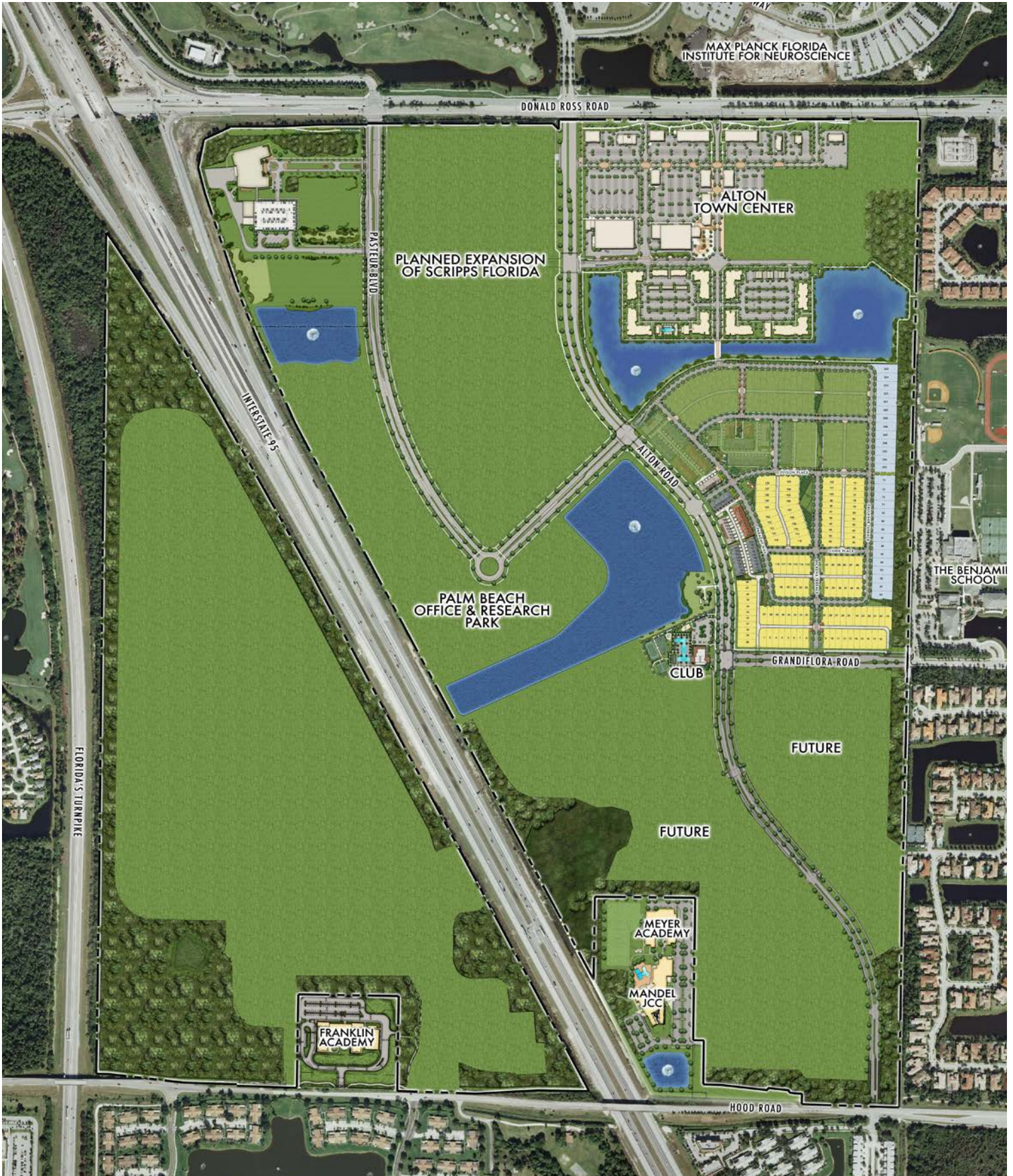


Visionary



ALTON

Master Plan

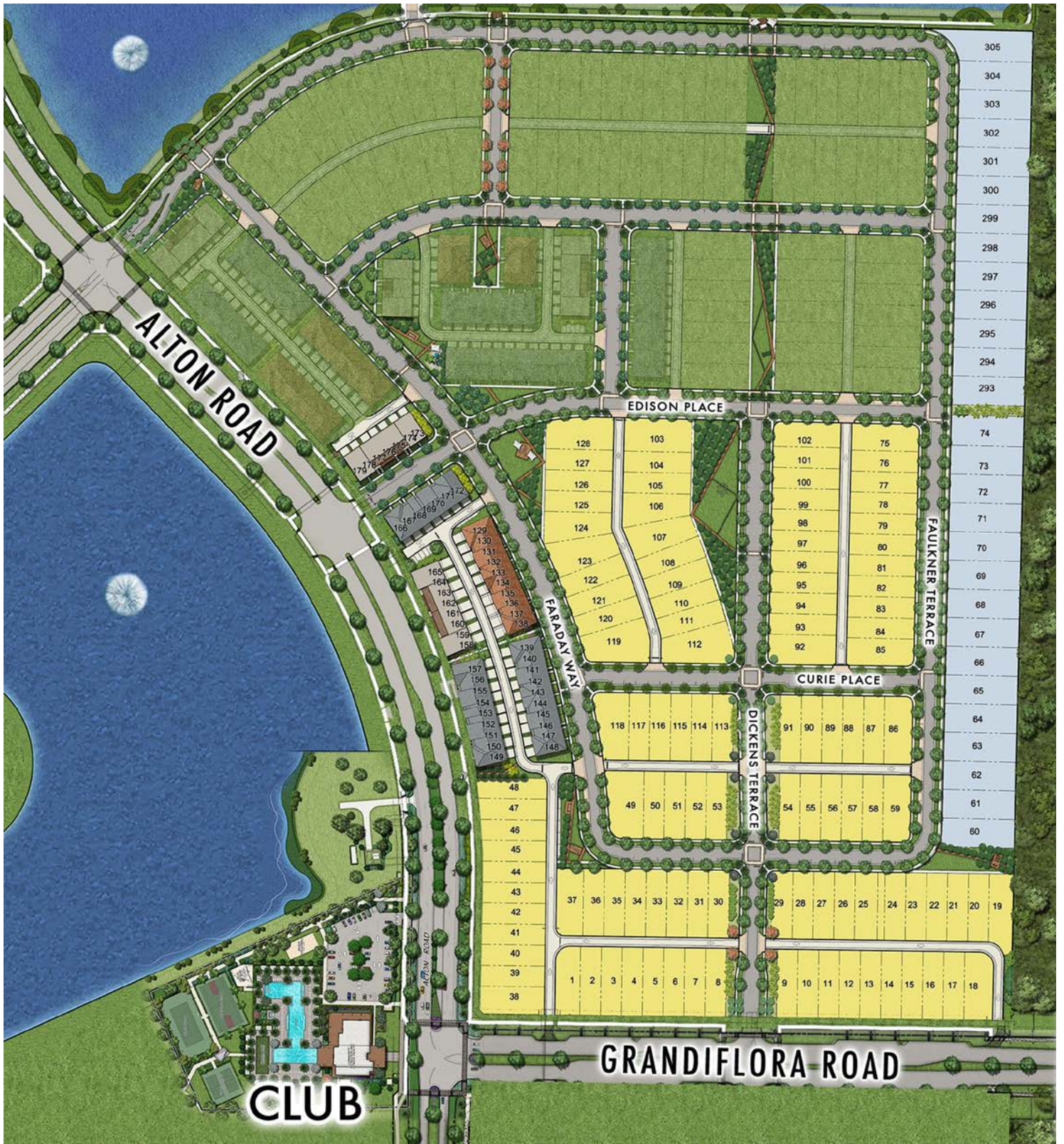


■ Park Collection

■ Edge Collection

ALTON

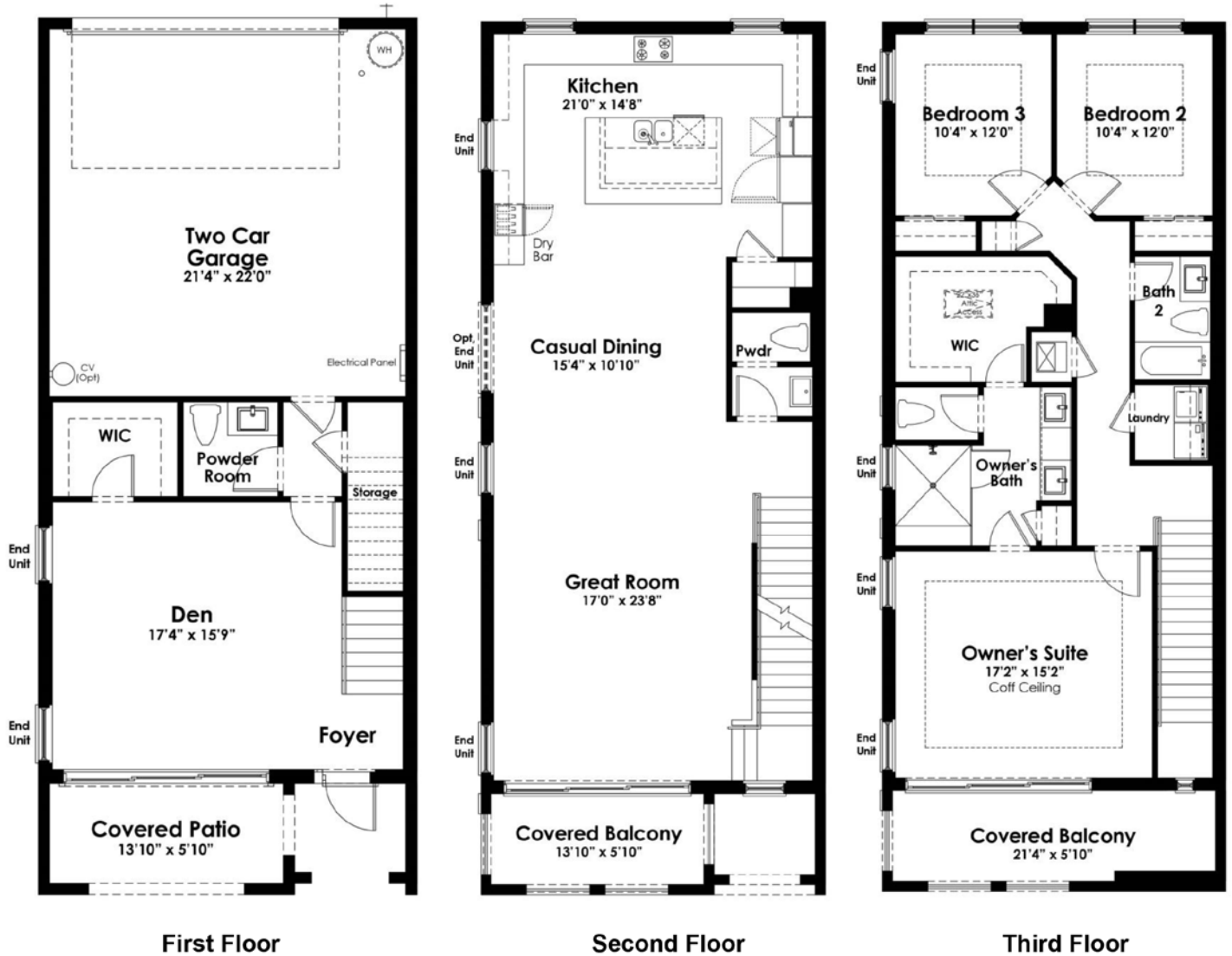
Homesite Selection



ALTON



TOWNHOME PRELIMINARY



3 Bedroom, 2 Full & 2 Half Bath, Den, Great Room & 2-Car Garage

First Floor A/C	517 Sq Ft
Second Floor A/C	1,135 Sq Ft
Third Floor A/C	1,061 Sq Ft
Total A/C Sq Ft	2,713 Sq Ft

Covered Patio	135 Sq Ft
Covered Balconies	251 Sq Ft
2-Car Garage	506 Sq Ft
Non A/C Sq Ft	892 Sq Ft

TOTAL 3,605 Sq Ft

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.
9 Unit Townhome Shown for Reference.

ALTON

PARK A



Artist Rendering - Spanish



Artist Rendering - Island



Artist Rendering - Contemporary

PARK A



2 Bedroom, Den, 2 Full & 1 Half Bath,
Great Room, 2-Car Garage

A/C Sq Ft	2,037 Sq Ft
Total A/C Sq Ft	2,037 Sq Ft
Covered Patio	132 Sq Ft
Loggia	169 Sq Ft
Garage	628 Sq Ft
Total Non AC Sq Ft	929 Sq Ft
Total	2,966 Sq Ft

All homes have the option for a 3-Car Garage. Additionally there are structural options available for this home that can increase the A/C square footage to 2,677. For additional information ask your New Home Consultant.

