



*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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LIFE WELL CRAFTED

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the plans

Homes

plan name	approx. sf	beds/baths	garage spaces
BRISTOL	1,760 (1760/0)	3/2	2
TUCKER	2,009 (2009/0)	3/2	2
BEDFORD	2,015 (2015/0)	3-4/2-3	2
GRIFFIN	2,085 (1590/495)	4/3	2
SHEFFIELD	2,254 (2254/0)	3/2	2
MANSFIELD	2,358 (2358/0)	4/3	2
FRANKLIN	2,752 (1644/1108)	4/2.5-3.5	2
AZALEA	2,821 (1817/1004)	4-5/3	2
JEFFERSON	2,850 (1945/905)	4/3	2
GARRETT	3,038 (2002/1036)	4/3	2

Featured Community Amenities & Area Schools

Community Amenities

- ♦ Swimming Pool
- ♦ Open Air Pavilion
- ♦ Fitness Center
- ♦ Sidewalks

Pelham City School District

- ♦ Pelham Ridge Elementary School
- ♦ Pelham Park Middle School
- Pelham High School



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included home amenities

Interior

- ♦ Garage with Sheetrock & White Paint
- ♦ Shaw Luxury Vinyl Plank Flooring in Main Level Living ♦ Primary Bath: Areas & Hallways
- Daltile Tile in Laundry & Bathrooms
- Shaw Carpet in Bedrooms, Loft & Stairs
- 9' Ceiling Heights on Main Level, 8' on 2nd Level
- Decorative 2-Panel Interior Doors
- Oil Rubbed Bronze Door Hardware
- Crown Moulding in Main Level Living Areas & Primary Suite
- Kitchen:
- 36" Purestyle or Stained Finish Cabinets with Slow-Close Doors
- Granite Countertops
- Designer Tile Backsplash
- 60/40 Stainless Undermount Sink
- Delta Faucet with Pull-Down Sprayer
- Frigidaire Stainless 30" Freestanding Gas Range
- Frigidaire Stainless Over-the-Range Exterior Vented Microwave

- Energy Star, Frigidaire Stainless Dishwasher
- Purestyle or Stained Finish Cabinets with Slow-
- Granite Countertops
- Oval Undermount Sinks with WaterSense Delta Faucets
- Tile Shower
- Secondary Baths:
- Purestyle or Stained Finish Cabinets with Slow-Close Doors
- Granite Countertops
- Oval 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
- ♦ 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

- ♦ 1 Floor Outlet in Great Room
- ♦ 2 Flood Lights
- 2 Exterior Electrical Outlets
- Wired Smoke Detectors per Code
- ♦ RING Video Doorbell & Chime

- Bedrooms & Great Room Pre-Wired for Ceiling
- ♦ LED Flush Mount Lighting
- Decorative Lighting Allowance

Exterior

- ♦ 30-Year Dimensional Roof Shingles
- ♦ 2 Exterior Hose Bibs
- Insulated Garage Door(s) with Remote Openers
- Mailbox per Community Covenants
- Professionally Designed Landscape Plan for Each