



SIMMS LANDING



KEYSTONE SERIES



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



**SILVERTON
MORTGAGE**



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 will not be paid by Harris Doyle Homes. Silverton Mortgage is not affiliated with Harris Doyle Homes. Silverton Mortgage, Inc. dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, A2 Lic. #BK-0902096, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lender Act license, Licensed by the N.J. 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



**HARRIS DOYLE
HOMES**

LIFE WELL CRAFTED

HARRISDOYLE.COM

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



HARRIS DOYLE

HOMES

LIFE WELL CRAFTED

KRISTIE COTTER, New Home Specialist

KRISTIE.COTTER@HARRISDOYLE.COM | 970.301.1891

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
- ◊ 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 Star, Frigidaire Stainless Dishwasher
- ◊ Primary Bath:
 - Purestyle or Stained Finish Cabinets with Slow-Close Doors
 - Granite Countertops
 - Oval Undermount Sinks with WaterSense Delta Faucets

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