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

ALTON

PARK B



Artist Rendering - Spanish



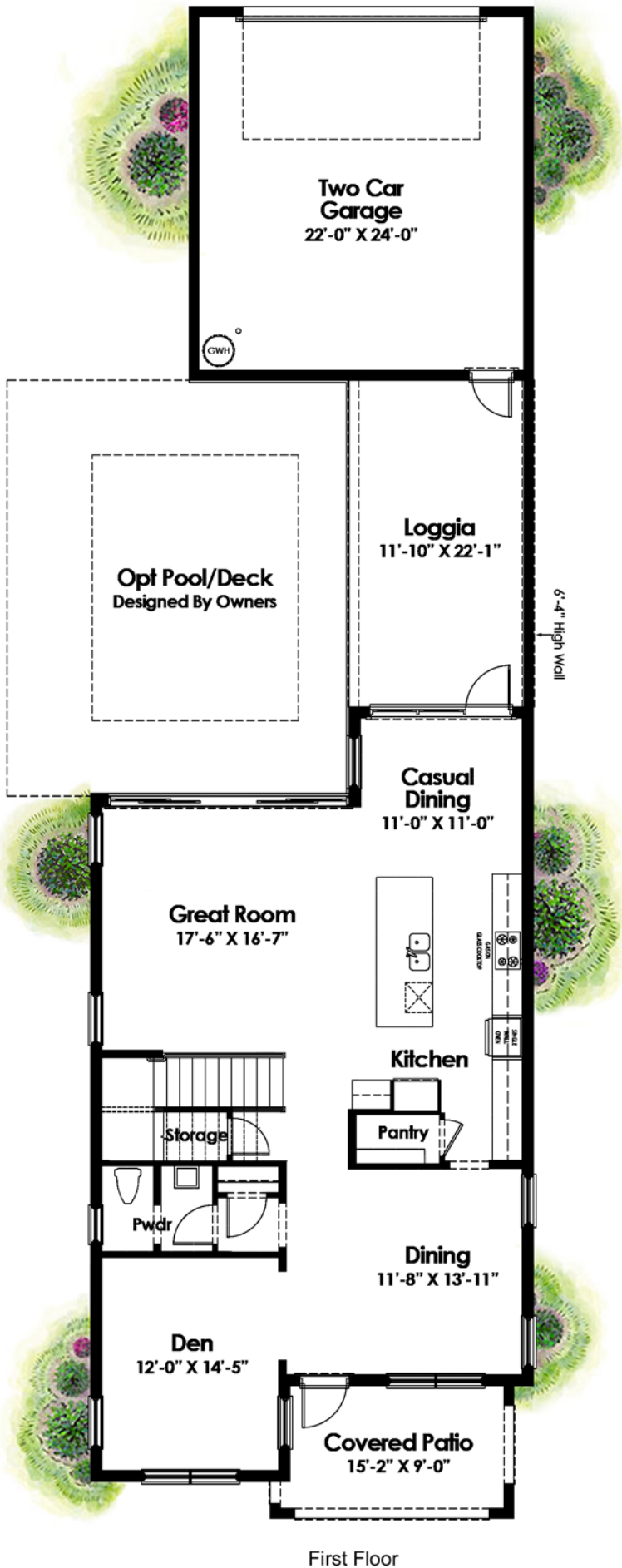
Artist Rendering - Island



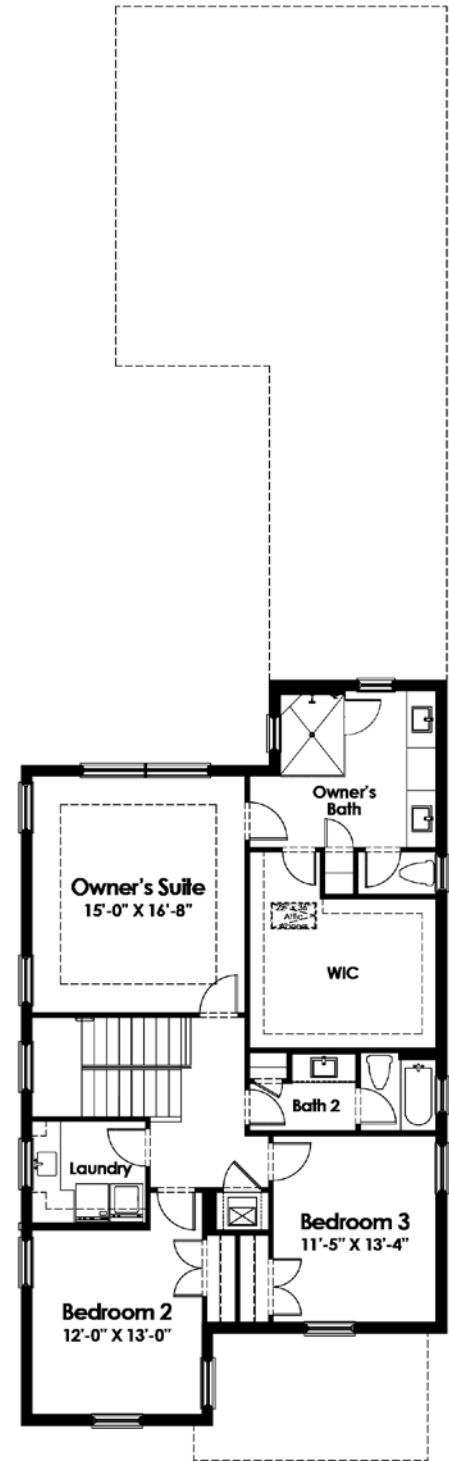
Artist Rendering - Contemporary

PARK B

Second Floor



First Floor



3 Bedroom, Den, 2 Full & 1 Half Bath,
Great Room, 2-Car Garage

First Floor A/C Sq Ft	1,363 Sq Ft
Second Floor A/C Sq Ft	1,279 Sq Ft
Total A/C Sq Ft	2,642 Sq Ft

Covered Patio	140 Sq Ft
Loggia	277 Sq Ft
Garage	591 Sq Ft
Total Non AC Sq Ft	1,008 Sq Ft

Total	3,650 Sq Ft
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All homes have the option for a 3-Car Garage. Additionally there are structural options available for this home that can increase the A/C square footage to 3,664. For additional information ask your New Home Consultant.

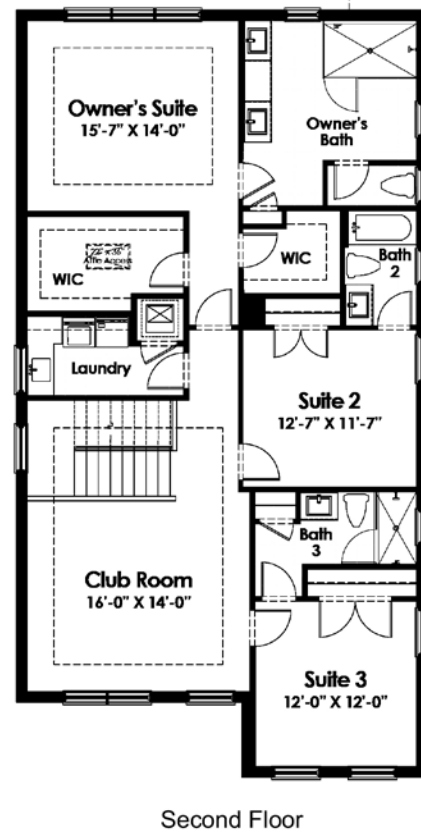
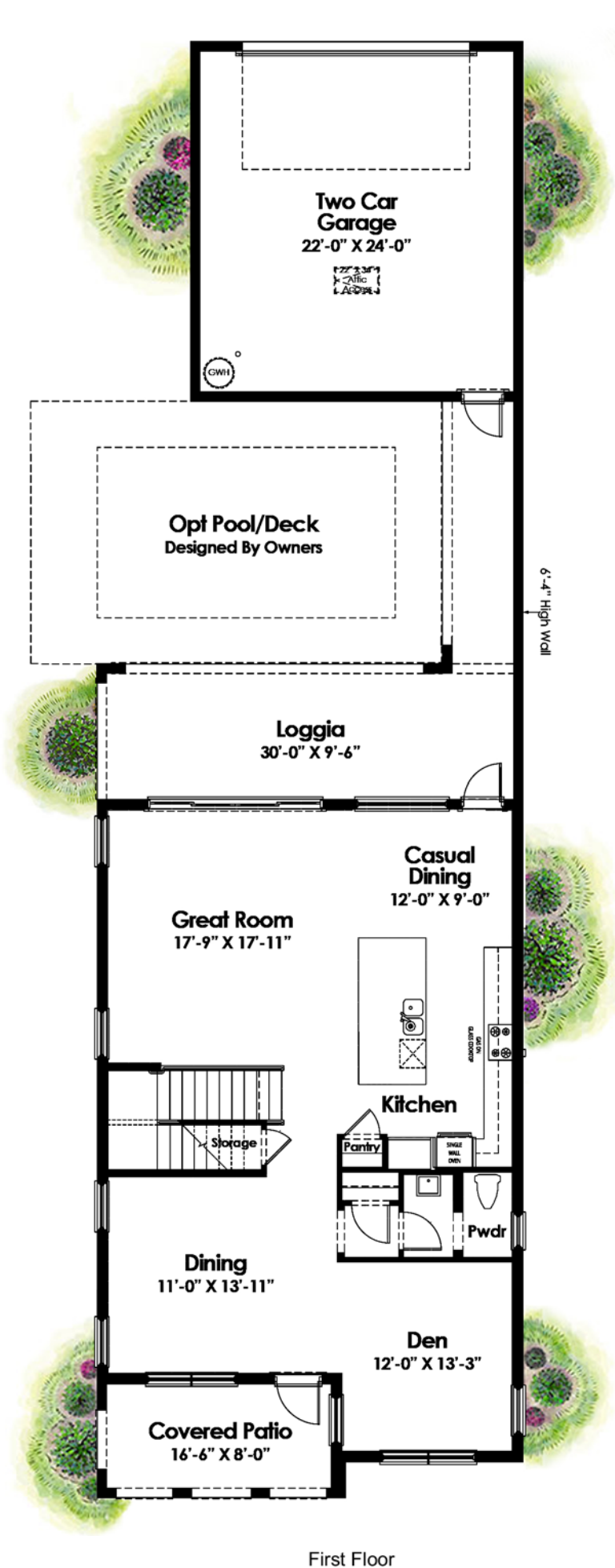
All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

