



## The Highlands at Castle Bay

### Included Featured Amenities

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#### Architectural Design

- Designed and built by Hardison Building
- 2 x 4 wall framing
- 7/16" OSB roof sheathing
- 3/4" Tongue-n-groove plywood sub floor on 2nd floors
- 1/2" Sheetrock on walls & ceilings
- Engineered roof trusses

#### Appliances

- Frigidaire self-cleaning range
- Frigidaire pot scrubber dishwasher
- Frigidaire space saver microwave & hood
- Plumbed for ice maker hook-up
- 1/3 H.P. disposal

#### Cabinets & Tops

- White, Oak or Maple cabinets
- Custom granite countertops with tile backsplashes in kitchens (white – Standard)
- Cultured marble vanities with backsplashes in baths
- Raised vanities in master bath

#### Energy Systems

- Zoned HVAC system, separate thermostat in bonus room
- Digital thermostat
- Higher than standard insulation values of R-30 in ceiling & R-13 in walls

#### Floor Coverings

- Choice of pile or berber carpet on 6lb. pad
- Natural oak hardwood in foyer, kitchen, great room, dining room & sunroom
- Tile floors in all bathrooms (selected from builders samples)
- Ceramic tile in laundry room (selected from builders samples)

#### Windows & Doors

- Insulated double pane vinyl sash single hung windows w/screens
- Durable Fiber Classic insulated front door
- 16" wide metal garage
- 2 panel interior doors
- Metal insulated service door from house to garage

#### Exterior Details

- Brick veneer exterior
- Architectural 30 year roof shingles
- Maintenance free vinyl shakes w/vinyl soffits
- Aluminum framed screen porch w/fiberglass screen
- Gutters and downspouts on front of home

#### Interior Details

- 9' smooth and cathedral ceilings where noted
- Crown molding in select areas (Master, & Common Areas with no Vaulted Ceilings)
- Custom built fireplace mantel with granite hearth
- 36" pre-engineered fireplace w/gas logs-home owners provide gas tanks
- 5-1/4" base trim, 4-1/4" casing trim
- Mirrors in all vanity areas
- Ventilated wire shelving in all closets-designed to maximize storage with hi/low hanging shelves in master closet
- Wains coating in dining room
- Attic storage (per plan)

#### Plumbing

- Moen chrome & brass from the "Monticello Collection"
- Stainless steel undermount kitchen sink
- 50 gallon hot water heater
- 2 outdoor water spigots
- 5' Fiberglass tub in hall bath, soaking tub & separate shower in master

#### Safety Features

- Battery backup smoke detectors
- Deadbolt lock on all exterior doors
- "Titan" handset by Kwikset on front door
- GFI protected circuits in baths, kitchen, garage & exterior

#### Electrical

- Telephone & cable outlets in all bedrooms, and living rooms
- Ceiling fan in great room & master suite
- Overhead lighting in all bedrooms
- Designer light fixture collection
- 1/3 HP electrical garage door opener included w/ 2 remotes
- Finished room over garage includes fan
- 200 amp service

#### Irrigation

- Automatic irrigation system for entire yard
- Bermuda sod in front, side and back yard
- 30 to 40 - 3 gallon plants
- 2 - 6' trees



Builder reserves the right to make changes  
All sizes approximate  
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