

FEATURES BY COMMUNITY

Highland Lakes



OVERHEAD AT PORCHES:

- PAINTED T-1-11 PINE
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

FASCIA & SOFFIT:

- FASCIA: ALUMINUM | SOFFIT: VINYL

VENEERS:

- BRICK, STUCCO, WOODGRAIN CEMENTITIOUS LAP SIDING, SMOOTH BOARD & BATTEN, WOODGRAIN OR SMOOTH SHAKER PANEL

DOORS:

- 3/4 INSULATED GLASS, 1 LITE - FIBERGLASS DOOR AT FRONT WITH EXT. PAINT GRADE BRICK MOULD (PAINTED)
- FULL INSULATED GLASS, 1 LITE - METAL DOOR AT REAR WITH EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- INSULATED SOLID METAL DOOR AT THE GARAGE
- GARAGE DOOR: LINCOLN COLLECTION WITH MY Q MOTOR + WEATHER STRIPPING

DOOR HARDWARE:

- KNOB & DEADBOLT, THRESHOLD: BRONZE
- INTERIOR - KNOB

SHUTTERS:

- FIXED WOOD - TREATED PINE (PAINTED)

LANDSCAPING:

- SODDED FRONT YARD ONLY TO REAR BUILDING LINE (10 PALLETS MAX)

CLIMATE CONTROL: ENERGY STAR

- SEER 2 AC & HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- MICROWAVE HOOD VENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8" X 8" GRILLE ON FRONT PORCH CEILING

VICTORIAN MAILBOX & ADDRESS PLAQUE

INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 BATTS (SLOPED CEILINGS)

SHOWER:

- OVER 1400 SQ. FT. - TILE SHOWER WALLS WITH RECESSED NICHE & FIBERGLASS PAN, FRAMED GLASS DOOR 80", COMBO NICHE WITH 12" X 12" OVER 12" X 6"
- UNDER 1400 SQ. FT. - FIBERGLASS WITH 68.5" FRAMED GLASS DOOR

SINKS:

- DEEP UNDER-MOUNT EQUAL BOWL IN KITCHEN
- DROP IN PORCELAIN BOWLS IN BATHROOMS
- PEDESTAL SINK IN POWDER BATH (WHEN APPLICABLE)

FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 4" SPREAD ON THE CENTER PLATE IN BATHROOMS

ELONGATED TOILETS

GARBAGE DISPOSAL WITH AIR SWITCH (PUSH BUTTON IN COUNTERTOP IF KITCHEN SINK IS IN THE ISLAND)

11.2 GPM TANKLESS WATER HEATER (GAS ONLY)

PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS, & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

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CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE
- CORBELS AT ISLAND OVERHANGS (UNLESS ISLAND HAS WING WALLS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS ABOVE TOILETS (EXCEPT WHEN LINEN CLOSET IS PRESENT)
- STANDARD UPPER CABINETS ABOVE REFRIGERATOR (WOOD WRAP ONLY IF OPEN END OF REFRIGERATOR IS EXPOSED)
- CABINET ABOVE WASHER (EXCEPT WHEN CLOSET IS PRESENT - ROD & SHELF OVER DRYER)
- SOFT CLOSE DOORS AT ALL CABINETS
- REAR ENTRY CUBBIES WHERE APPLICABLE

INTERIOR TRIM:

- BASEBOARDS - CLASSIC 5-1/4" WITH 3/4" ROUND
- CASINGS - CLASSIC 3-1/4", WINDOWS - STOOL AND APRON
- CROWN - CLASSIC 5-1/4" IN FOYER, LIVING, DINING, KITCHEN, HALL & MASTER BEDROOM + (POWDER BATHS WHERE APPLICABLE)
- DOORS: HOLLOW CORE SMOOTH MASONITE, FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

FLOORING:

- CARPET IN SECONDARY BEDROOMS & CLOSETS
- CERAMIC TILE IN BATHROOMS AND UTILITY ROOMS
- VINYL PLANK (SPC) IN THE LIVING, DINING, KITCHEN (PER WEB PDF), MASTER BEDROOM & MASTER CLOSET(S)

COUNTERTOPS

- 3CM GRANITE OR 2CM QUARTZ SLAB COUNTERS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

BACKSPLASH:

- TUB SURROUND: TILE BACKSPLASH FOR GARDEN TUBS MATCHES FLOOR TILE
- KITCHEN: FULL SUBWAY TILE - BRICK LAY (3X6 / 3X10) OR PATTERN LAY WITH FINISHED METAL EDGE TRIM
- BATHROOM VANITY: 4" CORRESPONDING BACKSPLASH IN BATHROOMS

LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND OR PENINSULA, HANGING FIXTURE AT THE DINING (EXCLUDING CATHEDRAL CEILINGS), RECESSED LED IN DINING (WITH CATHEDRAL CEILINGS)
- GENERAL LIGHTING: RECESSED LEDS IN FOYER, KITCHEN, LIVING, HALLS, UTILITY, PORCHES, AND BATHS (WALL SCONCES WHERE REQ'D IN THE HALLS)
- HVL, VL IN BATHROOMS
- LED FLUSH MOUNT LIGHTS IN SECONDARY BEDROOMS (STUDY WHERE APPLICABLE)
- FANS: IN LIVING ROOM & ALL BEDROOMS (LIGHT KITS ONLY IN BEDROOMS)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE/CARPORT, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, RAISED CABLE AND ELECTRICAL OUTLETS AT REAR AND SIDE PORCH

APPLIANCES:

- 30" FREE STANDING GAS RANGE
- MICROWAVE OVEN/HOOD VENT COMBO
- DISHWASHER

UTILITIES:

- GAS-HOT WATER, STOVE, HVAC

USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM