



HIGHLAND

— RESIDENCES —



ARTIST CONCEPT



STRUCTURAL ELEMENTS

- Reinforced concrete monolithic foundation slab
- Concrete masonry block exterior walls
- Professionally engineered roof and floor trusses with hurricane structural hardware and bracing
- Code approved hurricane panels
- Aluminum framed windows with code compliant hurricane panels
- Insulated hurricane approved doors

EXTERIOR FINISHES

- Architecturally designed exterior elevation
- Decorative flat concrete roof tile
- Architectural accent moldings and bands
- Designer Scheme exterior paint
- Covered entry
- Professionally designed landscaping
- Combination of pavers and concrete driveways, entry walkways, and patios
- Architectural design decorative Aluminum Louver (optional)

INTERIOR FINISHES

- 20" x 20" ceramic tile in kitchen, foyer, A/C closet and laundry room
- Exquisite wall-to-wall carpeting installed on quality padding with choice of rich colors
- Elegant interior doors
- Matching 2-panel bi-fold closet doors
- Vinyl-coated ventilated shelving in all closets
- Walk-in closets in Master Suites
- Flat style baseboard and door trim throughout
- Satin nickel interior door levers throughout
- Knockdown textured finish on walls and ceilings (including bathrooms)
- Designer interior paint on all walls and ceilings

CLIMATE CONTROL & ENERGY EFFICIENCY

- Quality Brand Name central air conditioning and heating system with programmable digital thermostat
- R-30 blown fiberglass insulation above all air-conditioned living space
- R-11 BATT insulation between interior walls
- R-4.1 foil insulation on all exterior masonry walls
- Quality exhaust fans in all bathroom

ELECTRICAL COMPONENTS

- Copper wire electrical system
- Minimum 150-amp electrical panel with circuit breakers
- Decora style rocker light switches and outlets throughout
- Pre-wired for ceiling fans in all bedrooms
- Wired for cable TV with RG-6 quad shield coaxial cable in all bedrooms

- Structured wiring for phone in kitchen and all bedrooms, and CAT-5 data lines in Master Suite
- Wired smoke detectors with battery back-up and carbon monoxide detectors
- Exterior weather proof outlets (G.F.I.) in front and rear
- S.H.I.P.: Smart Home Integration Package (optional)
- Rewire for garage opener (fixture not included)

PLUMBING

- CPVC water distribution lines
- High Efficiency Tank less water heater
- Designer bathroom faucets throughout
- Elongated toilets throughout
- Washer and Dryer connections
- Exterior hose bibs in front and rear
- Pedestal Sink in powder room (per plan)
- Double vanity sinks with faucets in master bath (per plan)

KITCHEN & BATHS

- Custom designed cabinets with choice of decorator finishes
- Formica countertops in a choice of colors
- Stainless steel kitchen sink with designer single lever faucet
- Deluxe in-sink garbage disposal
- Whirlpool® white appliance package featuring:
 - Designer refrigerator
 - Electric range with Ceramic Glass cooktop and large oven capacity with self-cleaning Option
 - Over the range built in microwave with recirculating venting system
 - Built-in multicycle dishwasher
- Custom designed vanity cabinets with culture marble vanity tops and deluxe hardware
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks in Master Suite Bathrooms
- Clear tempered glass enclosures at showers
- Choice of elegant ceramic tile floors and bath shower walls
- 18"x18" Ceramic tile floor Master Bathroom
- 10"x17" Ceramic tile floor in Secondary Bathrooms
- Full vanity mirrors in all baths
- Recessed LED downlighting (optional)

THE HIGHER STANDARD ASSURANCE

- Closing Cost incentives when using a preferred lender for financing*
- Mountain Cove Homes 1-year Warranty
- New Home Warranty from Bonded Builders® Warrant Group. Covers your new home for 1-year workmanship and 10-years structure.

*Not all buyers will qualify. Not redeemable for cash. All terms and conditions subject to credit approval, market changes and availability. Buyers are not required to finance through preferred lender as a condition of purchase or access to settlement services. Included features subject to change without prior notice or obligation. As a result, please consult with one of our sales representatives for the latest community information.



HIGHLAND
RESIDENCES

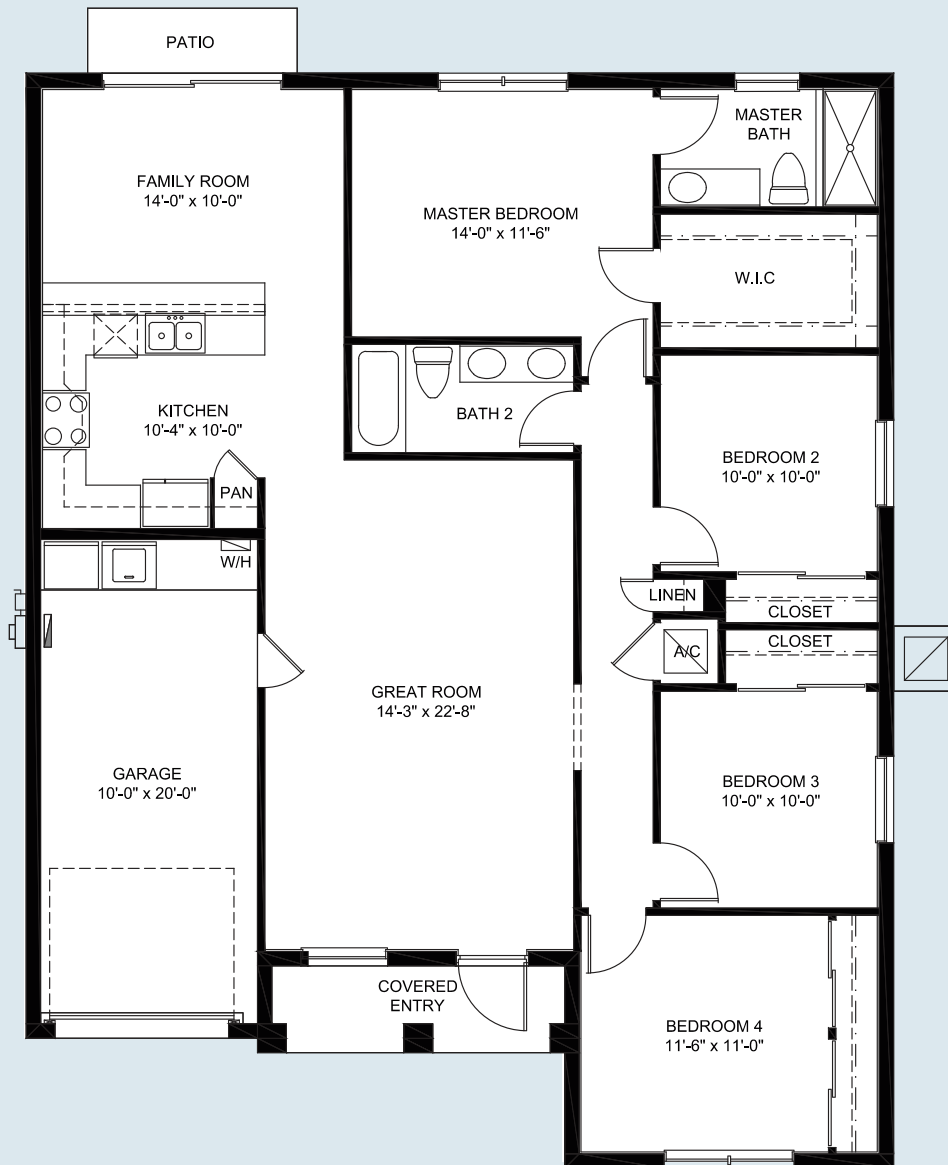
Bonsai | ELEVATIONS



ELEVATION 1
ARTIST CONCEPT

4 BEDROOMS • 2 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 1-CAR GARAGE
1,575 Sq. Ft. Under Air • 54 Sq. Ft. Covered Entry • 247 Sq. Ft. Garage • 1,876 Total Sq. Ft.

PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.



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RESIDENCES

Paradise | ELEVATIONS

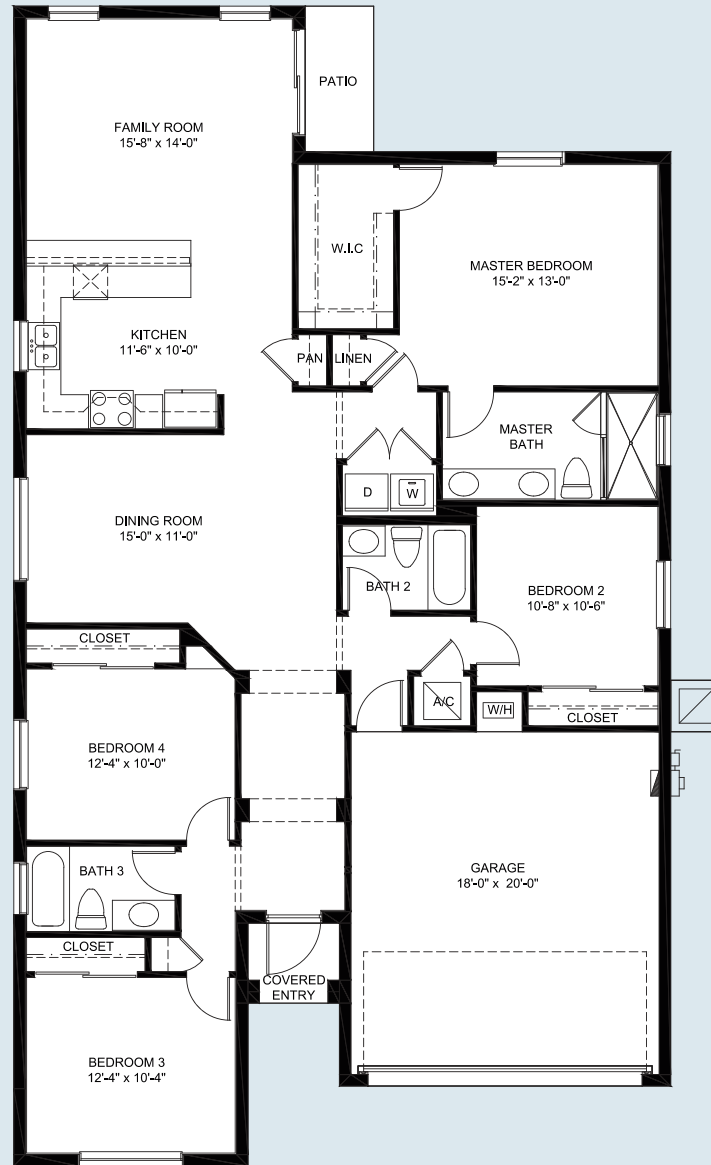


ELEVATION 2

ARTIST CONCEPT

4 BEDROOMS • 3 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 2-CAR GARAGE
1848 Sq. Ft. Under Air • 25 Sq. Ft. Covered Entry • 398 Sq. Ft. Garage • 2,271 Total Sq. Ft.

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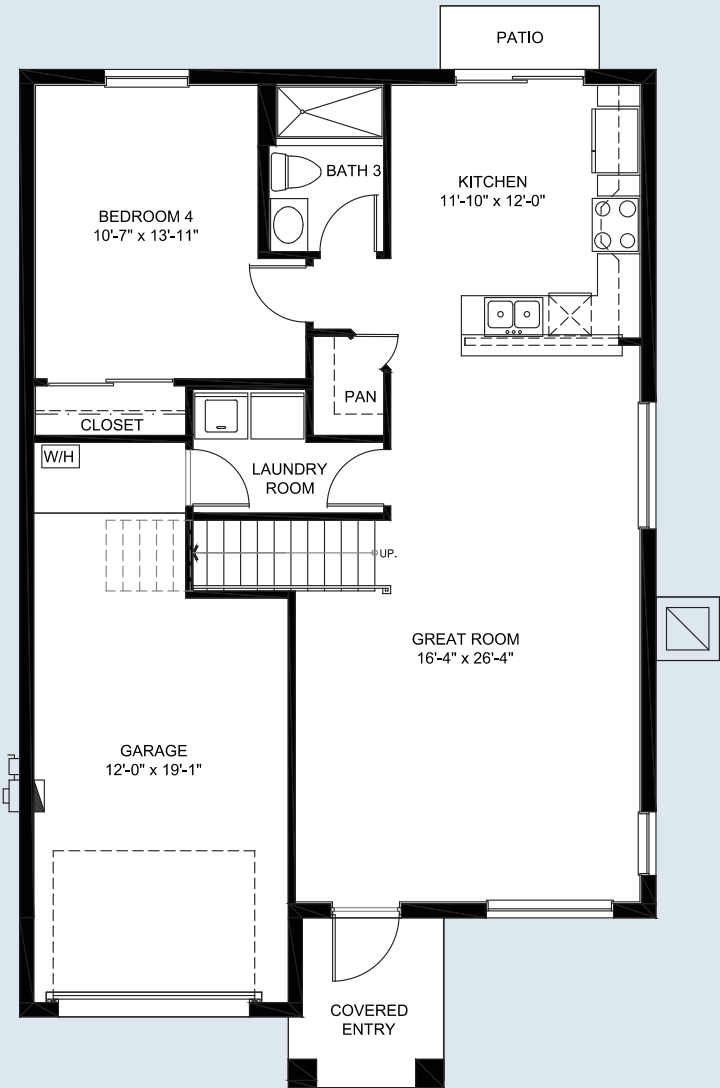
Queen | ELEVATIONS



