

# Aviary at Rutland Ranch

## Included Features

09/30/21

### **DISTINGUISHING EXTERIORS**

Fully-Sodded Homesite with St. Augustine Sod and 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 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  
Delta 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" 5.5# 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  
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)  
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  
Hurricane Shutters for Window Protection  
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.

Aviary at Rutland Ranch • 16141 59th Court E • Parrish, FL 34219 • (941) 479-4988

[www.HighlandHomes.ORG](http://www.HighlandHomes.ORG)

#CBC060256





**Highland Homes**  
The value leaders.

***New Homes Designed for Your Life***



**1 14 SEER (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 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 and personal space with features such as dual vanities, a garden tub, and separate shower (per plan)

**9 Samsung Stainless Steel Appliances:**

5-burner dual-element smooth top range, fingerprint resistant microwave with fan, and ENERGY STAR® quiet-operation dishwasher with hidden controls & sanitize cycle

**10 TAEXX Built-in Pest Control:**

Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.

**11 Architectural Shingles:**

Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty

**12 2 or 3-Car Garage with Wi-Fi Smart Garage Door Opener:**

Control and get alerts via your smart phone

**13 2-10 Home Buyers Warranty:**

For your peace of mind, your new home is protected by the nation's leading home warranty providing 10-years of structural warranty protection.

**14 Two-Tone Interior Paint:**

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

**15 Birch Wood, White, or Gray Cabinets with Hardware:**

Recessed panel doors in your choice of 5 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