

Bridge Pointe Townhomes

Included Features

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite with Bahia Sod
Landscape Package
Irrigation System
Concrete Masonry and Wood Frame Construction
Professionally Designed Exterior Color Schemes
Architectural Shingles with Limited-Lifetime Warranty
Paneled Steel Garage Door
Distinctive Insulated Fiberglass Entry Door (Addl. Doors per plan)
Continuous Vented Vinyl Soffits
Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
Maintenance-Free Aluminum Fascia
2 Hose Bibs, Front and Rear of Home
Covered Lanai with Double Switch Ceiling Fan Pre-wires
Sealed LED Recessed Can Light on Lanai
Flo-Crete Finish on Entry and Lanai

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 Refrigerator
Stainless Steel Sink
Delta Stainless Steel Faucet with Pulldown Sprayer
1/2 HP Garbage Disposal
White or Burlap Cabinetry
36" Birch Wood or Laminate Cabinetry with Hidden Hinges
Cabinet Hardware
Quartz Countertops with Crescent Edge
Vinyl Plank Flooring
Ice Line Plumbing
Convenient Pantry (per plan)

BATHROOM FEATURES

Ceramic Wall Tile in Bath and Shower Areas
Vinyl Plank Flooring
Birch Wood/Laminate Cabinets with Hidden Hinges
Laminate Countertops
36" Raised Vanity in Owner's Bathroom
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
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

SPECTACULAR INTERIORS

Mohawk Plush Carpeting in Bedrooms
7/16" 6# Carpet Pad
Vinyl Plank Flooring in Wet Areas
Knockdown Textured Walls and Ceiling
Interior Paint, 2-Tone with White Ceiling
Painted Colonial Wood Trim
Wood Window Sills
6-Panel Doors
Kwikset Brushed Chrome Finish Door Handles

ENERGY-SAVING & ELECTRICAL FEATURES

14.3 SEER2 (minimum) Energy-Efficient Heat Pump
Programmable 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 6 - 2 per plan)
Cable Pre-wires (RG6 - 5 per plan)
Double Switch Ceiling Fan Pre-wires in
Family Room, Bedrooms, and Lanai
Led Flush Mount Light Fixtures in All Bedrooms
Wi-Fi Enabled Garage Door Opener with Remote
Rocker Electrical Switches
Smoke and Carbon Monoxide Alarms
Lighting Fixtures in Baths and Dining Room (per plan)
Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
Dryer Vented to Exterior
Air Conditioning Vents in Walk-In Closets (per plan)

SECURITY & SERVICE FEATURES

Kwikset Deadbolt on Entry Door (Addl. Doors per plan)
Peephole on Entry Door
Taexx Built-In Pest Control System
Anti-Termite Treatment
Cluster Mailboxes
Lender Partners and Title Companies for Convenience and
Customer Satisfaction

WARRANTY SATISFACTION

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



Highland Homes
The value leaders.