ALTON

PARK C



PARK C



3 Bedroom, Den, 3 Full & 1 Half Bath,
Club Room, 2-Car Garage

First Floor A/C Sq Ft	1,310 Sq Ft
Second Floor A/C Sq Ft	1,514 Sq Ft
Total A/C Sq Ft	2,824 Sq Ft

Covered Patio	135 Sq Ft
Loggia	390 Sq Ft
Garage	593 Sq Ft
Total Non AC Sq Ft	1,118 Sq Ft

Total 3,942 Sq Ft

All homes have the option for a 3-Car Garage. Additionally there are structural options available for this home that can increase the A/C square footage to 3,584. For additional information ask your New Home Consultant.

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

ALTON

PARK D



PARK D

Second Floor



3 Bedroom, Den, 3 Full & 1 Half Bath, Loft, 2-Car Garage

First Floor A/C Sq Ft	1,813 Sq Ft
Second Floor A/C Sq Ft	1,069 Sq Ft
Total A/C Sq Ft	2,882 Sq Ft
Covered Patio	135 Sq Ft
Loggia	261 Sq Ft
Garage	529 Sq Ft
Total Non AC Sq Ft	925 Sq Ft
Total	3,807 Sq Ft

All homes have the option for a 3-Car Garage. Additionally there are structural options available for this home that can increase the A/C square footage to 3,522. For additional information ask your New Home Consultant.
 All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

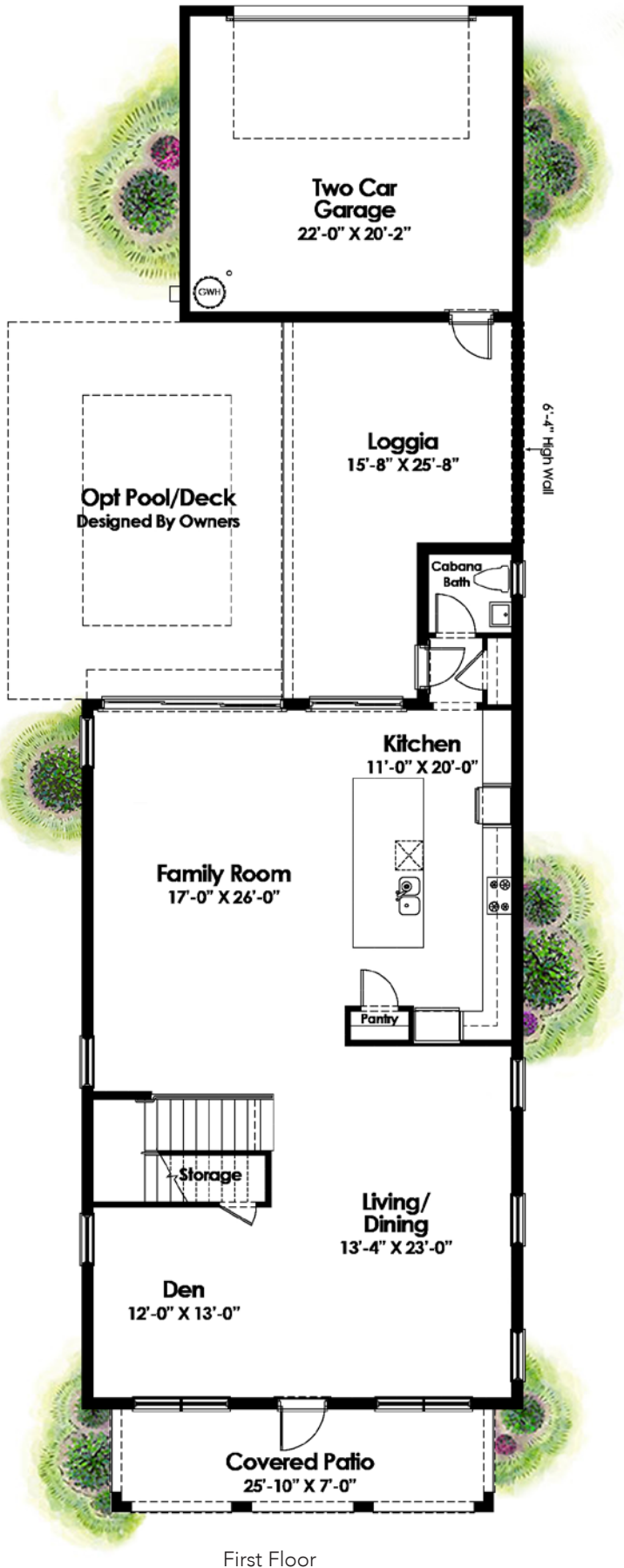
ALTON

PARK E

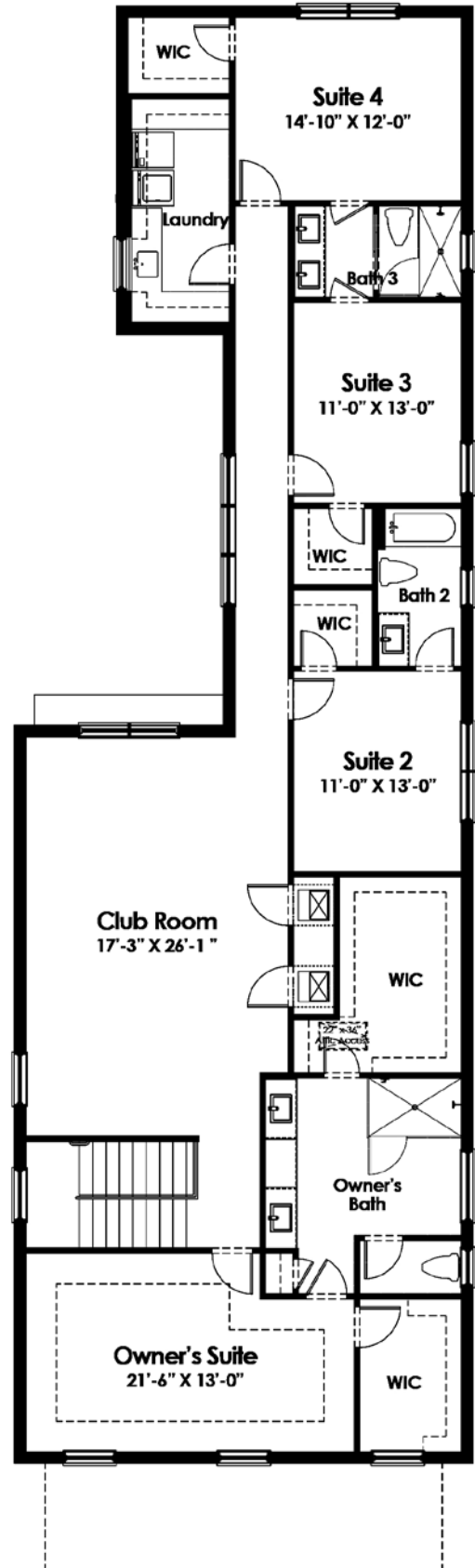


PARK E

Second Floor



First Floor



4 Bedroom, Den, 3 Full & 1 Half Bath,
Club Room, 2-Car Garage

First Floor A/C Sq Ft	1,526 Sq Ft
Second Floor A/C Sq Ft	2,290 Sq Ft
Total A/C Sq Ft	3,816 Sq Ft

Covered Patio	182 Sq Ft
Loggia	343 Sq Ft
Garage	502 Sq Ft
Total Non AC Sq Ft	1,027 Sq Ft

Total 4,843 Sq Ft

All homes have the option for a 3-Car Garage. Additionally there are structural options available for this home that can increase the A/C square footage to 4,163. For additional information ask your New Home Consultant.

