

Siena Reserve

Included Features

06/15/20

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite with St. Augustine Sod and Landscape Package
Irrigation System (Reclaimed water)
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 (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

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
(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
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)

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
Moen Stainless Steel Faucet with Pulldown Sprayer
1/2 HP Garbage Disposal
Birch Wood or Laminate Cabinetry, with Hidden Hinges
Cabinet Hardware
Wide Range of Wilsonart Premium Mica Countertop Selections
Vinyl Flooring
Ice Line Plumbing
Convenient Pantry (per plan)

SPECTACULAR INTERIORS

Mohawk Plush Stain-Resistant Wall-to-Wall Carpeting
7/16" 6# Carpet Pad
Vinyl 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 Flooring
Birch Wood or Laminate Cabinetry, with Hidden Hinges
Cabinet Hardware
Wide Range of Wilsonart Mica Countertop Selections
Moen WaterSense 2-Handle Chrome Faucets on All Sinks
Moen 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)
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 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.

Siena Reserve • 3462 Barina Street • St. Cloud, FL 34769 • (407) 630-7700

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 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 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 Decorative Vanity Lighting:

Style and class for your bath

7 Ceramic Tiled Shower & Tub:

Durable, quality craftsmanship

8 Luxury Owner's Bath (per plan):

Enjoy the extra elbow & storage space of dual vanities, a relaxing garden tub and separate shower

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:

Multiple color choices for your walls, with a classic white ceiling

14 Birch Wood or Laminate Cabinets with Hardware:

Recessed panel doors in your choice of on-trend finishes. Solid wood face frames, hidden hinges, and decorative knobs/pulls.

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

