

Aviary at Rutland Ranch

Estates Included Features

DISTINGUISHING EXTERIORS

- **Fully-Sodded Homesite with St. Augustine Sod**
- Premium Landscape Package
- Irrigation System
- Concrete Masonry Construction with Textured Finish and/or Siding
- Variety of Exterior Paint Selections
- Architectural Shingles with Limited-Lifetime Warranty
- Distinctive Insulated Fiberglass Entrance Door (Addl. Doors per plan)
- Paneled Steel Garage Door
- Two or Three-Car Driveway (per plan)
- Continuous Vented Vinyl Soffits
- Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
- Maintenance-Free Aluminum Fascia
- **3 Hose Bibs (Both Sides and Rear of Home)**
- Covered Lanai with Double Switch Ceiling Fan Pre-wires (per plan)
- 2 Sealed LED Recessed Can Lights on Lanai (per plan)
- **Coach Lights on Both Sides of Garage** (per plan)
- **Flo-Crete Finish on Entry and Lanai** (per plan)
- **Storm Shutters**

ENERGY-SAVING & ELECTRICAL FEATURES

- 14.3 SEER2 (minimum) Energy-Efficient Heat Pump
- **Ecobee3 Lite Smart Thermostat**
- Low E, Double Pane Windows with Screens and Tilt-In Sash
- **Rapid Recovery 50-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 and Garage
- **Foam Injected Wall Block**
- Cat 6 Pre-wires (2 per plan)
- Double Switch Ceiling Fan Pre-wires (Gathering Room, Den, Lanai and All Bedrooms)
- **Double Switch Ceiling Fans (Gathering Room and All Bedrooms)**
- 1/2 HP Wi-Fi Smart Garage Door Opener with Remotes
- Rocker Electrical Switches
- Surge Protection Device
- Smoke and Carbon Monoxide Alarms
- 3 Exterior GFI Outlets
- Light Fixtures in Foyer, Café and Dining Room (per plan)
- LED Ceiling Lights in Kitchen (per plan)
- Dryer Vented to Exterior
- Air Conditioning Vents in Walk-In Wardrobes (per plan)
- Media Panel

LUXURIOUS OWNER'S BATHROOM

- **Level 1 Granite or Quartz in Bath**
- **Level 1 Decorative Wall Tile in Bath and Shower Areas**
- **36" Raised Vanity Birch Wood or Laminate Cabinetry, with Soft Closed Doors**
- Delta WaterSense 2-Handle Chrome Sink Faucets
- Delta Chrome Faucets on Tub and Shower (per plan)
- Framed Mirrors Over All Vanities
- Chrome Decorative Light Fixtures Over Vanities
- Garden Tub (per plan)
- Chrome Glass Shower Enclosure (per plan)

BATHROOM FEATURES

- **Vinyl Plank Flooring - All Baths**
- White Ceramic Wall Tile in Bath and Shower Areas
 - Secondary Bath(s)
- Birch Wood or Laminate Cabinetry, with Soft Closed Doors
 - Secondary Bath(s)
- **Cabinet Hardware - All Baths**
- Wide Range of Wilsonart Premium HD Mica Countertop Selections
 - Secondary Baths with Choice of Crescent or Beveled Edge
- Delta WaterSense 2-Handle Chrome Sink Faucets
 - Secondary Bath(s)
- Delta Chrome Faucets on Tubs and Showers (per plan)
 - Secondary Bath(s)
- Decorative Light Fixtures Over Vanities - Secondary Bath(s)
- **Framed Mirrors Over All Vanities**
- **Medicine Cabinet in Full Baths** (per plan)
- Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
- Elongated Commodes Throughout
- Free Slide Ventilated Closet Shelving Throughout

KITCHEN FEATURES

- Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range
- Samsung Stainless Steel Over-the-Range Microwave
- Samsung Stainless Steel Quiet-Operation Dishwasher
- **Samsung Stainless Steel Side-by-Side Refrigerator**
- **Stainless Steel Single Bowl Sink**
- Delta Stainless Steel Faucet with Pulldown Sprayer
- 1/2 HP Garbage Disposal
- **36" Birch Wood or Laminate Cabinetry, with Soft Closed Doors**
- **Staggered Cabinets Over Microwave** (per plan)
- **Cabinet Upper Crown Moulding**
- Cabinet Hardware
- **Granite or Level 1 Quartz Countertop Selections**
- Vinyl Plank Flooring
- Ice Line Plumbing
- Convenient Pantry (per plan)