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

ALTON

EDGE A



Artist Rendering - Spanish

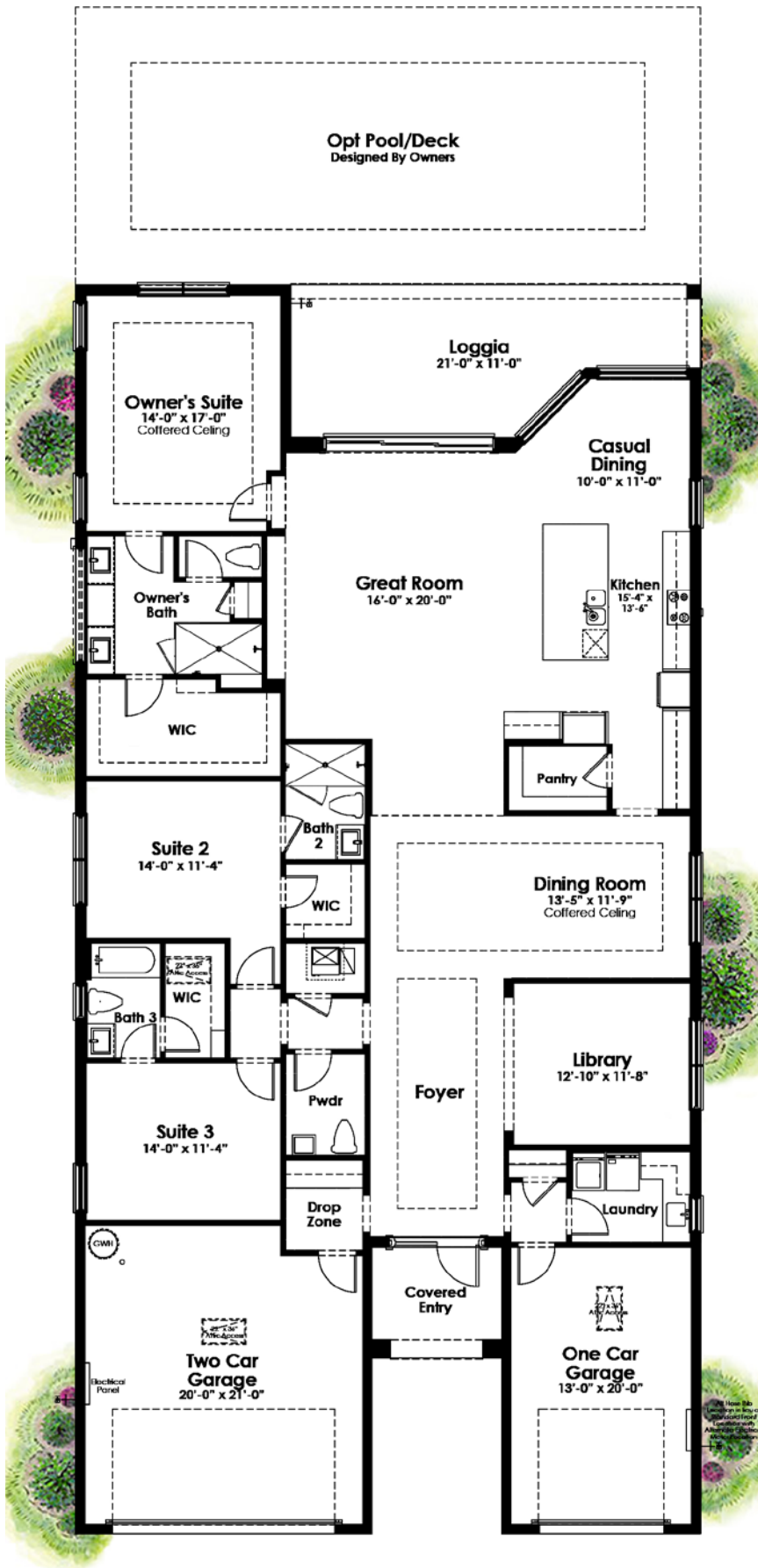


Artist Rendering - Island



Artist Rendering - Contemporary

EDGE A



3 Bedroom, Library, 3 Full & 1 Half Bath,
Great Room, Split 2-Car & 1-Car Garage

A/C Sq Ft 2,873 Sq Ft
Total A/C Sq Ft 2,873 Sq Ft

Covered Patio 75 Sq Ft
Loggia 227 Sq Ft
Garage 756 Sq Ft
Total Non AC Sq Ft 1,058 Sq Ft

