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MEADOWS



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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

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# the plans

## HOMES

PLAN NAME	APPROX. SF	BEDS/BATHS	GARAGE SPACES
Tucker	2,009 (2009/0)	3/2	2
Bedford	1,995 (1995/0)	3/2	2
Portsmouth	2,137 (2137/0)	3/2	2
Sheffield	2,254 (2254/0)	3/2	2
Mansfield	2,358 (2358/0)	4/3	2
Franklin	2,725 (1633/1092)	4/2.5	2
Nicklaus	2,849 (1661/1188)	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

## COMMUNITY AMENITIES & AREA SCHOOLS

### COMMUNITY AMENITIES

- ◇ Swimming Pool
- ◇ Open Air Pavilion
- ◇ Sidewalks
- ◇ Green Spaces

### AREA SCHOOLS

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



HARRIS DOYLE  
HOMES

**SHERRY JONES, New Home Specialist**

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# included home amenities

## INTERIOR

- ◇ Garage with Sheetrock & White Paint
- ◇ Shaw Luxury Vinyl Plank in Main Level Living Areas
- ◇ Shaw Carpet in Bedrooms, Upstairs Hallways, Loft & Stairs (per plan)
- ◇ Daltile Tile in Laundry & Baths
- ◇ 9' Ceiling Heights on Main Level, 8' on Second Level
- ◇ Decorative 2-Panel Interior Doors
- ◇ Oil Rubbed Bronze Door Hardware
- ◇ Crown Molding where applicable in Main Level Living Areas & Primary Suite
- ◇ Kitchen:
  - 36" Purestyle or Stained Cabinets with Slow-Close Doors
  - Granite Countertops
  - Designer Tile Backsplash
  - Stainless 60/40 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 Gallery Stainless Dishwasher
- ◇ Primary Bath:
  - Purestyle or Stained Cabinets with Slow-Close Doors
  - Granite Countertops
  - Oval Undermount Sinks with WaterSense Delta Faucets
  - Tile Shower with Schluter System Trim
- ◇ Secondary Baths:
  - Purestyle or Stained 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

- ◇ 2 Flood Lights
- ◇ 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
- ◇ Gutters
- ◇ 2 Exterior Hose Bibbs
- ◇ 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.