SPECTACULAR INTERIORS

- Shaw Plush Stain-Resistant Wall-to-Wall Carpeting
- 7/16" 6# Carpet Pad
- **Vinyl Plank Flooring in All Wet Areas and First Floor Living Spaces, Excluding Den, Bedrooms, and Loft (per plan)**
- Knockdown Textured Walls and Ceiling
- Multiple Interior Paint Selections, with White Ceiling
- Painted Colonial Wood Trim
- 2 1/4" Designer Upgraded Mouldings
- **5 1/4" Base Throughout**
- 2-Panel Doors
- Kwikset Brushed Satin Nickel Door Handles
- Wood Window Sills
- Laundry Room with Washer & Dryer Connections (per plan)

SECURITY & SERVICE FEATURES

- **Kwikset Traditional Keypad Connected Smart Lock**
- Peephole on Entry Door
- **Taexx Built-In Pest Control System**
- Anti-Termite Treatment
- Cluster or Individual Mail Box (per community)
- Lender Partners and Title Companies for Convenience and Customer Satisfaction
- Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

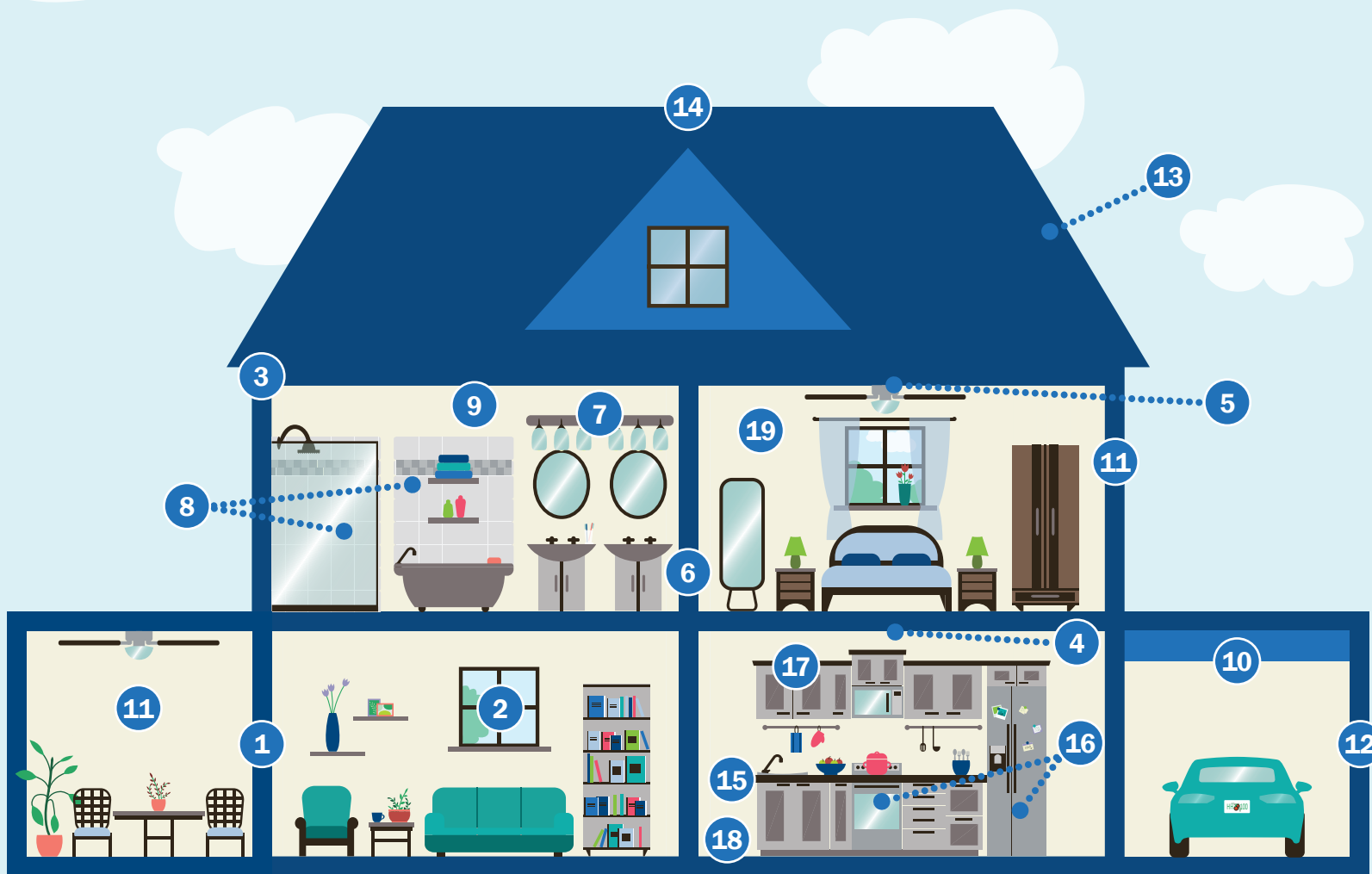
WARRANTY SATISFACTION

- **One-Year Builders Limited Warranty**
- 2-10 Home Buyers New Home Warranty
- Customer Satisfaction Survey

Effective on homes permitted after 08/01/26

Aviary at Rutland Ranch | 16141 59th Court E | Parrish, FL 34219 | (941) 479-4988

www.HighlandHomes.ORG



- 1 14.3 SEER2 (min) Heat Pump with Smart Thermostat:** Energy-efficient system paired with an ENERGY STAR® programmable smart thermostat for optimal comfort, convenience, and savings.
- 2 Low-E Double-Pane Windows:** Reduces heat radiating into your home & the tilt-in sash makes cleaning the glass a breeze.
- 3 R-30 Ceiling & R-11 Foam Block Insulation:** Provides a barrier against heat entering your home, lowering energy bills.
- 4 LED Kitchen Lighting:** ENERGY STAR® lights use just 13W (75W equivalent) apiece for 83% energy savings, emit little heat, and provide bright and evenly distributed light.