Total 3,931 Sq Ft

ALTON

EDGE B



Artist Rendering - Spanish



Artist Rendering - Island



Artist Rendering - Contemporary

ALTON

EDGE C



Artist Rendering - Spanish

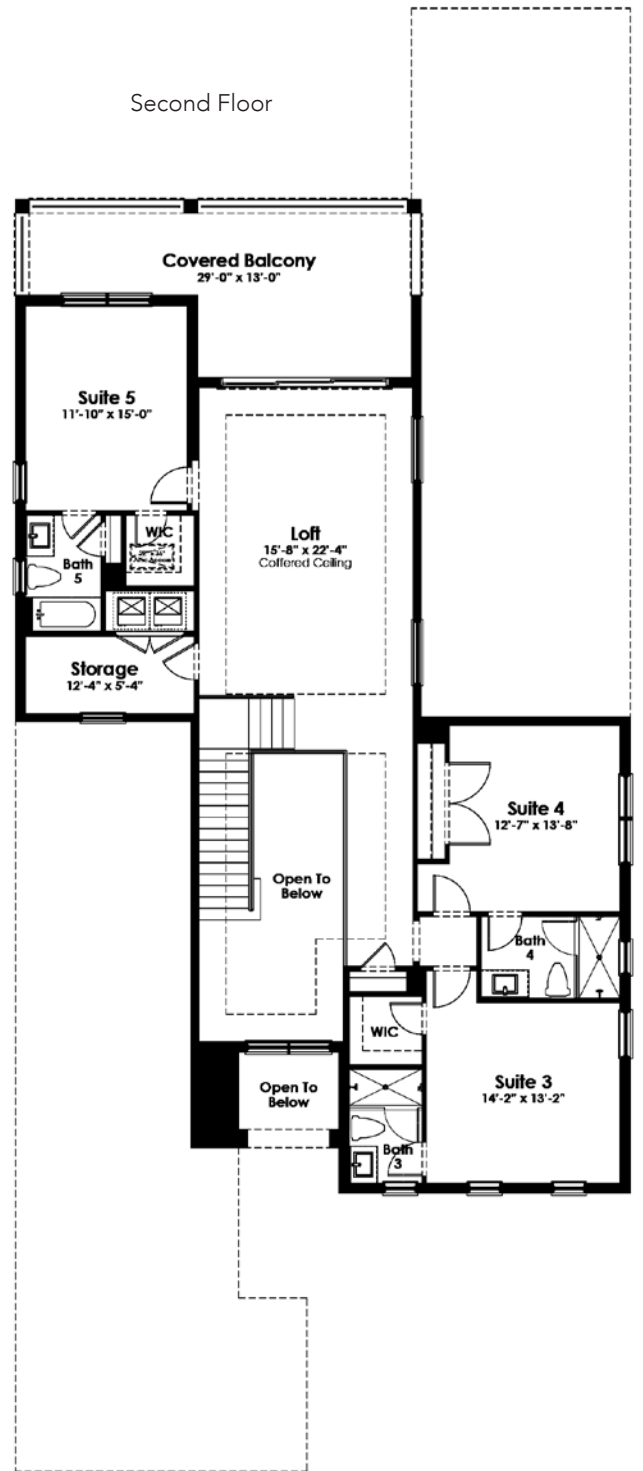
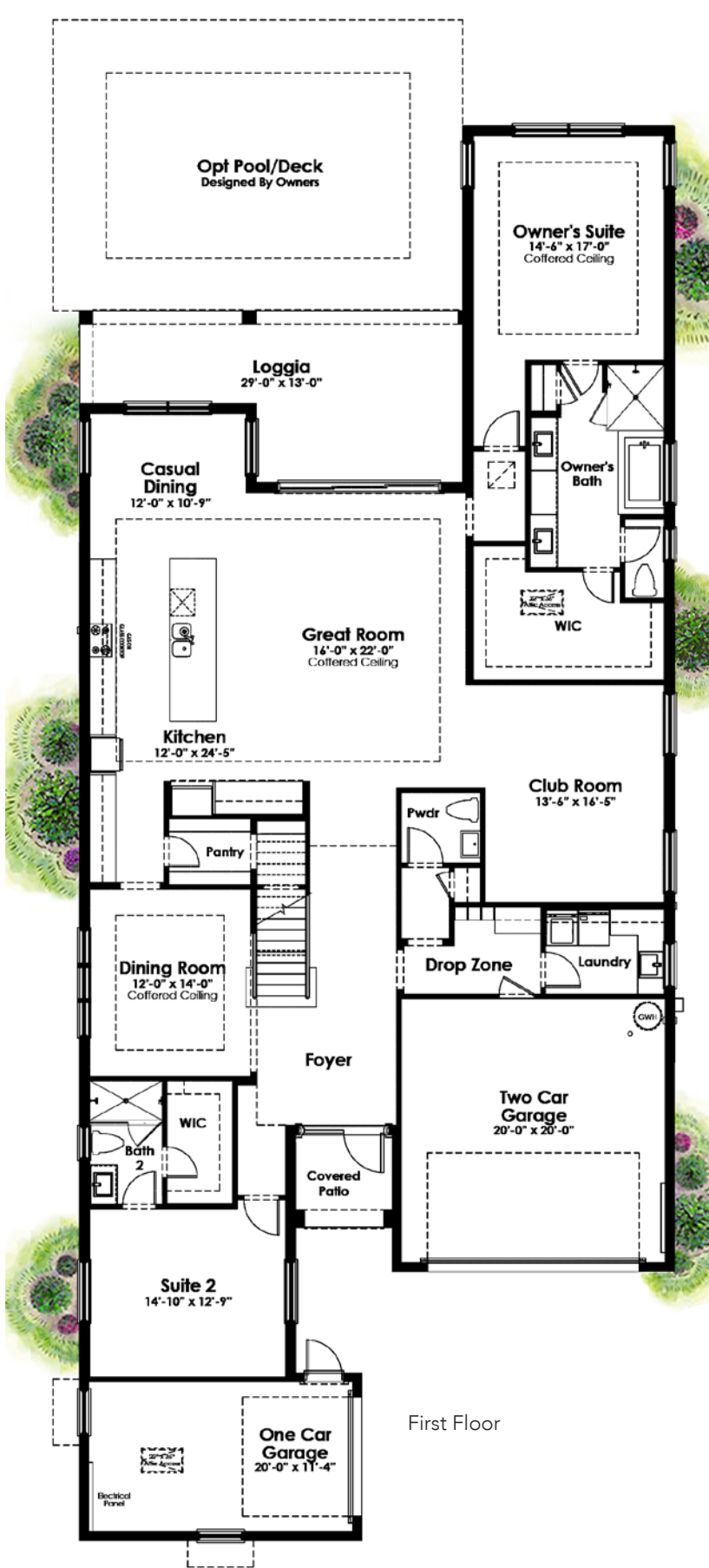


Artist Rendering - Island



Artist Rendering - Contemporary

EDGE C



5 Bedroom, 5 Full & 1 Half Bath,
Great Room, Family Room,
Split 2-Car & 1-Car Garage

First Floor A/C Sq Ft	2,820 Sq Ft
Second Floor AC Sq Ft	1,562 Sq Ft
Total A/C Sq Ft	4,382 Sq Ft

Covered Patio	51 Sq Ft
Loggia	297 Sq Ft
Covered Balcony	306 Sq Ft
Garage	696 Sq Ft
Total Non AC Sq Ft	1,350 Sq Ft