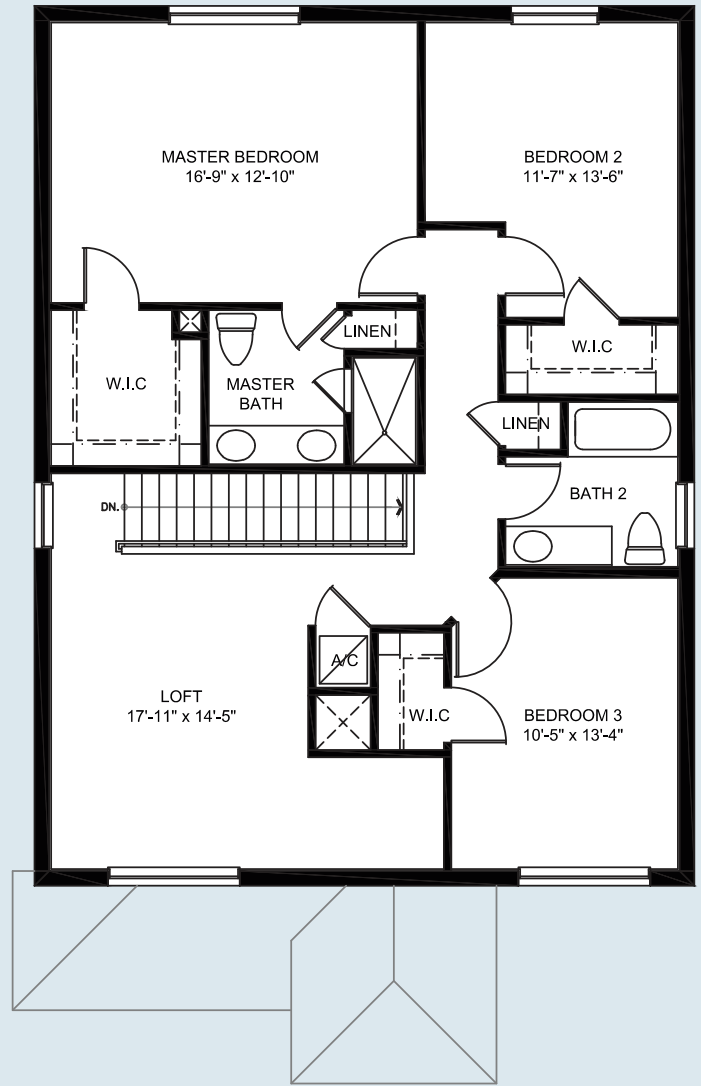
ELEVATION 1
ARTIST CONCEPT

4 BEDROOMS · 3 BATHROOMS · 1 LOFT BED · COVERED ENTRY · 1-CAR GARAGE
2,076 Sq. Ft. Under Air • 58 Sq. Ft. Covered Entry • 308 Sq. Ft. Garage • 2,442 Total Sq. Ft.

