

The Lakes

Included Features

Effective on homes
permitted after
04/25/23

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite (St. Augustine Sod in the Front Yard,
Bahia on Sides and Rear) and Premium Landscape Package
Irrigation System; in Front of Home
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)

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 Counter-Depth Side-by-Side Refrigerator
Stainless Steel Sink
Delta Stainless Steel Faucet with Pulldown Sprayer
1/2 HP Garbage Disposal
36" Birch Wood or Laminate Cabinetry, with Hidden Hinges
Staggered Cabinets Over Microwave (per plan)
Cabinet Upper Crown Moulding
Cabinet Hardware
Granite or Level 1 Silestone Countertop Selections
18" x 18" Ceramic Tile Flooring
Ice Line Plumbing
Convenient Pantry (per plan)

BATHROOM FEATURES

18" x 18" Ceramic Tile Flooring - All Baths
White Ceramic Wall Tile in Bath and Shower Areas - Secondary Bath(s)
Birch Wood or Laminate Cabinetry, with Hidden Hinges
- Secondary Bath(s)
Cabinet Hardware - All Baths
Wide Range of Wilsonart Premium HD Mica Countertop Selections - All 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)
Full-Sized 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

LUXURIOUS OWNER'S BATHROOM

Level 1 Decorative Wall Tile in Bath and Shower Areas
36" Raised Vanity Birch Wood or Laminate Cabinetry, with Hidden Hinges
Delta WaterSense 2-Handle Brushed Finish Sink Faucets
Delta Brushed Finish Faucets on Tub and Shower (per plan)
Brushed Finish Decorative Light Fixtures Over Vanities
Garden Tub (per plan)
Brushed Finish Shower Enclosure (per plan)

SPECTACULAR INTERIORS

Mohawk Plush Stain-Resistant Wall-to-Wall Carpeting
7/16" 6# Carpet Pad
18" x 18" Ceramic Tile Flooring in Wet Areas
Knockdown Textured Walls and Ceiling
Multiple Interior Paint Selections, with White Ceiling
Painted Colonial Wood Trim
2 1/4" Designer Upgraded Moldings
5 1/4" Base Throughout
6-Panel Doors
Kwikset Brushed Chrome Finish Door Handles
Wood Window Sills
Laundry Room with Washer & Dryer Connections (per plan)

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
R-11 Foam Injected Wall Block
Telephone Pre-wires (CAT 5 -2 per plan)
Cable Pre-wires (RG6 - 5 per plan)
Double Switch Ceiling Fans (Gathering Room and All Bedrooms)
Double Switch Ceiling Fan Pre-wires (Den and Lanai per plan)
1/2 HP Wi-Fi Smart Garage Door Opener with Remotes
Rocker Electrical Switches
Smoke and Carbon Monoxide Alarms
3 Exterior GFI Outlets
Light 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)

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 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



Highland Homes
The value leaders.

The Lakes • 413 Galloway Street • Lake Alfred, FL 33850 • (863) 215-6905

www.HighlandHomes.ORG

#CBC060256

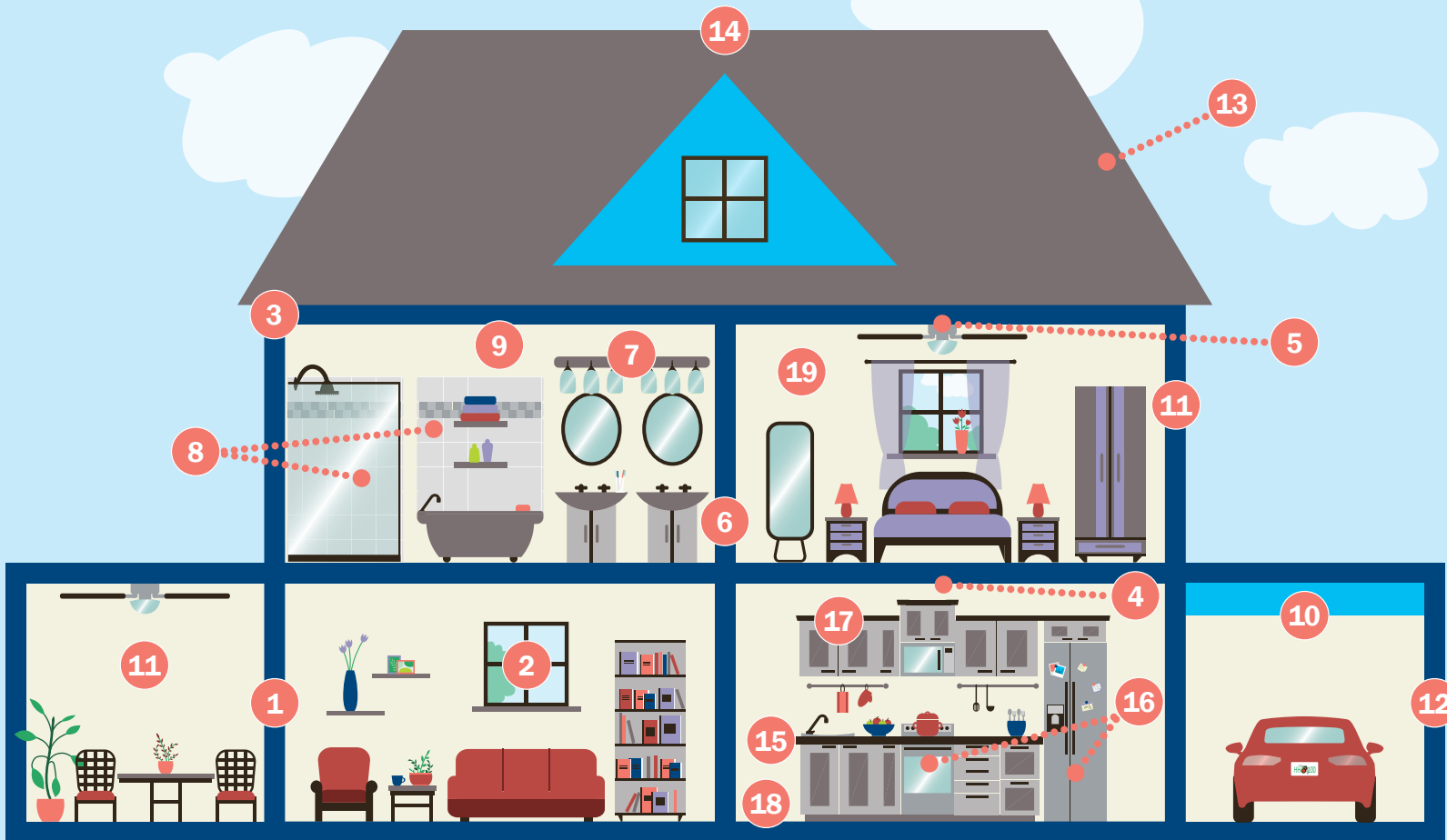




Highland Homes

The value leaders.

New Homes Designed for Your Life



1 14.3 SEER2 (min) Heat Pump with Programmable Thermostat: Energy-efficient, providing optimal comfort, convenience, and lower energy bills by programming your indoor temp & times.

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 Recessed 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 Kitchen Countertops: Luxurious, durable, enduring style.

16 Samsung Stainless Steel Appliances: 5-burner smooth top smart electric range, microwave with fan, ENERGY STAR® quiet-operation dishwasher, and ENERGY STAR® counter-depth 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 18" Ceramic Tile 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

www.HighlandHomes.ORG

