



**Highland Homes**  
The value leaders.

# MYSTERY RIDGE

## INCLUDED FEATURES

### ***DISTINGUISHING EXTERIOR FEATURES***

Fully-Sodded Home site w/Landscape Package  
Sprinkler System  
Paneled Steel Garage Door  
Concrete Masonry Construction w/Textured Exterior  
Certainteed Algae Resistant Shingles w/25-Yr. Warranty  
Anti-Termite Treatment  
Distinctive Insulated Steel Entrance Door  
Two-Car Driveway  
2 Hose Bibs, Both Sides of Home  
Covered Patio – Lanai (per plan)  
2 Recessed Can lights in Patio-Lanai (per plan)  
Continuous Vented Vinyl Soffits  
Stem Wall Foundation  
Fiber Re-Enforced Concrete Slab, 2500 PSI Rating  
Maintenance-Free Aluminum Fascia  
Pittsburgh Paints Exterior Finishes

### ***ENERGY-SAVING ELECTRICAL FEATURES***

14 SEER (minimum) Energy-Efficient Heat Pump  
Programmable Thermostat  
Rapid Recovery 40-Gallon (minimum) Hot Water Heater  
R-30 Insulation in Living Area Ceilings  
R-4.2 FI-Foil Exterior Masonry Walls  
R-11 Batts On Frame Walls Between House & Garage  
Underground Utilities  
Telephone Pre-wires (2 per plan)  
Cable Pre-wires (2 per plan)  
Double Switch Ceiling Fan Pre-wires (2 per plan)  
Smoke and Carbon Monoxide Alarms  
Garage Door Opener Pre-wire  
2 Exterior GFI Outlets  
Progress Lighting Fixtures in Foyer, Nook, & Dining Room (per plan)  
200 AMP Minimum Electrical Service  
CPVC Plumbing  
CAT 5 and RG6 Wiring  
Dryer Vented to Exterior  
Air Conditioning Vents in Walk-In Closets (per plan)

### ***KITCHEN FEATURES***

Whirlpool Self-Cleaning Smooth-Top Range & Range Hood  
Whirlpool Family-Sized Dishwasher  
Stainless Steel Sink  
Delta Single Lever Faucet & Sprayer  
QualityCabinets® WoodStar® Cabinetry, with Hidden Hinges  
Wide Range of Wilsonart Mica Counter Top Selections  
Armstrong Designer Upgraded Vinyl Flooring  
Convenient Pantry (per plan)  
Ice Line Plumbing  
Microwave Pre-wire  
Recessed Ceiling Lights (per plan)

### ***WARRANTY SATISFACTION***

One-Year Builders Limited Warranty  
“Bonded Builders New Home Warranty”  
Customer Satisfaction Survey

### ***SPECTACULAR INTERIORS***

Mohawk Plush Wall-to-Wall Carpeting  
7/16” 6# Carpet Pad  
Armstrong Resilient Vinyl Flooring  
Designer, Volume Ceilings (per plan)  
Pittsburgh Paints Multiple Interior Paint Selections & Painted Colonial Wood Trim  
Decorator Plant Shelves (per plan)  
White Window Frames w/ Clear Glass, & Screens  
Arched Windows (per plan)  
6-Panel Doors  
Marble Window Sills  
Kwikset Brushed Chrome Finish Door Handles  
Textured Walls & Ceiling  
Utility Room w/ Washer & Dryer Connections (per plan)

### ***MASTER SUITE, BEDROOMS & BATHS***

Ceramic Wall Tile in Bath & Shower Areas  
Armstrong Easy Care Designer Vinyl Flooring  
Delta Faucets on All Sinks, Tubs & Showers  
Progress Lighting Fixtures Over All Vanities  
Medicine Cabinet in Full Baths (per plan)  
Ventilated Closet Shelving  
White Porcelain Steel Tubs in Secondary Baths  
Full-Sized Mirrors Over All Vanities  
QualityCabinets® WoodStar® Cabinetry, with Hidden Hinges  
Sterling Garden Tub in Master Suite (per plan)  
Elongated Commodes Throughout

### ***SECURITY AND SERVICE FEATURES***

UP TO 3% CLOSING COST PAID BY HIGHLAND HOMES  
Kwikset Deadbolt on Entry Door (Addl. Doors per plan)  
Peephole – Entry Door  
Pre-Construction Conference w/Personal Construction Manager  
Continuous Contact w/Sales & Construction Personnel  
Preferred Lender & Title Companies for Convenience & Customer Satisfaction  
Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

### ***COMMUNITY FEATURES***

Easy Access to Major Highways  
Convenient to Attractions  
Homeowners Association to Ensure Maintenance of Community Standards (per community)