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Ground Floor



Second Floor

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HIGHLAND
RESIDENCES

Diamond | ELEVATIONS



ELEVATION 1

ARTIST CONCEPT



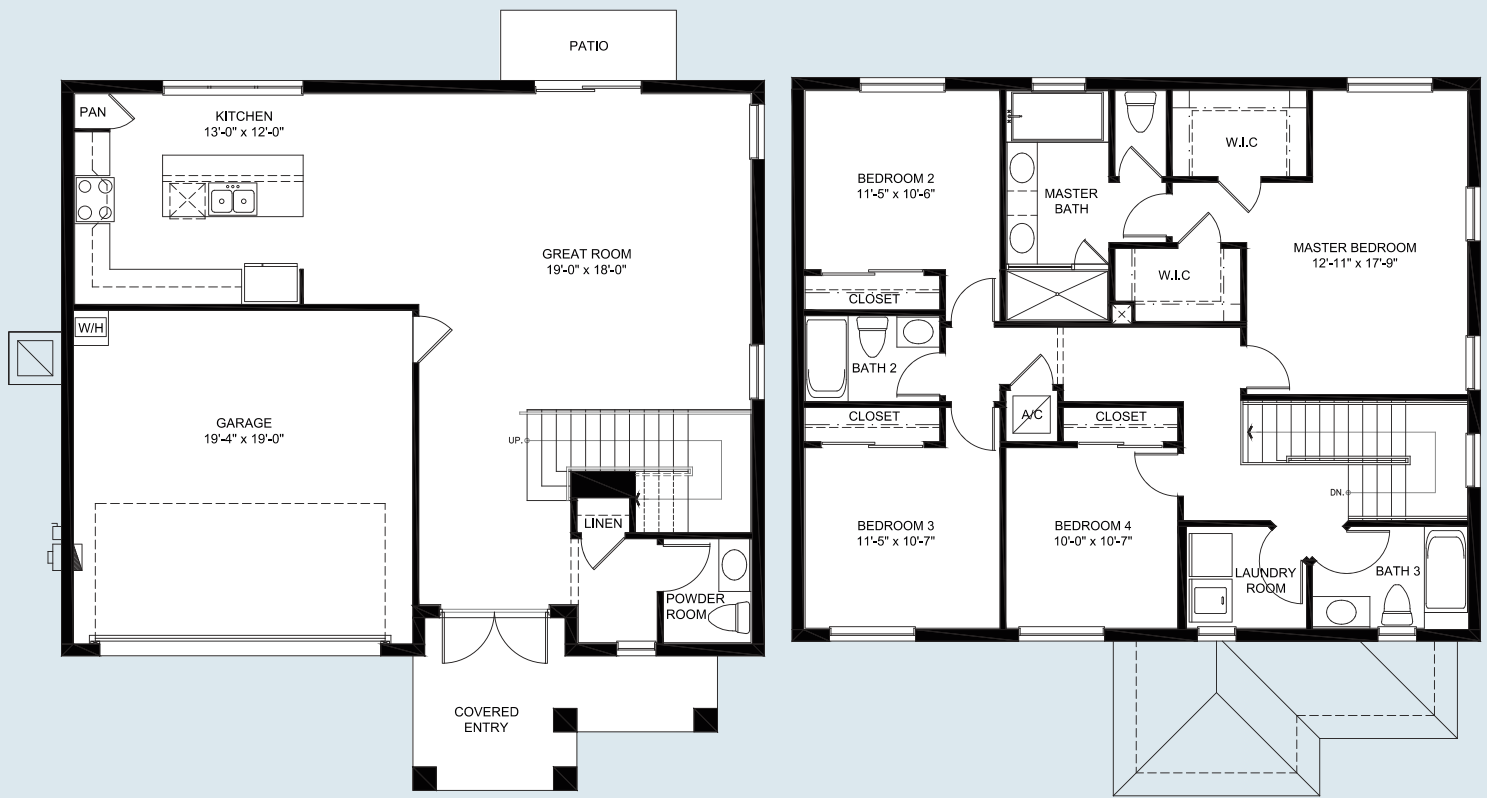
ELEVATION 2

ARTIST CONCEPT

4 BEDROOMS • 3.5 BATHROOMS • FOYER • COVERED TERRACE • COVERED ENTRY • 2-CAR GARAGE

2,138 Sq. Ft. Under Air • 126 Sq. Ft. Covered Entry • 394 Sq. Ft. Garage • 2,658 Total Sq. Ft.

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RESIDENCES

Harbour | ELEVATIONS

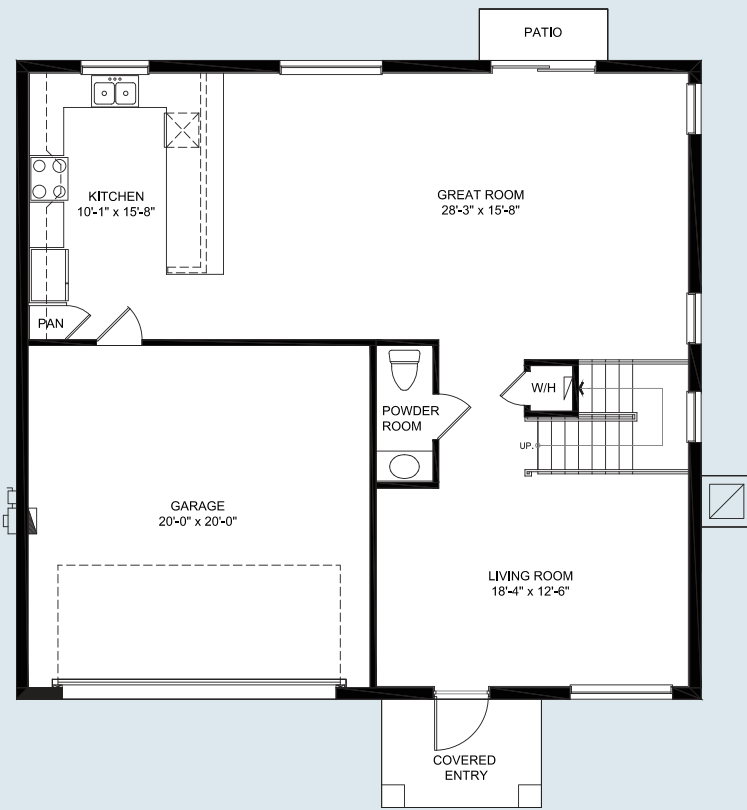


ELEVATION 1
ARTIST CONCEPT

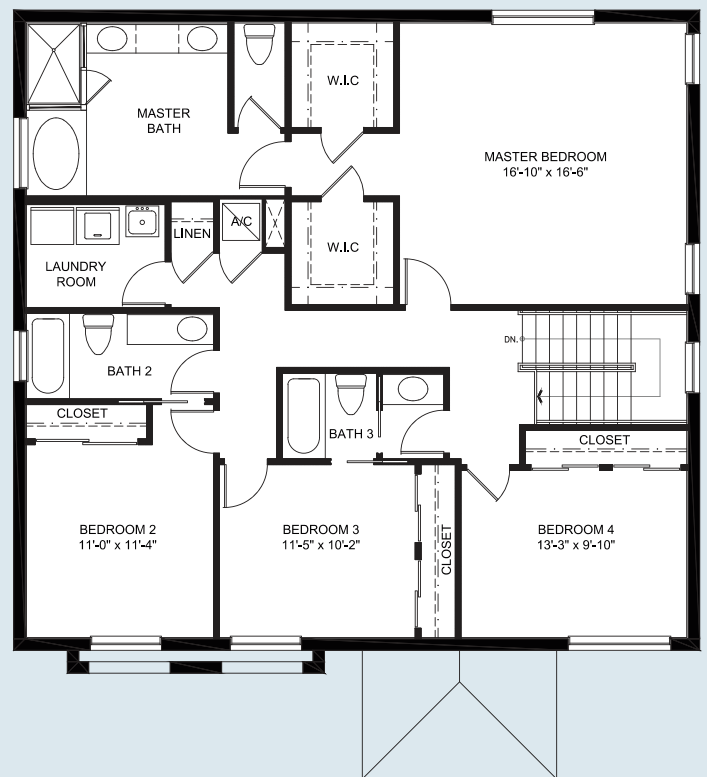
4 BEDROOMS • 3.5 BATHROOMS • COVERED ENTRY • 2- CAR GARAGE

