

# BREAKFAST • POINT® EAST



\*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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**STEPHANIE GWIN GANT**

Mortgage Loan Originator

205-516-7282

stephanie.gant@silvertonmortgage.com

silvertonmortgage.com/harrisdoyle

NMLS 184503

3115 Timberlake Road, Suite 200 | Birmingham, AL 35243



**HARRIS DOYLE  
HOMES**

*LIFE WELL crafted*

HARRISDOYLE.COM

ALL LOANS ARE SUBJECT TO CREDIT APPROVAL.  
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# the plans

## HOMES

PLAN NAME	APPROX. SF	BEDS/BATHS	GARAGE SPACES
Avery	1,600 (1600/0)	3/2	2
Clearwater	1,664 (1664/0)	3/2	2
Sawgrass	1,718 (1718/0)	3/2	2
Tucker	2,009 (2009/0)	3/2	2
Bedford	2,015 (2015/0)	3/2	2
Grayton	2,117 (1590/527)	3/2	2
Portsmouth	2,128 (2128/0)	3/2	2
Sheffield	2,254 (2254/0)	3/2	2
Madeira	2,351 (1014/1337)	4/2.5	2
St. Andrew	2,475 (2475/0)	4/3	2
Navarre	2,511 (1466/1045)	4/2.5	2
Sanibel	2,810 (1539/1271)	4/2.5	2
Azalea	2,821 (1817/1004)	4/3	2
Santa Rosa	2,843 (1718/1125)	4/3.5	2
Hutchinson	3,307 (1899/1408)	4/3	2

## COMMUNITY AMENITIES & AREA SCHOOLS

### COMMUNITY AMENITIES

- ◇ Parks
- ◇ Gayle's Trails
- ◇ Walking/Biking Trails

### AREA SCHOOLS

- ◇ Breakfast Point Academy
- ◇ A. Gary Walsingham Academy
- ◇ Breakfast Point Middle School
- ◇ J.R. Arnold High School



HARRIS DOYLE  
HOMES

**JANET MELTON, New Home Specialist**

JANET@SWEETBAYREALTY.COM | 912.220.1716

**MARK MOODY, New Home Specialist**

MARK@SWEETBAYREALTY.COM | 678.300.1743

LIFE WELL *crafted*

# included home amenities

## INTERIOR

- ◇ Garage with Sheetrock & White Paint
- ◇ Shaw Luxury Vinyl Plank in Main Living Areas, Laundry & Stairs
- ◇ Shaw Carpet in Bedrooms, Loft & Stairs (where applicable)
- ◇ Daltile Tile in Baths
- ◇ 9' Ceiling Heights on Main Level
- ◇ Decorative 2-Panel 8' Interior Doors
- ◇ Oil Rubbed Bronze Door Hardware
- ◇ Kitchen:
  - Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite Countertops
  - Designer Backsplash
  - Stainless Single Bowl Undermount Sink
  - Delta Faucet with Pull-Down Sprayer
  - Gas Frigidaire Gallery Stainless Steel 30" Gas Range
  - Frigidaire Microwave Hood Vented to Exterior
  - Energy Star, Frigidaire Gallery Stainless Dishwasher
- ◇ Primary Bath:
  - Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite Countertops
  - Undermount Sinks with WaterSense Delta Faucets
  - Drop-In Tub with Tile & Schluter System Trim
  - Tile Shower with Tile Shower Floor
- ◇ Secondary Baths:
  - Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite Countertops
  - Undermount Sinks with WaterSense Delta Faucets
  - Fiberglass Tub-Shower Unit

## ENERGY EFFICIENCY

- ◇ Home Energy Rating System Score (HERS) Certificate
- ◇ Superior 2x6 Exterior Wall Framing
- ◇ Electric Furnace
- ◇ 15.2 SEER, Zoned HVAC System
- ◇ Tankless Water Heater
- ◇ Ecobee3 Lite Thermostat
- ◇ Argon Gas Filled Low-E Windows
- ◇ Energy Star Appliances
- ◇ Impact-Rated Garage Doors
- ◇ LED Lighting
- ◇ WaterSense Labeled Plumbing Fixtures
- ◇ MERV 10+ Air Filters
- ◇ Insulation:
  - R-19 Batt Exterior Wall Insulation
  - R-30 Attic Insulation

## 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
- ◇ Decorative Lighting Allowance

## EXTERIOR

- ◇ 30-Year Dimensional Roof Shingles
- ◇ 2 Exterior Hose Bibs
- ◇ Irrigation System in Front, Side & Back Yard
- ◇ Impact-Rated Garage Door(s) with Remote Openers
- ◇ Mailbox per Community Covenants
- ◇ Professionally Designed Landscape Plan for Each Lot
- ◇ Gas Line on Rear Porch for Future Grill

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

