

BREAKFAST • POINT®

EAST



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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

LIFE WELL crafted

HARRISDOYLE.COM

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.
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the plans

HOMES

| PLAN NAME | APPROX. SF | BEDS/BATHS | GARAGE SPACES |
|------------|-------------------|------------|---------------|
| Avery | 1,600 (1600/0) | 3/2 | 2 |
| Clearwater | 1,664 (1664/0) | 3/2 | 2 |
| Sawgrass | 1,718 (1718/0) | 3/2 | 2 |
| Tucker | 2,009 (2009/0) | 3/2 | 2 |
| Bedford | 2,015 (2015/0) | 3/2 | 2 |
| Grayton | 2,117 (1590/527) | 3/2 | 2 |
| Portsmouth | 2,128 (2128/0) | 3/2 | 2 |
| Sheffield | 2,254 (2254/0) | 3/2 | 2 |
| Madeira | 2,351 (1014/1337) | 4/2.5 | 2 |
| St. Andrew | 2,475 (2475/0) | 4/3 | 2 |
| Navarre | 2,511 (1466/1045) | 4/2.5 | 2 |
| Sanibel | 2,810 (1539/1271) | 4/2.5 | 2 |
| Azalea | 2,821 (1817/1004) | 4/3 | 2 |
| Santa Rosa | 2,843 (1718/1125) | 4/3.5 | 2 |
| Hutchinson | 3,307 (1899/1408) | 4/3 | 2 |

COMMUNITY AMENITIES & AREA SCHOOLS

COMMUNITY AMENITIES

- ◇ Parks
- ◇ Gayle's Trails
- ◇ Walking/Biking Trails

AREA SCHOOLS

- ◇ Breakfast Point Academy
- ◇ A. Gary Walsingham Academy
- ◇ Breakfast Point Middle School
- ◇ J.R. Arnold High School



HARRIS DOYLE
HOMES

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LIFE WELL *crafted*

included home amenities

INTERIOR

- ◇ Garage with Sheetrock & White Paint
- ◇ Shaw Luxury Vinyl Plank in Main Living Areas, Laundry & Stairs
- ◇ Shaw Carpet in Bedrooms, Loft & Stairs (where applicable)
- ◇ Daltile Tile in Baths
- ◇ 9' Ceiling Heights on Main Level
- ◇ Decorative 2-Panel 8' Interior Doors
- ◇ Oil Rubbed Bronze Door Hardware
- ◇ Kitchen:
 - Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertops
 - Designer Backsplash
 - Stainless Single Bowl Undermount Sink
 - Delta Faucet with Pull-Down Sprayer
 - Gas Frigidaire Gallery Stainless Steel 30" Gas Range
 - Frigidaire Microwave Hood Vented to Exterior
 - Energy Star, Frigidaire Gallery Stainless Dishwasher
- ◇ Primary Bath:
 - Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertops
 - Undermount Sinks with WaterSense Delta Faucets
 - Drop-In Tub with Tile & Schluter System Trim
 - Tile Shower with Tile Shower Floor
- ◇ Secondary Baths:
 - Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertops
 - Undermount Sinks with WaterSense Delta Faucets
 - Fiberglass Tub-Shower Unit

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

- ◇ 1 Floor Outlet in Great Room
- ◇ 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
- ◇ Irrigation System in Front, Side & Back Yard
- ◇ Impact-Rated Garage Door(s) with Remote Openers
- ◇ Mailbox per Community Covenants
- ◇ Professionally Designed Landscape Plan for Each Lot
- ◇ Gas Line on Rear Porch for Future Grill

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

