

BREAKFAST • POINT®

EAST



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*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

LIFE WELL *crafted*

HARRISDOYLE.COM

ALL LOANS ARE SUBJECT TO CREDIT APPROVAL.
 *Silverton Mortgage closing cost credit is paid by Harris Doyle Homes and is only available for borrowers financing the purchase of a new home from Harris Doyle Homes with Silverton Mortgage. Closing cost credit will be limited to the amount of the actual closing costs, up to \$2,500. Closing costs that exceed \$2,500 are the responsibility of and must be paid by the buyer financing with Silverton Mortgage. Closing cost credit may not be available with all loan programs.
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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	1,744 (1744/0)	3/2	2
Bedford	1,964 (1964/0)	3/2	2
Tucker	2,011 (2011/0)	3/2	2
Portsmouth	2,098 (2098)	3/2	2
Grayton	2,117 (1590/527)	3/2	2
Sheffield	2,236 (2236/0)	3/2	2
St. Andrew	2,400 (2400/0)	4/3	2
Navarre	2,511 (1466/1045)	4/2.5	2
Madeira	2,586 (1124/1462)	4/2.5	2
Azalea	2,708 (1819/889)	4/3	2
Sanibel	2,810 (1539/1271)	4/2.5	2
Santa Rosa	2,811 (1701/1110)	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

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included home amenities

INTERIOR

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

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

- ◇ 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
- ◇ 2 Exterior Hose Bibbs
- ◇ 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.