Effective on homes permitted after 06/17/25

Bridge Pointe • Coming Soon! • St.Cloud, FL 34771 • (407) 630-7700

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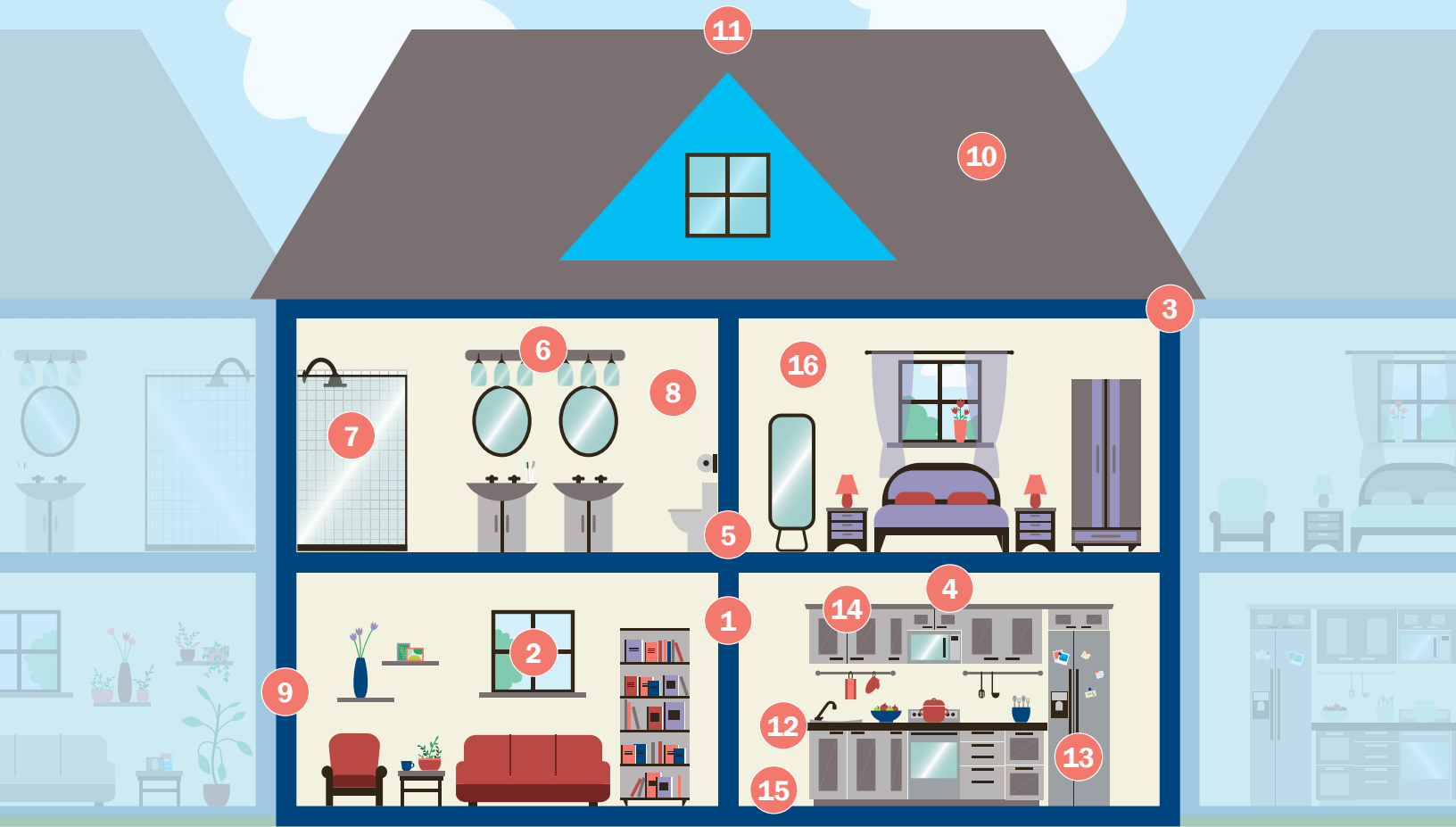




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New Homes Designed for Your Life



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, personal space, and features such as 36" raised dual vanities & a glass-enclosed shower.

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

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

11 2-10 Home Buyers Warranty: Receive 2-years of mechanical systems coverage and 10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.

12 Quartz Kitchen Countertops: Luxurious, low-maintenance surfaces.

13 Samsung Stainless Steel Appliances: 5-burner smooth top smart electric range, microwave with fan, ENERGY STAR® quiet-operation dishwasher, and ENERGY STAR® large-capacity side-by-side refrigerator.

14 36" Kitchen Cabinets with Crown & Hardware: Shaker-style doors in on-trend laminate and wood finishes. Soft-close hinges, solid wood face frames, decorative knobs/pulls, & crown moulding.

15 Vinyl Plank Flooring (in wet areas): Durable & low-maintenance.

16 Two-Tone Interior Paint: Neutral walls with a classic white ceiling.

Plus: Professionally designed interior and exterior color palettes.

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

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