

SweetBay

Life at water's edge.



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



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

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.

Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org/>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license, Licensed by the NJ Department of Banking and Insurance, Licensed by PA Dept. of Banking, Rhode Island Licensed Lender. Licensing information: <https://silvertonmortgage.com/licensing/>. All information is believed accurate and is subject to change without notice. 03/2022

SweetBay

Life at water's edge.



HARRIS DOYLE
HOMES

LIFE WELL *crafted*

HARRISDOYLE.COM

the plans

SWEETBAY, COTTAGES

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



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

- ◊ 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.

