

Aviary at Rutland Ranch

Included Features

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite with St. Augustine Sod and 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 Entry 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
2 Hose Bibs, Both Sides of Home
Covered Lanai with Double Switch Ceiling Fan Pre-wires (per plan)
2 Sealed LED Recessed Can Lights on Lanai (per plan)
Coach Light Pre-wires 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
Telephone Pre-wires (CAT 5 - 2 per plan)
Cable Pre-wires (RG6 - 5 per plan)
Double Switch Ceiling Fan Pre-wires
(Gathering Room, Den, Lanai and All Bedrooms)
LED Flush Mount Light Fixture in All Bedrooms
1/2 HP Wi-Fi Smart Garage Door Opener with Remotes
Rocker Electrical Switches
Smoke and Carbon Monoxide Alarms
3 Exterior GFI Outlets
Lighting Fixtures in Foyer, Café and Dining Room (per plan)
Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
Dryer Vented to Exterior
Air Conditioning Vents in Walk-In Wardrobes (per plan)
Media Panel

KITCHEN FEATURES

Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range
Samsung Stainless Steel Over-the-Range Microwave
Samsung Stainless Steel Quiet-Operation Dishwasher
Stainless Steel Sink
Delta Stainless Steel Faucet with Pulldown Sprayer
1/2 HP Garbage Disposal
36" Birch Wood or Laminate Cabinetry, with Hidden Hinges
Cabinet Hardware
Wide Range of Wilsonart Premium Mica Countertop Selections
with Choice of Crescent or Beveled Edge
Vinyl Plank Flooring
Ice Line Plumbing
Convenient Pantry (per plan)

Effective on homes permitted after 04/01/25

SPECTACULAR INTERIORS

Mohawk Plush Stain-Resistant Wall-to-Wall Carpeting
7/16" 6# Carpet Pad
Vinyl Plank Flooring in Wet Areas
Knockdown Textured Walls and Ceiling
Multiple Interior Paint Selections, with White Ceiling
Painted Colonial Wood Trim
6-Panel Doors
Kwikset Brushed Chrome Finish Door Handles
Wood Window Sills
Laundry Room with Washer & Dryer Connections (per plan)

BATHROOM FEATURES

Ceramic Wall Tile in Bath and Shower Areas
Vinyl Plank Flooring
Birch Wood or Laminate Cabinetry, with Hidden Hinges
in Secondary Bath
36" Raised Vanity Birch Wood or Laminate Cabinetry,
with Hidden Hinges in Owner's Suite
Cabinet Hardware
Wide Range of Wilsonart Premium Mica Countertop Selections
with Choice of Crescent or Beveled Edge
Delta WaterSense 2-Handle Chrome Faucets on All Sinks
Delta Chrome Faucets on All Tubs and Showers
Decorative Light Fixtures Over All Vanities
Framed Mirror Over All Vanities
Full-Sized Mirrors Over All Vanities
Medicine Cabinet in Full Baths (per plan)
Garden Tub in the Owner's Suite (per plan)
Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
Elongated Commodes Throughout
Free Slide Ventilated Closet Shelving

SECURITY & SERVICE FEATURES

Kwikset Traditional Keypad Connected Smart Lock
Peephole on Entry Door
Taexx Built-In Pest Control System
Anti-Termite Treatment
Cluster Mailbox Kiosk
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



Highland Homes
The value leaders.

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New Homes Designed for Your Life



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 Rapid-Recovery 50-Gallon (min) Water Heater: Shower and run the wash at the same time! Heats water faster using less energy than a larger volume tank.

6 Decorative Vanity Lighting: Effective light with stylish design.

7 Ceramic Tiled Shower & Tub: Durable, quality craftsmanship.

8 En-Suite Owner's Bath: Enjoy privacy and personal space with features such as 36" raised dual vanities, a garden tub, and glass-enclosed shower (per plan).

9 1, 2, or 3-Car Garage with Wi-Fi Smart Garage Door Opener: Control and get alerts via your smart phone.

10 Covered Lanai: Provides desirable outdoor living space (per plan).

11 TAEXX Built-in Pest Control: Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.

12 Architectural Shingles: Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.

13 2-10 Home Buyers Warranty: 10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.

14 Samsung Stainless Steel Appliances: 5-burner smooth top smart electric range, fingerprint-resistant microwave with fan, and ENERGY STAR® quiet-operation dishwasher with hidden controls & sanitize cycle.

15 36" Birch Wood, White, or Gray Cabinets with Hardware: Recessed panel doors in your choice of 5 on-trend finishes. Solid wood face frames, hidden hinges, and decorative knobs/pulls.

16 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 personalize your dream home to your style and needs!

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

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