

# MIMMS TRAIL

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## THE GABLES BASEMENTS



\*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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**HARRIS DOYLE**  
 HOMES

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# the plans

## HOMES

PLAN NAME	APPROX. SF	BEDS/BATHS	GARAGE SPACES
Millbrook	2,280 (2280/0)	3/2	2
Tanglewood	2,801 (1940/861)	4/3	2
Sagewood	2,983 (1790/1193)	4/3.5	2
Beaumont	3,392 (1707/1685)	5/4.5	2
Westbury	3,613 (1598/2015)	5/4.5	2

## COMMUNITY AMENITIES & AREA SCHOOLS

### COMMUNITY AMENITIES

- ◇ Swimming Pool
- ◇ Lake
- ◇ Community Garden
- ◇ Sidewalks
- ◇ Green Space

### AREA SCHOOLS

- ◇ Auburn Early Education Elementary School
- ◇ Ogletree Elementary School
- ◇ Drake Middle School
- ◇ East Samford School
- ◇ Auburn Junior High School
- ◇ Auburn High School



HARRIS DOYLE  
HOMES

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# included home amenities

## INTERIOR

- ◇ Garage with Sheetrock & White Paint
- ◇ Shaw Hardwoods or Luxury Vinyl Plank in Main Level Living Areas
- ◇ Shaw Carpet in Bedrooms, Upstairs Hallways & Lofts (per plan)
- ◇ Daltile Tile in Laundry & Baths
- ◇ Oak Hardwood or Luxury Vinyl Treads on Stairs
- ◇ 9' Ceiling Heights on Main Level, 8' on Second Level
- ◇ Decorative 2-Panel Interior Doors
- ◇ Oil Rubbed Bronze Door Hardware
- ◇ Crown Molding where applicable in Main Level Living Areas & Primary Suite
- ◇ 36" Ventless Fireplace with Gas Logs, Designer Mantel, Brick Surround & Raised Hearth
- ◇ Kitchen:
  - 42" Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite or Quartz Countertops
  - Designer Tile Backsplash & Under Cabinet Lighting
  - Double Trash Pull-Out
  - Stainless Single Undermount Bowl Sink
  - Delta Faucet with Pull-Down Sprayer
- Gas Frigidaire Stainless Steel 30", 5-Burner Cooktop
- Frigidaire Gallery Stainless Wall Oven with Microwave Above
- Energy Star, Frigidaire Gallery Stainless Dishwasher
- 30" Custom Cabinet Hood with Vent to Exterior
- ◇ Primary Bath:
  - Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite or Quartz Countertops
  - Oval or Rectangular Undermount Sinks with WaterSense Delta Faucets
  - Drop-In Tub with Tile & Schluter System Trim
  - Tile Shower with Schluter System Trim
- ◇ Secondary Baths:
  - Painted or Stained Cabinets with Slow-Close Drawers & Doors
  - Granite or Quartz Countertops
  - Oval or Rectangular Undermount Sinks with WaterSense Delta Faucets
  - Synthetic Iron Tub with Tile on Main Level
  - Pedestal Sink in Powder Room (per plan)

## ENERGY EFFICIENCY

- ◇ Home Energy Rating System Score (HERS) Certificate
- ◇ Superior 2x6 Exterior Wall Framing
- ◇ Gas Furnace
- ◇ 15.2 SEER, Zoned HVAC System
- ◇ Tankless Natural Gas Water Heater
- ◇ Ecobee3 Lite Thermostat
- ◇ Argon Gas Filled Low-E Windows
- ◇ Energy Star Appliances
- ◇ Insulated Garage Doors
- ◇ LED Lighting
- ◇ WaterSense Labeled Plumbing Fixtures
- ◇ MERV 10+ Air Filters
- ◇ Insulation:
  - R-19 Batt Exterior Wall Insulation
  - R-38 Attic Insulation

## ELECTRICAL

- ◇ 2 Flood Lights
- ◇ 2 Exterior Electrical Outlets
- ◇ 1 Floor Outlet in Great Room
- ◇ 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
- ◇ Gutters
- ◇ 2 Exterior Hose Bibbs
- ◇ Irrigation System in Front, Sides & Back Yard
- ◇ Insulated Garage Door(s) with Remote Openers
- ◇ Mailbox per Community Covenants
- ◇ Professionally Designed Landscape Plan for Each Lot
- ◇ Four Sides Brick (where applicable)

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

