



\*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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# SweetBay

Life at water's edge.



**HARRIS DOYLE**  
HOMES

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# the plans

## HOMES

PLAN NAME	APPROX. SF	BEDS/BATHS	OPTIONAL GARAGE/CARPORT SPACES
Thatch	1,167 (1167/0)	2/2	2
Mangrove	1,375 (1375/0)	2/2	2
Largo	1,392 (1392/0)	3/2	2
Waverly	1,620 (1620/0)	4/2	2
Iva	1,998 (1157/841)	3/2.5	2
Sabal (Twin Home)	1,646 (959/687)	3/2.5	1

## COMMUNITY AMENITIES & AREA SCHOOLS

### COMMUNITY AMENITIES

- ◇ Pet-Friendly Parks
- ◇ Green Spaces
- ◇ Walking Trails
- ◇ Bayfront Access
- ◇ Top-Performing Public Charter School
- ◇ Charming Town Center

### AREA SCHOOLS

- ◇ University Academy Elementary School
- ◇ University Academy Middle School
- ◇ Bay High School



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# included home amenities

## INTERIOR

- ◇ Shaw Luxury Vinyl Plank Floor in Main Living Areas, Bathrooms & Laundry Room
- ◇ Shaw Carpet in Bedrooms
- ◇ 9' Ceiling Heights
- ◇ Decorative 2-Panel 6'-8" Interior Doors
- ◇ Oil Rubbed Bronze Door Hardware
- ◇ 1x4 Door Casing & Baseboards
- ◇ Kitchen:
  - Purestyle Cabinets with Slow-Close Doors
  - Granite Countertops with 3" Backsplash
  - 60/40 Stainless Undermount Sink
  - Delta Faucet with Pull-Down Sprayer Wand
  - Energy Star, Frigidaire Stainless Steel 24" Dishwasher
  - Frigidaire Stainless Steel 30" Electric Range
  - Frigidaire Microwave Hood
- ◇ Primary Bath:
  - Purestyle Cabinets with Slow-Close Doors
  - Granite Countertops
  - Oval Undermount Sinks
  - WaterSense Delta Faucets
  - Tile Shower with Fiberglass Pan
  - Luxury Vinyl Plank Flooring
- ◇ Secondary Baths:
  - Purestyle Cabinets with Slow-Close Doors
  - Granite Countertops
  - Oval Undermount Sinks
  - WaterSense Delta Faucets
  - Fiberglass Tub-Shower Unit
  - Luxury Vinyl Plank Flooring

## 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
- ◇ 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
- ◇ 2 Exterior Water Hydrants
- ◇ Irrigation System
- ◇ Mailbox per Community Covenants
- ◇ Professionally Designed Landscape Plan for Each Lot

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

