



Highland Homes
The value leaders.

ST. JAMES CROSSING

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)