

# Gramercy Farms Townhomes

## Included Features

09/30/21

### **DISTINGUISHING EXTERIORS**

Fully-Sodded Homesite with 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 and Screened Lanai  
Flo-Crete Finish on Entry

### **ENERGY-SAVING & ELECTRICAL FEATURES**

14 SEER (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 Fan Pre-wires in Family Room,  
All Bedrooms, Loft and Lanai (per plan)  
Garage Door Opener Pre-wire  
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)

### **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  
Birch Wood or Laminate Cabinetry, with Hidden Hinges  
Wilsonart Premium Mica Countertops  
Vinyl Flooring  
Ice Line Plumbing  
Convenient Pantry (per plan)

### **SPECTACULAR INTERIORS**

Mohawk Plush Wall-to-Wall Carpeting  
7/16" 5.5# Carpet Pad  
Vinyl Flooring Throughout First Floor and 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  
Utility Room with Washer and Dryer Connections (per plan)

### **BATHROOM FEATURES**

Ceramic Wall Tile in Bath and Shower Areas  
Vinyl Flooring  
Wilsonart Premium Mica Countertops  
Birch Wood or Laminate Cabinetry, with Hidden Hinges  
Delta WaterSense 2-Handle Chrome Faucets on All Sinks  
Delta Chrome Faucets on All Tubs and Showers  
Decorative Light Fixtures Over all Vanities  
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

### **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  
Preferred Lender 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.

Gramercy Farms • 2924 Fieldwood Circle • St. Cloud, FL 34772 • (407) 630-9800

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#CBC060256





# Highland Homes

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## New Homes Designed for Your Life



**1 14 SEER Heat Pump with Programmable Thermostat:**

Energy efficient equipment plus the convenience and money savings of programming when your A/C and heat turn on

**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 Lighting** (kitchen and foyer): Bulbs use just 10W (65W equivalent), providing up to 75% energy savings. Emit little heat and provide bright and evenly distributed lighting.

**5 50-gallon Rapid-Recovery Water Heater:** Shower and run the wash at the same time! Heats water faster using less energy than a larger volume tank.

**6 Ceramic Tiled Shower:** Durable, quality craftsmanship

**7 Dual Vanity Master Bath:** Extra elbow room & storage space

**8 Decorative Vanity Lighting:** Style and class for your bath

**9 Samsung Appliances:** Sleek stainless steel 5-burner smooth-top range, microwave with fan, and ENERGY STAR® quiet operation dishwasher

**10 TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Convenient servicing is done from the exterior of your home. No chemicals sprayed on inside surfaces, for your health.

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

**12 2-10 Home Buyers Warranty:** For your peace of mind, your new home is protected by the nation's leading home warranty company providing 2-years of mechanical systems coverage and 10-years of structural warranty protection.

**13 Two-Tone Interior Paint:** Neutral walls with a classic white ceiling

**14 Birch Wood or Laminate Cabinets with Hardware:** Recessed panel doors in on-trend finishes. Solid wood face frames, hidden hinges, and decorative knobs/pulls.

**15 Premium Mica Countertops:** Enhanced design and technology make these countertops outperform in both style and durability

**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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