2,498 Sq. Ft. Under Air • 60 Sq. Ft. Covered Entry • 427 Sq. Ft. Garage • 2,985 Total Sq. Ft.

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HIGHLAND
RESIDENCES

Eluthera | ELEVATIONS



ELEVATION 1
ARTIST CONCEPT



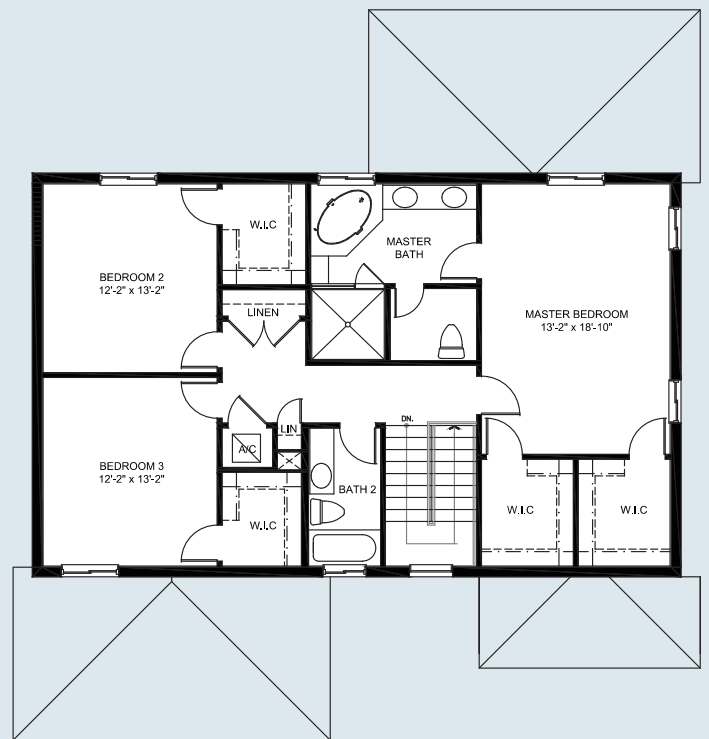
ELEVATION 2
ARTIST CONCEPT

4 BEDROOMS • 3 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 2-CAR GARAGE
2,462 Sq. Ft. Under Air • 63 Sq. Ft. Covered Entry • 393 Sq. Ft. Garage • 2,918 Total Sq. Ft.

