

HIGHLANDS – SINGLE FAMILY HOMES

STANDARD FEATURES

PLANNING

- **NO COMMUNITY DEVELOPMENT DISTRICT FEES (CDD)**
- Underground Electric, Telephone and Cable T.V.
- Municipal Water and Sewers
- Paved Private Streets
- Brick Security Wall with Gated Entry
- Nature Walk – Community Park
- Landscaped Common Areas
- Decorative Street Lights and Signs

LANDSCAPING

- Home-site fully sodded (Floritam & Bahia)
- Professionally Landscaped
- Automatic Sprinkler System
- Decorative Mailbox

QUALITY CONSTRUCTION FEATURES

- Steel Reinforced Foundations
- Bora-Care Termite Treatment throughout home with limited warranty
- Engineered Roof Trusses with engineered hardware
- Concrete Block Exterior Walls
- Ten-Year Limited Structural Warranty

EXTERIOR HIGHLIGHTS

- Fiberglass Dimensional Roof Shingles with Lifetime Limited Warranty
- Weather Resistant Fiberglass Exterior Doors
- All exterior electrical outlets weather-proofed
- Exterior Hose Bibs (2)
- Attractive Exterior Designs

ENERGY SAVING FEATURES

- 15 SEER High Efficiency Central Heating & Air Conditioning
- R-38 Ceiling Insulation
- Insulated, Leak Free Ductwork throughout
- Double Pane, Low-E Windows & Sliding Glass Doors
- 40 Gallon Quick Recovery Water Heater
- Programmable Thermostat
- Overhangs, with Continuous Vents for attic ventilation
- Roof Ridge Venting for additional attic ventilation

GARAGES

- Two & Three Car Garages – per plan
- Metal Garage Door
- Pre-wire for Garage Door Opener

WINDOWS & SLIDING GLASS DOORS

- Double Pane, Low-E Windows & Sliding Glass Doors and Marble Window Sills
- Aluminum Window Frames complete with screens
- Storm Panels to protect all windows

INTERIOR WALLS

- Latex Wall Paint with Semi-Gloss Enamel trim
- Round Corner Bead – per plan
- Orange Peel Walls
- 5 ¼ inch Baseboards

CEILINGS

- Spanish Lace/Knock down textured ceilings
- Volume Ceilings – per plan
- Recessed Can Lights – per plan

FLOOR COVERINGS

- Ceramic Tile Flooring in kitchen, foyer, baths and laundry room
- Wall-to-Wall Carpeting over cushioned pad - a variety of colors to choose from

INTERIOR DOORS

- Raised-Paneled Doors
- Embossed Closet Doors with trimmed openings
- Quality Lever Handle Door Hardware

CLOSETS & SHELVING

- Walk-In Closets in all Master Bedroom Suites
- Vinyl-Coated Shelving
- Plant Shelves – per plan

ELECTRICAL

- Pre-wired TV in all Bedrooms & Great Room
- Pre-wired for Ceiling Fans in all Bedrooms, Great Room & Lanai
- Pre-wired Phone Outlets (2)
- Designer Interior and Exterior Lighting Fixtures
- Exterior Coach Lights
- Rocker/Decora Switches
- Smoke Detector(s) and CO Detector(s) – per plan
- Door Chime
- 200 AMP Service

KITCHEN

- 42 Inch Oak Cabinetry w/ Crown Molding & Hardware
- Level 1 Granite Countertops
- Smooth-Top Electric Range, with Self-Cleaning Oven
- 25 cu.ft. Side by Side Refrigerator with Ice Maker Line
- Above Range installed Microwave
- Energy-Saver Dishwasher
- Garbage Disposal
- Double Compartment Under-Mount Stainless Steel Sink
- Single Lever, One-Touch Moen faucet

BATHS

- Quality Oak Cabinetry with Hardware
- Large Selection of Decorator Mica Tops
- Medicine Cabinets
- Steel Tubs and Sinks with Porcelain Finish
- Full-Size Mirrors over Vanities
- Water Saving Plumbing – Elongated Commodes
- Single Lever, Washer-less Faucet
- Ceramic-Tiled Shower/Tub walls and bath accessories
- Garden Tub in Master Bath – per plan
- Enclosed Water Closet – per plan
- Separate Glass Shower Enclosure in all Master Baths

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