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THE OAKS AT HIDDEN HARBOUR

13th Floor presents The Oaks at Hidden Harbour, Dania Beach's premier boating community. Each residence comes with exclusive use of a boat slip.

» MORE DETAILS INSIDE



CASCADEA AT MONTERRA

Homebuyers are raving about Minto's sensational new courtyard homes from the low \$200,000s at beautiful Monterra in Cooper City.

» MORE DETAILS INSIDE

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In the heart of it all

Centra's

convenient location is just one of this Boca community's biggest draws

It takes a talented team to rethink and develop a refreshing concept that incorporates more of what people want to have in their new homes.

SPECIAL TO GET HOMES!

After the extraordinary grand opening in May, the momentum is building as word continues to spread throughout the South Florida real estate market about Centra.

As Boca Raton's newest townhome community, Centra is attracting a diverse group of potential purchasers — from professionals and young families to empty-nesters. Whether you work, go to college, or play nearby, everyone who loves the best that central Boca is known for, really appreciates all that Centra has to offer.

It takes a talented team to rethink and develop a refreshing concept that incorporates more of what people want to have in their new homes. From the beginning, Stiles Corporation and Label & Co. Developments, Inc., two of South Florida's leading builders, have worked from the premise that the value-packed pricing should be well within the range and reach of those eager to purchase a new home. By rethinking the essentials list of what people are looking for in a townhome today — a spectacular location, spacious flexible floor plans, standard upgraded designer features, and all priced starting from the \$230,000s — this is a community

» CENTRA CONTINUES PAGE 2



The interiors feature 18-inch ceramic tile on the first floor, deluxe cabinetry with special built-ins, granite countertops in the kitchen and master bathroom, and stainless steel appliances.

Centra — Continued from page 1



Centra offers five two-car garage models, from 1,244 to 2,128 square feet under air; with two, three or four bedrooms available, including double master suites.

that is capturing the imagination of those ready to buy.

"And, with our strong pre-construction sales, our August construction start date is moving forward as planned," says Gary Clement, Centra's community builder.

Centra offers five two-car garage models, from 1,244 to 2,128 square feet under air; with two, three or four bedrooms available, including double master suites.

The interiors feature 18-inch ceramic tile on the

first floor, deluxe cabinetry with special built-ins, granite countertops in the kitchen and master bathroom, and Energy Star® stainless steel appliances. The light-filled living spaces are protected by code-approved, impact-resistant windows and eight-foot tall sliding glass doors, surrounded by professionally engineered concrete-block construction.

Centra is adjacent to Boca's notable "Country Club Row," so it's not surprising why townhome buyers are drawn to this area. Within a one-mile radius of this remarkable property, you can shop, dine, and take advantage of the best south Palm Beach County has to offer in retail, entertainment and natural venues.

"During May's grand opening, we drew over 600 people from all around South Florida and beyond, and they realized

that our prime location is just one of the top determining factors on why they want to buy their next home here," Clement says. "Since we're just east of Military Trail, and south of Yamato Road, Centra is in one of the most desirable areas of Boca and yet, everyone is always delighted to see that Centra is just moments away from I-95 and Tri-Rail, too."

"We recently introduced our Blue Lake Collection of homes," Clement says, "and of the seven, quick-delivery homes priced to sell from the \$300,000s, we already sold three on the first weekend of their release at the end of July. The four remaining homes in the Blue Lake Collection range from 2,200 to 2,900 square feet and with the interest in these homes mounting, they won't be around for long."

The Centra sales office, located at 9051 N.W. Broken Sound Boulevard, is open daily from 10 a.m. to 6 p.m.

From I-95, go west on Yamato

"And, with our strong pre-construction sales, our August construction start date is moving forward as planned," says Gary Clement, Centra's community builder.

Road to N.W. Broken Sound Boulevard. Turn left (south), and the Centra entrance will be the first right.

