

The Highlander

3 Bedrooms/Study, 3½ Baths



General Information

- Termite treatment
- Soil tests
- Lot survey, spot survey and final survey
- Engineered roof trusses
- Interior studs at 16" O.C.
- Copper plumbing with PVC drain
- Paint – 2 interior/exterior coats
- Attic access stairs in garage
- 200 AMP electrical service

Distinctive Interiors

- 14' ceiling in living room and leisure room
- 13' ceiling in entry and study
- 12' ceiling in dining room
- 11' ceiling in kitchen
- Minimum 10' ceiling throughout
- Colonial-style door casing and base board
- 6-panel, 8' colonist-style interior doors
- Bronze or white-finished 8' high aluminum sliding glass doors
- Ceramic tile in foyer, pass-to-morning room, kitchen, utility room and bathroom floors
- Schlage door hardware
- Marble window sills
- Textured wall finish throughout
- Kitchen and bathroom walls finished smooth
- Pre-wired telephone jacks, cable television outlets
- Pre-wired ceiling fan outlets

- Name brand, stain resistant wall-to-wall carpeting in choice of colors
- Grey tinted, single-hung windows with white or bronze finish
- Spacious utility room with laundry tub, washer/dryer hook-ups and outside vent
- Plant shelves
- Decorator lighting fixtures
- Lighted door bell
- Cast iron tub in guest bath with cultured marble countertop

Luxurious Master Suite

- 2 spacious walk-in closets
- Cultured marble countertops
- Double sink
- Moen faucetry and water closets
- His and Her vanities with separate dressing table and full mirror above
- Large linen closet
- Clear glass shower enclosure

Inviting Kitchen

- Quality cabinetry with raised panel doors
- G.E. kitchen appliance package including:
 - Side-by-side refrigerator/freezer with ice maker
 - Spacemaker microwave oven
 - Five cycle dishwasher
 - Self cleaning oven with range
 - Garbage disposal
- Double stainless steel sink with single lever faucet

Energy Saving Features

- R-30 ceiling insulation in living areas
- R-19 insulation in exterior 2" x 6" frame walls
- R-11 insulation in exterior 2" x 4" walls
- R-4 insulation on exterior block walls
- High efficiency Bryant air-conditioning and heating system
- 52 gallon quick recovery hot water heater

Exterior Features

- Covered front entry
- Palladian windows at study and dining room
- CBS construction
- Stucco exterior
- Lifetile concrete tile roof
- Screen-enclosed lanai with Kool-deck
- Fully landscaped and Floratam sodded yard
- Automatic sprinkler system with rainfall sensor
- Brushed concrete driveway and walks
- Oversized two-car garage with 16' x 8' raised-panel steel door, automatic opener and 2 transmitters
- 4 hose bibs



