

# *The Sawgrass*

The Highlands of Chelsea



*The Sawgrass*

4 Bed – 3.5 Bath, with Bonus Room

3,786 SQFT

# The Sawgrass's Standard Features

## **Building Standards:**

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 24" on center

## **Exterior Features:**

- Hardie Lap & Board and Batten siding exterior
- 30 Year Dimensional Architectural Roof Shingles & Metal Roof
- Exposed rafter tails
- Double Hung, double paned, high efficiency, Low E glass, wood clad windows
- Fiberglass front door & locking system
- 8x8 Smooth Pine columns on the front and back porches
- \$15,000 Landscaping Allowance
- 3 Car Garage

## **Interior Features:**

- 10' smooth ceilings throughout first-floor and 9' ceilings throughout the second-floor
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- Tankless gas water heater
- Gas furnace HVAC system
- Ventless gas log fireplace with brick surround and hearth and a shaker style mantel
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation, and a welcome visit from Chorus SmartSecure after closing.

## **Interior Finishes:**

### ***Design Features***

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color
- Wood burning fireplace with stone surround and hearth. Stone will extend to ceiling.

### ***Flooring***

- Hardwood flooring in the first-floor common areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

### ***Kitchen***

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, gas range & microwave
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen
- Chrome Delta® Kitchen Fixtures

### ***Bathrooms***

- Tile shower with water proofing system in the master bathroom
- Soaking Garden tub in the master bathroom
- Large double vanity in master bathroom with under-mount sink
- Vanity mirrors
- Chrome Delta® Bath Fixtures
- High quality fiberglass tub/ shower in all other bathrooms

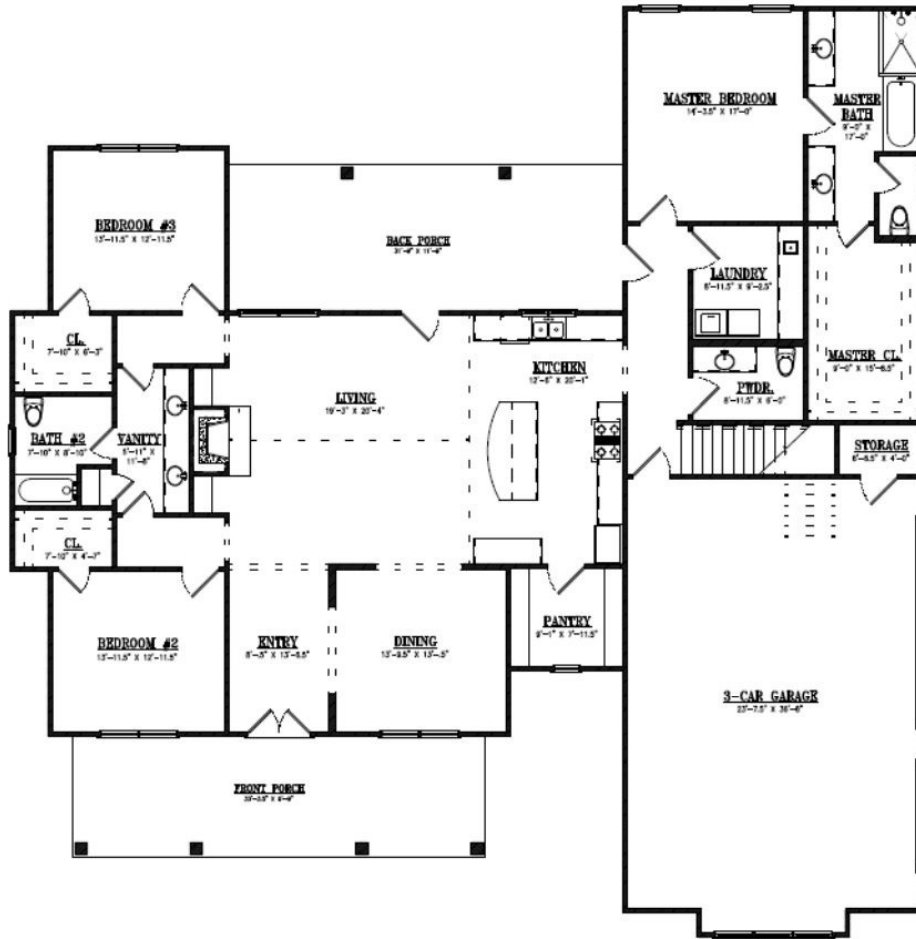
### ***Bedrooms***

- All Bedrooms will have ceiling fans

Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

[www.hollandhomesllc.com/process/design-guide](http://www.hollandhomesllc.com/process/design-guide)

# MAIN LEVEL



# UPPER LEVEL



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# THE HIGHLANDS *of Chelsea*



"Building Reputations"

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