Total 5,732 Sq Ft

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

ALTON

EDGE D



Artist Rendering - Spanish

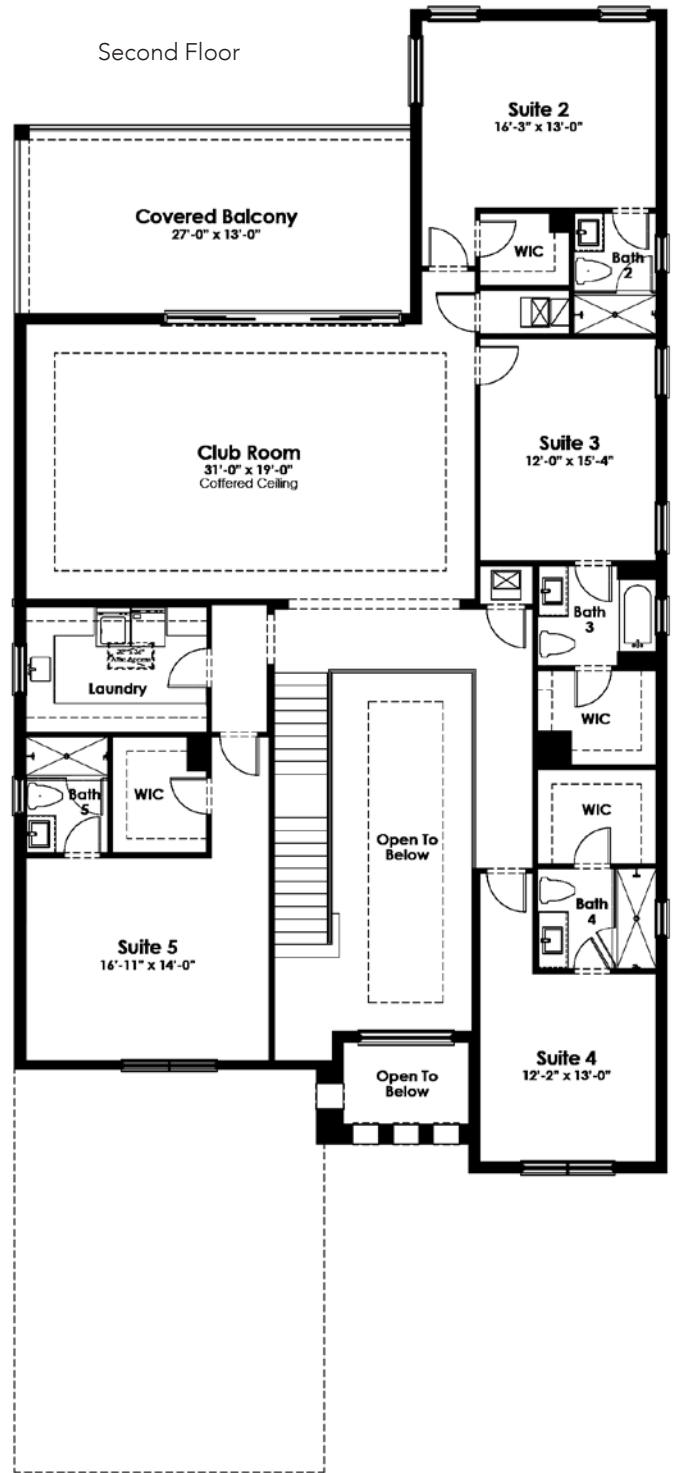
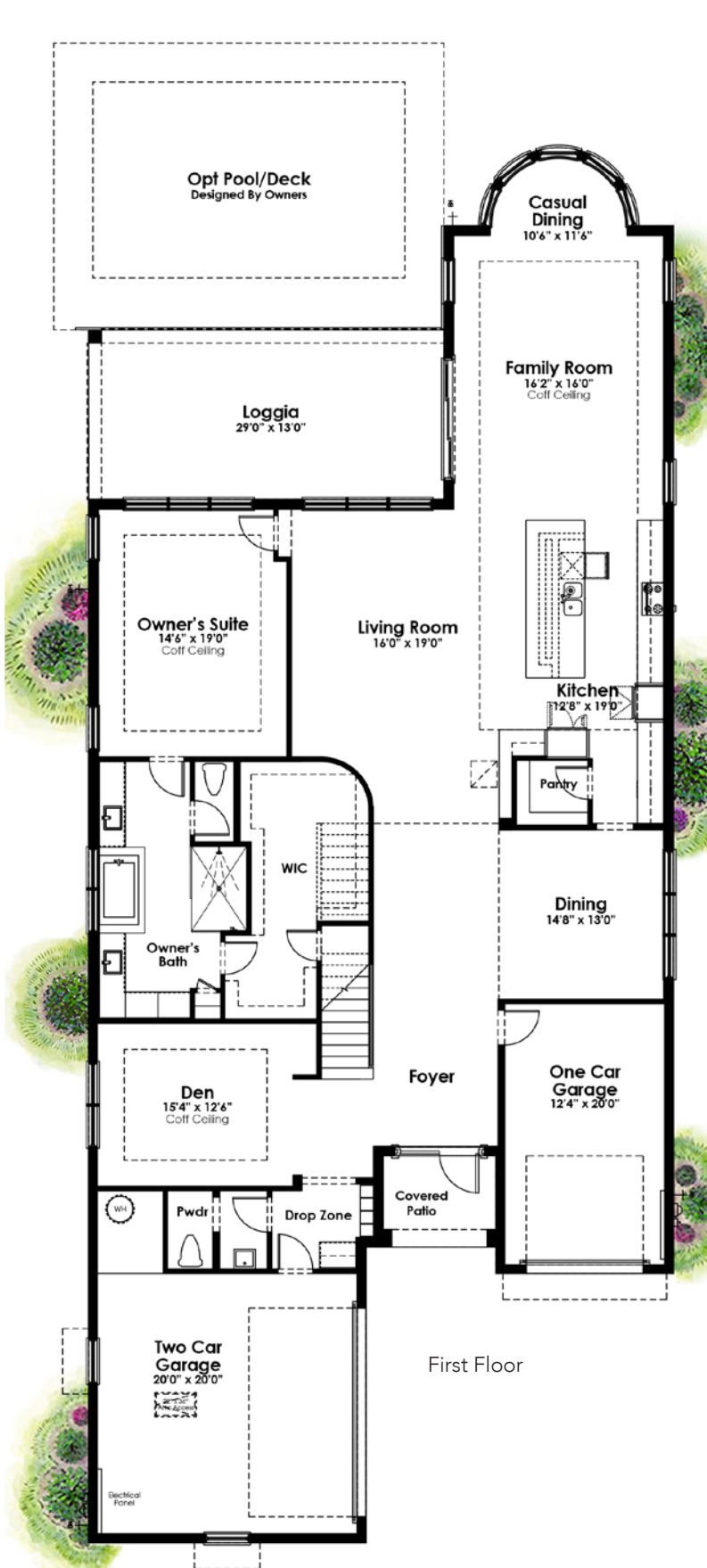


Artist Rendering - Island



Artist Rendering - Contemporary

EDGE D



5 Bedroom, 5 Full & 1 Half Bath, Great Room, Family Room, Split 2-Car & 1-Car Garage

First Floor A/C Sq Ft	2,706 Sq Ft
Second Floor AC Sq Ft	3,417 Sq Ft
Total A/C Sq Ft	5,123 Sq Ft

Covered Patio	61 Sq Ft
Loggia	355 Sq Ft
Covered Balcony	355 Sq Ft
Garage	752 Sq Ft
Total Non AC Sq Ft	1,523 Sq Ft

Total 6,646 Sq Ft

There are structural options available for this home that can increase the A/C square footage to 5,172. For additional information ask your New Home Consultant.

All floorplans, elevations, specifications, square foot calculations and pricing are subject to change without notice.

LIFESTYLE

- Premier Palm Beach Gardens location
- Top rated public and private schools
- Minutes to world class beaches, expressways and Palm Beach International Airport
- Convenient to shopping, dining, services and recreation

COMMUNITY

- Contemporary community design with expansive lakes, soaring fountains & neighborhood parks
- Convenient community retail shopping and services
- Pedestrian-friendly walkways along natural preserves and lakefront areas connecting Alton's neighborhoods, parks, recreation and retail centers
- Exquisitely landscaped arrival experience, boulevards and neighborhoods
- Architectural brick paver accented streets as well as parking areas and pathways
- Custom decorative street lighting and signage for enhanced aesthetics and peace of mind
- Neighborhood association provided lawn, landscape and irrigation maintenance service
- Neighborhood association provided **AT&T U-Verse**® services Connected Community with up to 360 digital channels, including local channels, music stations and high speed internet
- 24/7 **Envera** community system

RECREATION & FITNESS

- Lakeside Community Fitness and Recreation Center
- Expansive, state-of-the-art fitness center and aerobics studio
- WiFi equipped facilities with multimedia and internet access
- Multipurpose area, coffee bar & catering facilities
- Teen gathering place for social activities
- Expansive outdoor loggias
- Resort pool with beach entry, lap lanes, spa, and kids "play zone"
- Expansive poolside sun decks, cabanas and "shade sail" structures
- One **Har-Tru**® tennis court
- One full basketball court
- Two pickleball courts

PEACE OF MIND

- Designed and constructed in accordance with rigorous wind resistive requirements of Florida Building Code
- Steel and concrete reinforced first and second story concrete block construction, per plan
- Steel or fiber mesh reinforced monolithic concrete foundation with vapor barrier
- Fire suppression (sprinkler) system for your safety (Townhomes only)
- Smoke & carbon monoxide detectors
- Security system with 2 keypads and contacts on all operable windows & doors (excludes overhead garage doors)
- Professionally engineered truss & structural systems
- Impact resistant steel garage door
- **Sentricon**® termite control system including service for one year
- **Taexx**® built in pest control system

