



*Harris Doyle reserves the right to make changes to any of the proposed uses illustrated on this rendering at its sole discretion.





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SIMMS LANDING





LIFE WELL CRAFTED

HARRISDOYLE.COM

the plans

Homes

plan name	approx. sf	beds/baths	garage spaces
BRISTOL	1,760 (1760/0)	3/2	2
TUCKER	2,009 (2009/0)	3/2	2
BEDFORD	2,015 (2015/0)	3-4/2-3	2
GRIFFIN	2,085 (1590/495)	4/3	2
FRANKLIN	2,752 (1644/1108)	4/2.5-3.5	2
AZALEA	2,841 (1817/1024)	4-5/3	2
JEFFERSON	2,850 (1945/905)	4/3	2
GARRETT	3,038 (2002/1036)	4/3	2

Featured Community Amenities & Area Schools

Community Amenities

- ♦ Swimming Pool
- Open Air Pavilion
- ♦ Fitness Center
- Sidewalks

Pelham City School District

- ♦ Pelham Ridge Elementary School
- ♦ Pelham Park Middle School
- Pelham High School



LIFE WELL CRAFTED

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included home amenities

Interior

- ♦ Garage with Sheetrock & White Paint
- Level 1-2 Luxury Vinyl Plank Flooring in Main Level Living Areas & Hallways
- Shaw Tile in Laundry & Bathrooms
- Shaw Carpet in Bedrooms, Loft & Stairs
- 9' Ceiling Heights on Main Level, 8' on 2nd Level
- Decorative 2-Panel Interior Doors
- Oil Rubbed Bronze Door Hardware
- Crown Moulding in Main Level Living Areas & Primary Suite
- 36" Ventless Fireplace with Gas Logs (Per Plan)
- Designer Fireplace Mantel with Tile Surround (Per Plan)
- ⋄ Kitchen:
- 36" Purestyle or Stained Finish Cabinets with Slow-Close Doors
- Granite Countertops
- Designer Tile Backsplash
- 60/40 Stainless Undermount Sink
- Delta Faucet with Pull-Down Sprayer

- Frigidaire Stainless 30" Freestanding Gas Range
- Frigidaire Stainless Over-the-Range Exterior Vented Microwave
- Energy Star, Frigidaire Stainless Dishwasher
- Primary Bath:
- Purestyle or Stained Finish Cabinets with Slow-Close Doors
- Granite Countertops
- Oval Undermount Sinks with WaterSense Delta
 Faucets
- Drop-in Tub with Tile Surround (per plan)
- Tile Shower
- Secondary Baths:
- Purestyle or Stained Finish Cabinets with Slow-Close Doors
- Granite Countertops
- Oval Undermount Sinks with Watersense Delta Faucets
- Fiberglass Tub/Shower Unit
- Pedestal Sink in Powder Room (per plan)

Electrical

- ♦ 1 Floor Outlet in Great Room
- 2 Exterior Electrical Outlets
- Wired Smoke Detectors per Code
- ♦ RING Video Doorbell & Chime

- Bedrooms & Great Room Pre-Wired for Ceiling Fans
- ♦ LED Flush Mount Lighting

Exterior

- 30-Year, Dimensional Roof Shingles
- Professionally Designed Landscape Plan
- Insulated Garage Door(s) with Remote Openers
- ♦ 2 Hose Bibbs
- Mailbox per Community Covenants
- ♦ Gutters

*Variations and/or substitutions of equal value are subject to builder discretion