

The Sawgrass

The Highlands



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4 Bed - 3.5 Bath with
Bonus 3664 sqft

Exterior:

- High Quality Exterior
- Low Maintenance Board & Batten Hardie Siding on Front and Lap on Back & Sides
- 30-Year Dimensional Architectural Roof Shingles
- Metal Roof on Front Porch, Front Dormer & Front Eyebrow over Garage Window
- Wood, Clad, Double Hung, Double Pane High Efficiency Low E Glass and Argon filled Windows
- 3 zones of irrigation included in Landscape Allowance
- 3 Car Garage with storage
- 8x8 Rough Sawn Columns with Small Corbel, no handrail included
- Covered Front & Back Patios

Building Standards:

- Slab on Grade Concrete Foundation
- Traditional Stick Framing Methods
- Framed "Green Corners" for higher Energy Efficiency

Interior Features:

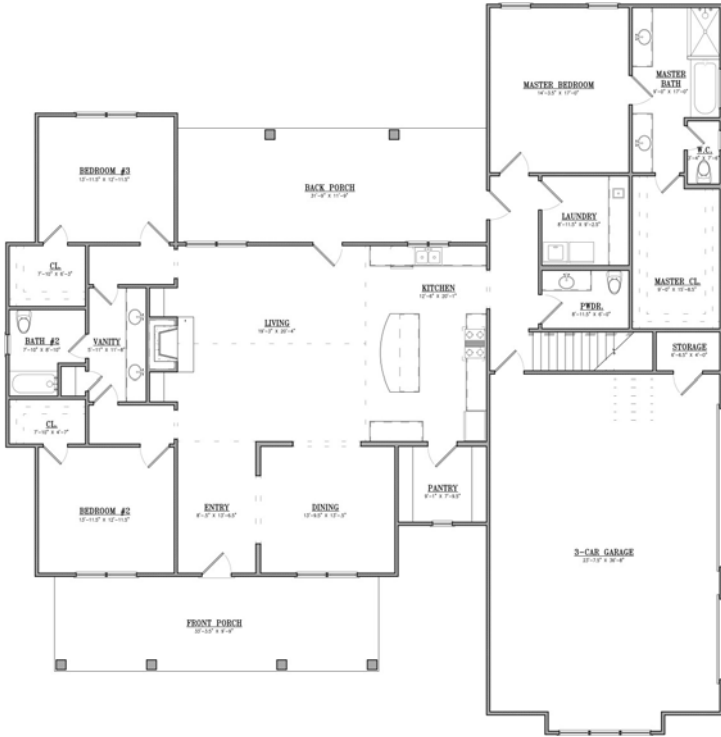
- 10' Ceilings throughout Main Floor & 9' Ceilings on the Second Floor
- Traditional R13 Batt/Fiberglass Insulation
- Open Cell R20 Spray Foam Installed on Roof Deck
- Gas tankless water heater
- Energy efficient "dual fuel" 14 SEER electric heat pump with gas furnace
- Chorus base Smart Home Package
- Vaulted Ceiling in Great Room

Upgraded Finish Options:

Farmhouse Sink	\$750
Under Cabinet Lighting	\$1,500
2" White Faux Wood Blinds throughout	\$900
Solid Core Doors throughout	\$125 per door
Barn Door	\$500
Floor Outlet	\$450 per
USB Outlet	\$50 per
"Smart Home" Security System	\$4,400
(includes 10 light switches, 1 thermostat, 1 door lock, & 1 Honeywell tuxedo Wifi)	
4 Zone whole House Audio System	\$4,500
(Includes Speakers, Subwoofer, Amplifier, Universal Remote, Apple TV, & TV Mount)	
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request
Wood Burning Fireplace on Back Porch	Price Available Upon Request

Interior Finishes:

- 5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
- Carpet in all Bedrooms
- Ceramic tile in all Full Bathrooms
- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Gas Range & Microwave
- Delta® Kitchen and Bath Fixtures
- Shared Bathroom between Bedroom 2 & 3
- Bedroom 4 on 2nd Floor with En Suite Bath & Bonus Room
- Double Vanity in Master Bathroom with Under-mount sinks
- Vanity Mirrors
- Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom
- Soaking Garden Tub in Master Bathroom
- Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
- Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom
- Wire Shelving installed in all Closets, Pantry, & Laundry Areas
- Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color
- 6" Baseboards throughout
- Ventless Gas Fireplace in the living area
- Judges Paneling will be installed in Dining Room



Main Level



Upper Level



"Building Reputations"

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THE HIGHLANDS
of Chelsea

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