

Juliana Village

Included Features

07/24/19

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite with St. Augustine Sod and 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 (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
Moen 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
Wide Range of Wilsonart Premium HD Mica Countertop Selections with Choice of Rounded or Beveled Edge
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
Moen WaterSense 2-Handle Chrome Sink Faucets - Secondary Bath(s)
Moen Chrome Faucets on Tubs and Showers (per plan) - Secondary Bath(s)
Progress Lighting 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
Moen WaterSense 2-Handle Brushed Finish Sink Faucets
Moen Brushed Finish Faucets on Tub and Shower (per plan)
Progress Lighting 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
White Window Frames with Clear Glass and Screens
Marble Window Sills
Laundry Room with Washer & Dryer Connections (per plan)

ENERGY-SAVING & ELECTRICAL FEATURES

14 SEER (minimum) Energy-Efficient Heat Pump
Programmable Thermostat
Low E, Double Pane Windows with 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)
1/2 HP Wi-Fi Smart Garage Door Opener with Remotes
Rocker Electrical Switches
Smoke and Carbon Monoxide Alarms
3 Exterior GFI Outlets
Progress Lighting Modern Fixtures in Foyer, Café and Dining Room (per plan) - Choice of Brushed Nickel or Antique Bronze
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)
Preferred Lender 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.

220 Walkers Point Drive • Auburndale, FL 33823 • (863) 662-3962

www.HighlandHomes.ORG

#CBC060256



Highland Homes
The value leaders.

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 your energy bills
 - 4 LED Recessed Kitchen Lighting:** Bulbs use just 10W (65W equivalent), providing up to 75% energy savings. Emit little heat and provide bright and evenly distributed lighting.
 - 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 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.
 - 7 Decorative Vanity Lighting:** Style and class for your bath
 - 8 Ceramic Tiled Shower & Tub:** Durable, quality craftsmanship with decorative tile in the owner's bath
 - 9 Luxurious Owner's Bath:** Enjoy the extra elbow & storage space of dual vanities, a tiled shower, and garden or freestanding tub (per plan)
 - 10 Samsung Appliances:** Sleek stainless steel 5-burner smooth-top range, microwave with fan, ENERGY STAR® quiet operation dishwasher, and ENERGY STAR® counter-depth side-by-side refrigerator
 - 11 TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Convenient servicing is done from the exterior of your home. No chemicals are sprayed on inside surfaces, for your health.
 - 12 Architectural Shingles:** Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty
 - 13 2-10 Home Buyers Warranty:** For your peace of mind, your new home is protected by the nation's leading home warranty company with 2-years mechanical systems coverage & 10-years of structural warranty protection
 - 14 Two-Tone Interior Paint:** Multiple color choices for your walls, with a classic white ceiling
 - 15 36" Birch Wood or Laminate Cabinets with Hardware:** Your choice of on-trend finishes & knobs/pulls. Solid wood face frames & hidden hinges. Staggered with crown in the kitchen, raised vanities in the master bath.
 - 16 18" x 18" Ceramic Tile Flooring (in wet areas):** Durable, easy to maintain and repair, and adaptable to most styles
- 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