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HIGHLAND
RESIDENCES

Ellis | ELEVATIONS



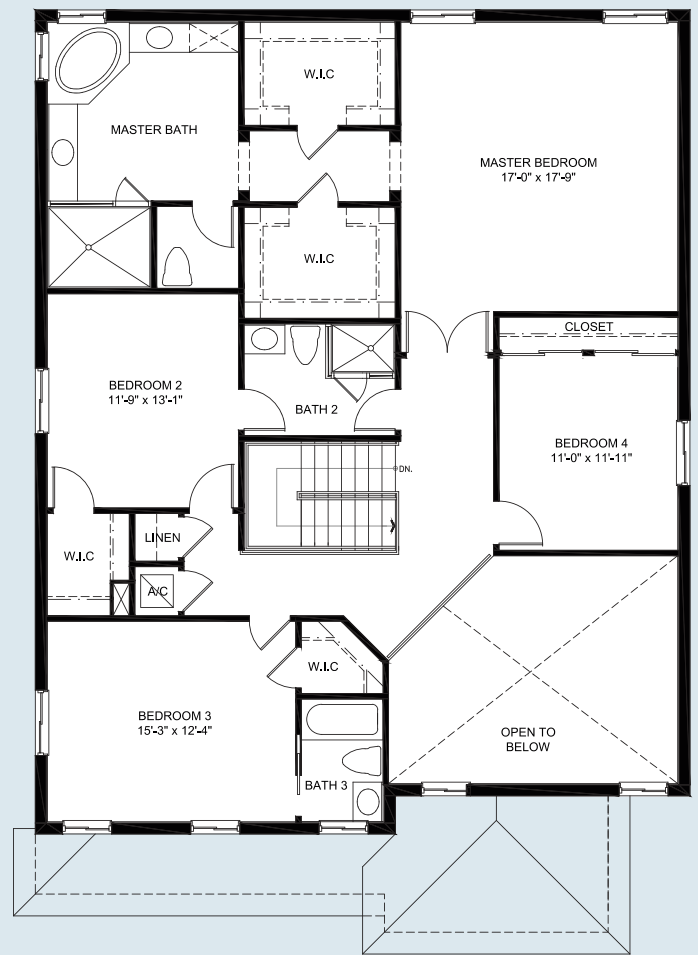
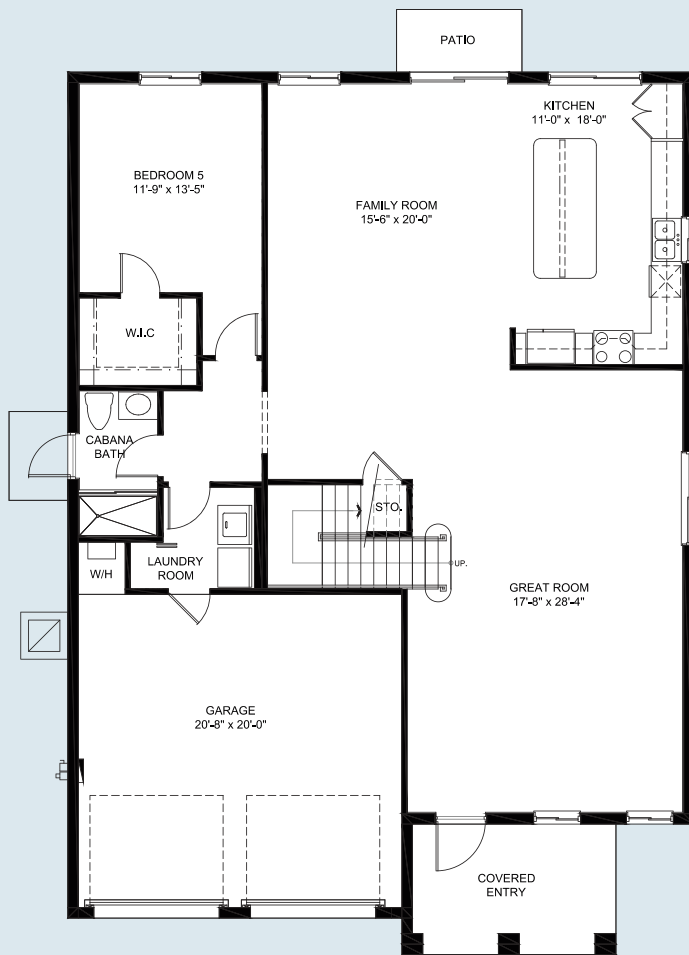
ELEVATION 1
ARTIST CONCEPT



ELEVATION 2
ARTIST CONCEPT

5 BEDROOMS • 4 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 2-CAR GARAGE
3,243 Sq. Ft. Under Air • 114 Sq. Ft. Covered Entry • 457 Sq. Ft. Garage • 3,814 Total Sq. Ft.

