

BREAKFAST • POINT®
EAST

BREAKFAST • POINT®
EAST



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



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



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.
Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (https://www.nmlsconsumeraccess.org/), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending 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

the plans

Homes

plan name	approx. sf	beds/baths	garage spaces
AVERY	1,600 <small>(1600/0)</small>	3/2	2
CLEARWATER	1,664 <small>(1664/0)</small>	3/2	2
SAWGRASS	1,718 <small>(1718/0)</small>	3/2	2
TUCKER	2,009 <small>(2009/0)</small>	3/2	2
BEDFORD	2,015 <small>(2015/0)</small>	3/2	2
GRAYTON	2,117 <small>(1590/527)</small>	3/2	2
PORTSMOUTH	2,128 <small>(2128/0)</small>	3/2	2
SHEFFIELD	2,254 <small>(2254/0)</small>	3/2	2
MADEIRA	2,351 <small>(1014/1337)</small>	4/2.5	2
ST. ANDREW	2,475 <small>(2475/0)</small>	4/3	2
NAVARRE	2,511 <small>(1466/1045)</small>	4/2.5	2
SANIBEL	2,810 <small>(1539/1271)</small>	4/2.5	2
AZALEA	2,821 <small>(1817/1004)</small>	4/3	2
SANTA ROSA	2,843 <small>(1718/1125)</small>	4/3.5	2
HUTCHINSON	3,307 <small>(1899/1408)</small>	4/3	2

Featured Community Amenities & Area Schools

Community Amenities

- ◊ Parks
- ◊ Gayle’s Trails
- ◊ Walking/Biking Trails

Bay District School System

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



LIFE WELL CRAFTED

JANET MELTON, New Home Specialist

JANET@SWEETBAYREALTY.COM | 912.220.1716

MARK MOODY, New Home Specialist

MARK@SWEETBAYREALTY.COM | 678.300.1743

included home amenities

Interior

- ◊ Garage with Sheetrock & White Paint
- ◊ Shaw Luxury Vinyl Plank Floor in Main Living Areas & Laundry & Stairs
- ◊ Daltile Tile in Baths
- ◊ Shaw Carpet in Bedrooms, Loft & Stairs (where applicable)
- ◊ 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 Tile 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
 - 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
- ◊ 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-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
- ◊ Insulated 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.

