

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:

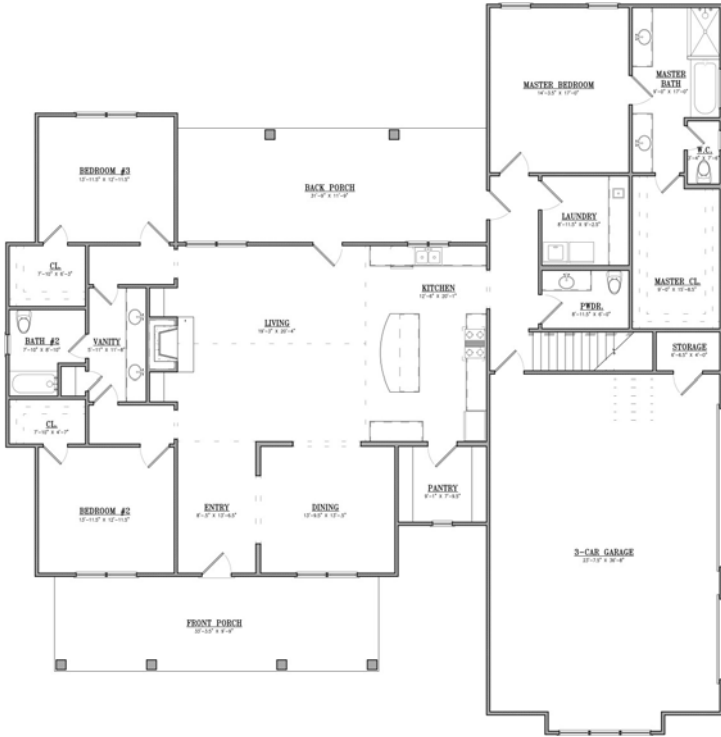
- 10' Ceilings throughout Main Floor & 9' Ceilings on the Second Floor
- Traditional R13 Batt/Fiberglass Insulation
- Open Cell R20 Spray Foam Installed on Roof Deck
- Gas tankless water heater
- Energy efficient "dual fuel" 14 SEER electric heat pump with gas furnace
- Chorus base Smart Home Package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

Upgraded Finish Options:

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,500
2" White Faux Wood Blinds throughout	\$900
Solid Core Doors throughout	\$1,700
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)	
Marble Countertops	Price Available Upon Request
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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(334) 332-7157



THE HIGHLANDS
of Chelsea

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