

The Azalea

The Highlands



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5 Bed - 4 Bath

2645 sqft

Exterior:

High Quality Exterior
 Low Maintenance Hardie Lap & Masonry Brick
 30-Year Dimensional Architectural Roof Shingles & Metal Roof
 Covered Back Front & Back Porch with vented vinyl ceiling
 Exposed Rafter Tails
 Windows will be Wood Clad, Double Hung, Double Paned, with Low E glass and Argon filled
 Sodded Lot using Bermuda Grass
 Three zones of Irrigation included in Landscape allowance
 2 Car Garage
 8x8 Smooth Southern Yellow Pine Columns with Large Corbel on Front Porch
 8x8 Smooth Southern Yellow Pine Columns on Back Porch
 1x6 Shutters with 1x4 Raised Accents

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 throughout Second Floor
 Traditional R13 Batt/Fiberglass Insulation
 Open Cell R20 Spray Foam Installed on Roof Deck
 14 SEER electric heat pump and gas Furnace HVAC system will be installed
 Gas, tankless Water Heater
 Chorus Base Smart Home package

Interior Finishes:

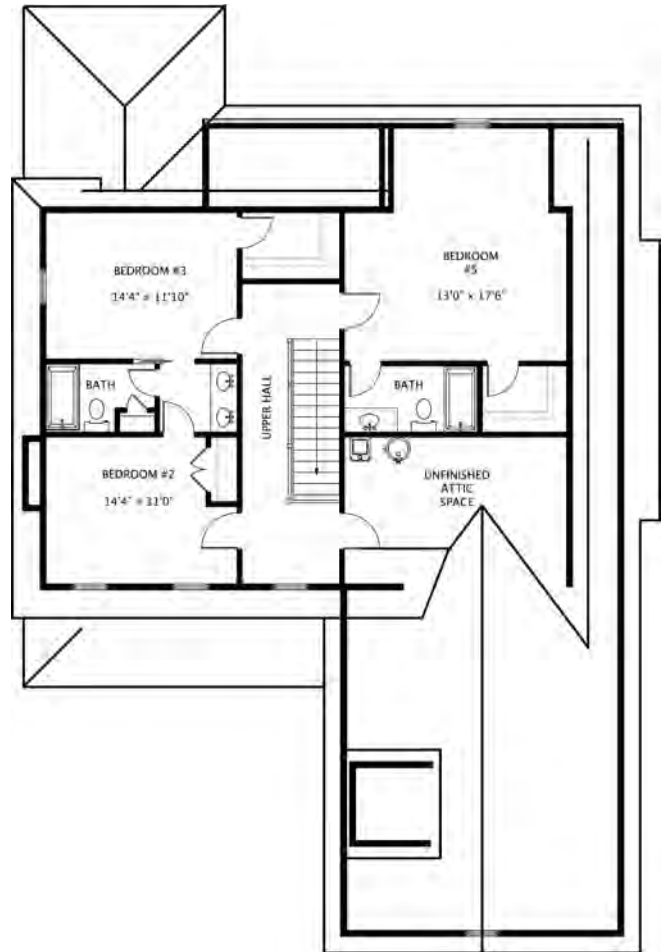
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor, laundry room, and powder bath
 Carpet in all Bedrooms
 Ceramic tile in all Full Bathrooms
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms
 Granite countertops throughout
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Gas Freestanding Range & over the range Microwave
 Delta® Kitchen and Bath Fixtures
 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 Freestanding Tub in Master Bathroom
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
 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® products. Includes two wall colors, one trim color, & one ceiling color
 6" Baseboards throughout
 Ventless Gas Log Fireplace
 Judges Paneling in the Foyer and Dining Room
 Shiplap above the mantle extending to ceiling
 Two options for 5' tall brick surround Fireplace & Hearth, including a 6x12 mantle with corbels or a Shaker Style mantle.

Upgraded Finish Options:

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



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