- 5 Light Fixtures & Ceiling Fans:** Fixtures in the foyer, dining and cafe, plus double-switch fans with light in the gathering room and bedrooms.
- 6 Rapid-Recovery 50-Gallon (min) Water Heater:** Heats water faster using less energy than a larger volume tank.
- 7 Decorative Vanity Lighting:** Effective light with stylish design.
- 8 Ceramic Tiled Shower & Tub:** Durable, quality craftsmanship.
- 9 Luxurious Owner's Bath:** Enjoy privacy and personal space with 36" raised dual vanities, a glass-enclosed shower, and a garden or freestanding tub (per plan).

- 10 2 or 3-Car Garage with Wi-Fi Smart Garage Door Opener:** Control and get alerts via your smart phone.
- 11 Covered Lanai:** Provides desirable outdoor living space.
- 12 TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.
- 13 Architectural Shingles:** Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.
- 14 2-10 Home Buyers Warranty:** 10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.
- 15 Granite or Quartz Kitchen Countertops:** Luxurious, durable style.
- 16 Samsung Stainless Steel Appliances:** 5-burner smooth top smart electric range, microwave with fan, ENERGY STAR® quiet-operation dishwasher, and ENERGY STAR® side-by-side refrigerator.
- 17 36" Staggered Cabinets with Crown & Hardware:** Recessed panel doors in your choice of 5 wood, white, or gray finishes. Solid wood face frames, hidden hinges, decorative knobs/pulls, & crown moulding.
- 18 Vinyl Plank Flooring (in wet areas):** Durable & easy to maintain.
- 19 Two-Tone Interior Paint:** Multiple color choices for your walls, with a classic white ceiling.

Plus: Professional decorators at our Personal Selection Studio will help you select features and finishes to personalize your dream home!

*Included features and specifications are subject to change without notice. See your Community Sales Manager for details. #CBC060256