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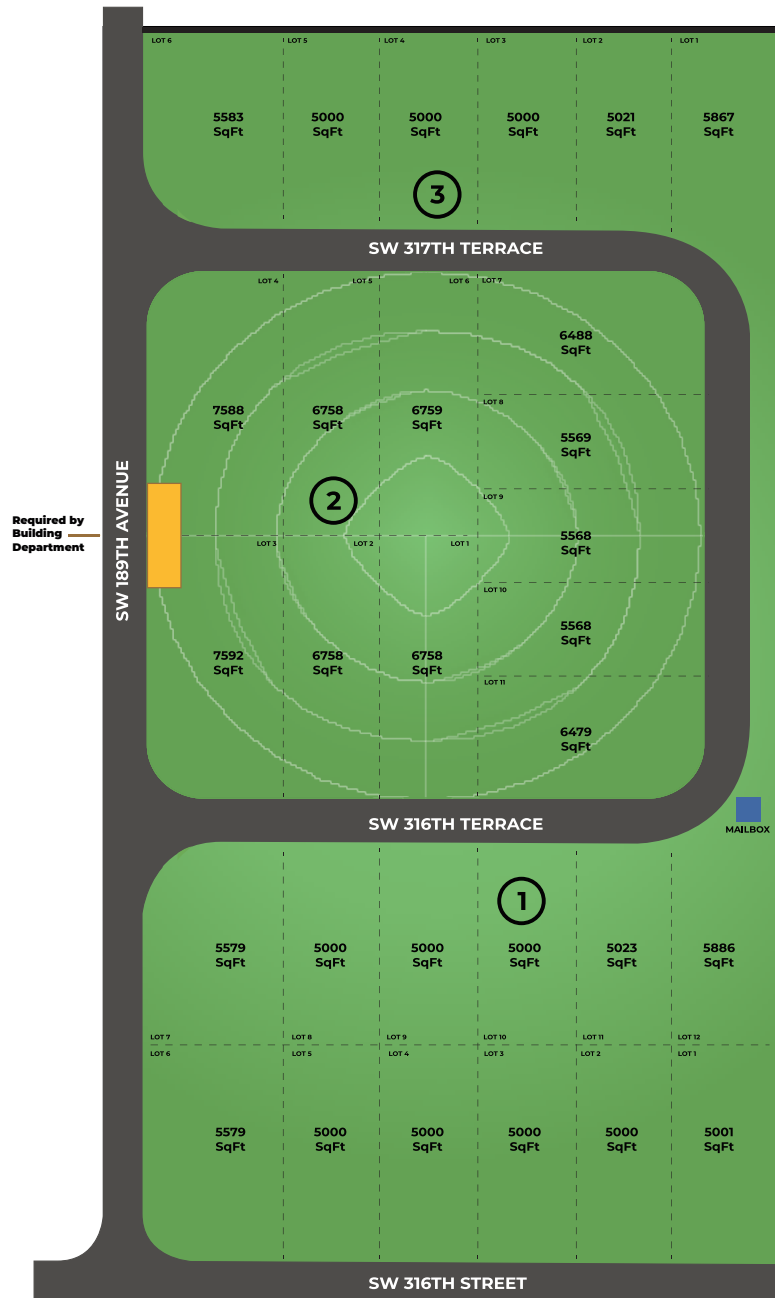


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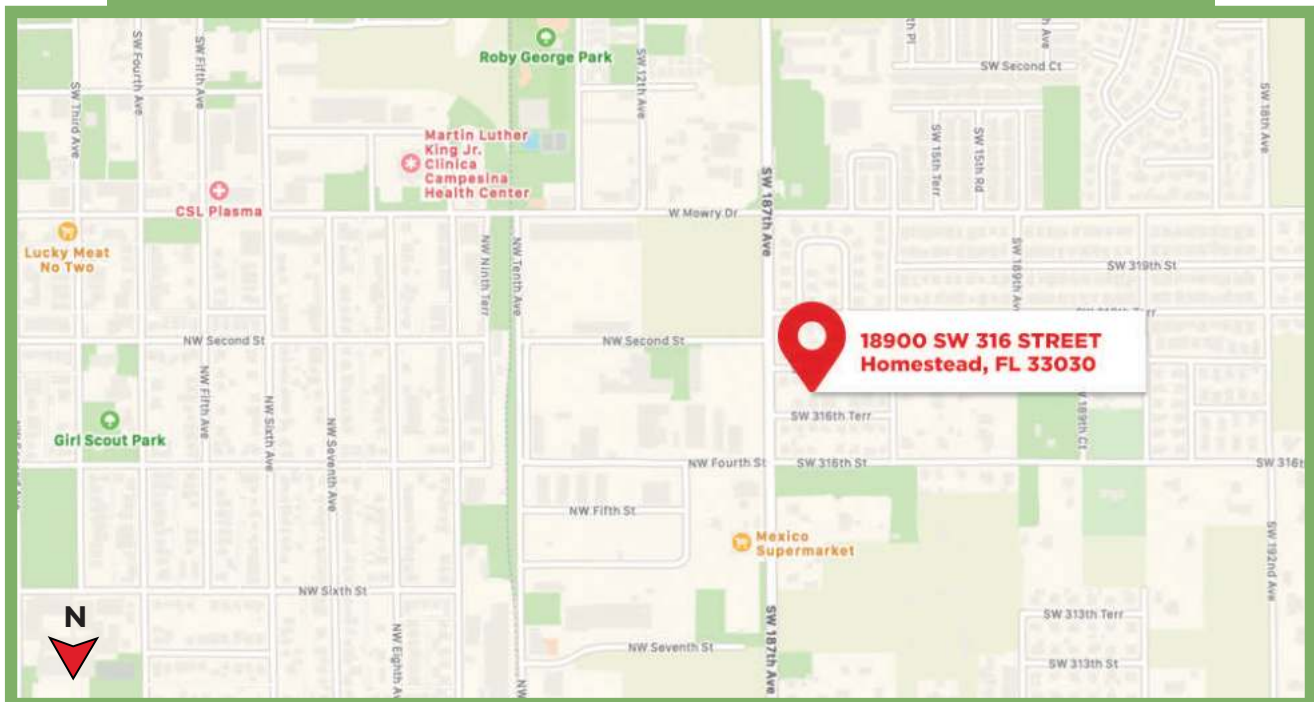
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18900 SW 316 Street, Homestead, FL 33030



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