ENERGY-SAVING FEATURES

- National Green Building Standard (NGBS) certified community (pending)

- Energy efficient & sustainable new home design and construction provide savings to you
- **PGT** energy-efficient double-pane, insulated, low-emissivity impact windows and sliding glass doors for improved energy performance, comfort, noise reduction and savings
- High-efficiency 14 SEER **Carrier**® central air conditioning and heating with environmentally sustainable **Puron**® refrigerant
- Energy saving 7-day programmable thermostat
- Improved indoor air quality for your health through use of fresh air intake and insulated sealed duct conditioned air distribution, efficient air filters, low volatile organic compound (VOC) carpet and paints, and exterior vented kitchen exhaust
- Energy efficient 75-gallon quick-recovery natural gas water heater
- **Energy Star**® rated bath exhaust fans
- Energy saving compact fluorescent light bulbs
- Architecturally accented 8' insulated fiberglass entry doors for extended weather resistant life
- Open cell spray foam attic insulation & R-4.1 insulated exterior walls
- **Moen**® *WaterSense* water saving plumbing fixtures
- Luxurious **Mohawk**® stain-resistant, environmentally friendly low VOC carpeting with high performance carpet cushion
- 25.9 cubic foot **GE Profile Energy Star**® side-by-side refrigerator with in-door ice and water
- **GE Profile Energy Star**® stainless steel microwave vented to exterior
- **GE Profile Energy Star**® sound insulated automatic dishwasher
- **Kohler**® *Sterling* elongated comfort height water-saving toilets in all baths
- Professionally designed landscaping, fully sodded homesite, and automated irrigation system with rain sensor, managed and maintained by association

HOME

- Inspired **Spanish, Island** and **Contemporary** styled elevations with architectural appointments
- Decorative concrete roof tile to match each architectural style
- Second story balconies, per plan
- Elegant patterned brick paver driveway, entry walkway, covered entry and loggia
- Elegant coach lighting at garage and designer exterior entry fixtures, per plan
- GFI weather-resistive exterior electrical outlets, per plan
- Exterior hose connections for your convenience, per plan
- Aluminum roof gutters and downspouts on Townhome and Park Collection product offerings

WITHIN YOUR HOME

- Strategically placed "Drop Zones" for convenient placement of keys, phones and packages with phone/tablet charging station for your added convenience, per plan
- 18" **Mohawk**® tile in main first floor living areas in choice of colors, per plan
- Gypcrete lightweight concrete 2nd floor (2nd and 3rd Floor Townhome) application for increased sound buffering and durability
- **GE Energy Star**® *Precise Fill* washer and *HE SensorDry* gas dryer
- Texture finished ceilings
- Light orange peel finished interior walls

- **Sherwin Williams®** *Master Hide* low VOC primer and flat finished interior walls and *ProBlock* primer, and *Master-Hide* gloss finished interior millwork
- *Decora*-style rocker switches and receptacles
- Decorative interior doors
- **Schlage®** *Georgian* style rose with Siena knob chrome finished interior door hardware
- 5 ¼" base mouldings & 3 ¼" casings
- Air conditioned and LED-lighted walk-in closets
- Natural Carrara marble window sills
- High speed structured wiring network for cable, internet and telephone – certified Cat-5E data lines and RG-6 quad shield coaxial cable prewiring in Kitchen, Great Room, Family Room, Master Bedroom, secondary Bedrooms, Den, Library, Flex Room, Loft and Drop Zone, per plan
- USB phone/tablet charging outlets located in Kitchen and Drop Zone, per plan
- Built-in laundry sink and cabinet(s) in Laundry Room, per plan
- Prewired ceiling fans in Great Room, Living Room, Family Room, Bedrooms, Den/Library, Loft and Loggia
- Elegant recessed lighting, per plan
- Vinyl clad steel ventilated closet shelving
- Large walk-in closet(s) per plan, with LED lighting
- Push button door chime at front door
- **Sherwin Williams®** *Shield-Crete®* epoxy garage floor coating with flakes
- Private 2 or 3-Car Garage with automatic garage door opener and two transmitters, per plan

KITCHEN

- Dramatic Gourmet Kitchen featuring **Masterbrand Kitchen Craft** 42" raised panel cabinetry with knobs, handles and adjustable shelves in choice of finishes
- Natural granite countertops with 1½" square edge and 4" backsplash in choice of colors
- Pantry closet with close mesh ventilated shelving, per plan
- Dramatic recessed lighting with energy saving compact fluorescent light bulbs
- **GE Profile™** 25.9 cubic foot **Energy Star®** side-by-side refrigerator with in-door ice and water
- **GE Profile** 30" built-in natural gas cooktop (slide in range at Townhomes)
- **GE Profile** 30" microwave vented to the exterior
- **GE Profile** built-in single wall oven (slide in range at Townhomes)
- **GE Profile Energy Star®** sound insulated automatic dishwasher
- **Moen®** *Arbor* chrome faucet with integral pull-out sprayer
- Stainless steel undermount double basin (50/50) sink
- **Badger®** continuous feed ½-horsepower waste disposer with air switch

BATHROOMS

- Dual sinks and vanity space in Owner's Bath, per plan
- Raised-height vanities with raised-panel cabinetry in choice of finishes with knobs/handles in Master and secondary Baths
- Granite vanity tops with ¾" edge in choice of colors in Owner's Bath with **Kohler® Sterling Westcott®** undermount sinks
- **Moen®** *Eva* 8" spread lever handle chrome finished faucet at Owners' Bath and Powder Baths
- Luxurious **Kohler® Archer** tub in Owner's Bath, per plan
- Cultured marble vanity tops with integral square edge bowl at secondary Baths
- **Moen®** *Eva* 4" center set lever handle chrome finished faucets at secondary Baths
- Luxurious **Kohler® Sterling Vikrell** tubs in secondary tub Baths
- **Mohawk®** 18" tile floors and 12" wall tile in wet areas of full Baths
- Designer selected full width mirrors and decorative lighting in all Baths, per plan
- Decorator coordinated chrome bath and towel accessories
- **DensShield®** moisture resistant backed shower walls and tub
- Semi-frameless shower enclosure at Owner's Bath
- **Kohler®** *Sterling* comfort height 2-piece water saving toilet in all Baths

BUILDER

- **KOLTER HOMES** – over two decades of innovation, financial strength and integrity
- Award-winning community, lifestyle and home designs
- **KOLTER'S** recognized construction quality
- Transferable 2-10 Homebuyers Warranty
- Two-year **GE** appliance warranty
- One-year "fit & finish" warranty
- Personalizing your **KOLTER** home is made easy with the **KOLTER Design Gallery** offering an extensive array of designer features and the assistance of your personal Design Consultant
- Personalized and convenient home mortgage and title services available through **CTC Mortgage Company LLC** and **K Title Company LLC**



THE CLUB at ALTON

Resident-only Club that includes:

Resort-style pool with lap lanes and beach entry

Fitness Center

Aerobics & Multi-purpose Training Room

Basketball Court

Tennis & Pickleball Courts

Beach Volleyball Court

Multi-purpose Green Spaces & Play Areas

Children's Playground



ALTON

JUPITER

JUNO BEACH

PALM BEACH GARDENS

LAKE PARK

WEST PALM BEACH

PBIA 

ATLANTIC OCEAN

SINGER ISLAND

PALM BEACH ISLAND



ALTON

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