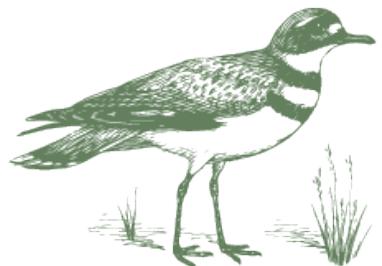


• P E N N •  
M E A D O W S



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



• P E N N •  
M E A D O W S



**STEPHANIE GWIN GANT**  
Mortgage Loan Originator  
205-516-7282  
[stephanie.gant@silvertonmortgage.com](mailto:stephanie.gant@silvertonmortgage.com)  
[silvertonmortgage.com/harrisdoyle](http://silvertonmortgage.com/harrisdoyle)  
NMLS 184503  
3115 Timberlake Road, Suite 200 | Birmingham, AL 35243

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# the plans

## Homes

plan name	approx. sf	beds/baths	garage spaces
TUCKER	2,009 (2009/0)	3/2	2
BEDFORD	2,015 (2015/0)	3/2	2
PORTSMOUTH	2,128 (2128/0)	3/2	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	2
NICKLAUS	2,771 (1598/1173)	4/3.5	2
AZALEA	2,841 (1817/1024)	4/3	2
CLERMONT	2,824 (1569/1255)	4/2.5	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
- ◊ Sidewalks
- ◊ Green Spaces

**Pike Road School District**

- ◊ Pike Road Elementary School
- ◊ Pike Road Intermediate School
- ◊ Pike Road Junior High School
- ◊ Pike Road High School



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SHERRY JONES, New Home Specialist

PENNMEADOWS@HARRISDOYLE.COM | 334.651.1979

## included home amenities

## Interior

- ◊ Garage with Sheetrock & White Paint
- ◊ Shaw Luxury Vinyl Plank Flooring in Main Level Living 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
- ◊ Primary Bath:
  - Purestyle or Stained Finish Cabinets with Slow-Close Doors
  - 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 Fans
- ◊ 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 Lot

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