Stiles Corporation has been an industry leader since 1951 and is responsible for more than 37 million square feet of office, industrial, retail and mixed-use residential projects. Label & Co. Development, Inc., is led by the former president of a major Florida builder that was responsible for 20,000 homes in the last 25 years and, more importantly, was recognized by JD Power in 2008 as No. 1 in customer satisfaction in Palm Beach County and No. 3 nationwide.



Centra is adjacent to Boca's notable 'Country Club Row,' so it's not surprising why townhome buyers are drawn to this area.

CALL (561) 241-1008 • VISIT CentraBoca.com

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BECAUSE OF EARLY DEADLINES AND THE PRINTING OF THIS SECTION SEVERAL DAYS IN ADVANCE, PRICES OF SOME HOMES THAT APPEAR IN EITHER THE ADS OR THE ARTICLES MAY HAVE RISEN. WE APOLOGIZE AND WILL STRIVE TO CONTINUE TO KEEP THE CONTENTS OF THIS SECTION AS ACCURATE AS POSSIBLE.

FAIR HOUSING

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Furthermore, the Broward County Human Rights Act prohibits discrimination based on age, marital status or political affiliation. The Sun-Sentinel will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

If you believe that you have been discriminated against in connection with the sale, rental or financing of housing, call the United States Department of Housing and urban development (HUD) at 1-800-669-9777.





Cascada offers Santa Barbara and Palm Beach-style architecture, featuring inspired two- and three-bedroom courtyard homes with two-car garages, from the low \$200,000s.

Homebuyers have found the good life at Cascada at Monterra

COOPER CITY

Homebuyers are raving about Minto's new courtyard homes at Cascada, following a highly successful grand opening where 75 percent of the community's first neighborhood sold out.

Located in the vibrant, brand-new, gated community of Monterra, in desirable Cooper City, Cascada features inspired two- and three-bedroom courtyard homes with two-car garages, and is perfectly priced from the low \$200,000s, making it the best possible value for the money in the region.

Cascada offers Santa Barbara and Palm Beach-style architecture, appointed with covered patios and balconies. The innovative interiors feature wide-open living spaces, spacious kitchens and bedrooms, and luxurious baths.

Besides a premier Cooper City location close to top-rated schools and convenient to shopping, services and transportation, Cascada offers residents exclusive use of a pool and cabana, as well as access to Monterra's spectacular club and recreation facility, including a fitness center, banquet room with prep kitchen, and resort-style swimming pool.

The private, lushly landscaped lakefront neighborhood features numerous neighborhood parks and trails with breathtaking vistas.

Minto brings over half a century of award-winning quality, service, design and innovation to the exquisite new neighborhood of Cascada.

The first to be introduced under Minto's new mintoblue™ label, Cascada at Monterra sets a new standard for "green" living.

Model homes have been designed and constructed to meet the rigorous standards of the following five agencies for certification — LEED (Leadership in Energy and Environmental Design); Energy Star Homes; FPL BuildSmart; NAHB Green (National Association of Home Builders National Green Building Certification Program); and FGCB (Florida Green Building Coalition). Homebuyers will have the opportunity to purchase homes built to these same specifications.

Minto has established superior parameters for energy performance, health and sustainability with its sites and homes. This means increased savings and better living for you.

Minto's unique MasterCareSM 10-Step Quality Assurance Program ensures that the home-buying experience at Cascada will make everything about buying a new home thoroughly enjoyable, not just at the time of purchase, but for all the years you live at Cascada.

The Cascada sales office is located at 4007 Cascada Circle, Cooper City, and is open Monday through Thursday 10 a.m. to 8 p.m.; Friday and Saturday 10 a.m. to 6 p.m.; and Sunday noon to 6 p.m.

To reach Cascada from Florida's Turnpike, exit at Griffin Road west to University Drive. Head south on University past Stirling Road and turn right on Monterra Boulevard (N.W. 39th Street) to Cascada sales model.

From I-75, exit at Sheridan Street east to University Drive. Head north on University to Monterra Boulevard (N.W. 39th Street) to Cascada sales model. Brokers are welcome, and on-site mortgage counseling is available.

CALL (866) 953.8181 • VISIT mintofla.com