

# The Lakes

## Included Features

Effective on homes  
permitted after  
04/01/25

### **DISTINGUISHING EXTERIORS**

Fully-Sodded Homesite (St. Augustine Sod in the Front Yard, Bahia on Sides and Rear) and Premium Landscape Package Irrigation System; in Front of Home  
Concrete Masonry Construction with Textured Finish and/or Siding  
Variety of Exterior Paint Selections  
Architectural Shingles with Limited-Lifetime Warranty  
Distinctive Insulated Fiberglass Entrance Door (Addl. Doors per plan)  
Paneled Steel Garage Door  
Two or Three-Car Driveway (per plan)  
Continuous Vented Vinyl Soffits  
Fiber Re-Enforced Concrete Slab, 2500 PSI Rating  
Maintenance-Free Aluminum Fascia  
3 Hose Bibs (Both Sides and Rear of Home)  
Covered Lanai with Double Switch Ceiling Fan Pre-wires (per plan)  
2 Sealed LED Recessed Can Lights on Lanai (per plan)  
Coach Lights on Both Sides of Garage (per plan)  
Flo-Crete Finish on Entry and Lanai (per plan)

### **KITCHEN FEATURES**

Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range  
Samsung Stainless Steel Over-the-Range Microwave  
Samsung Stainless Steel Quiet-Operation Dishwasher  
Samsung Stainless Steel Counter-Depth Side-by-Side Refrigerator  
Stainless Steel Sink  
Delta Stainless Steel Faucet with Pulldown Sprayer  
1/2 HP Garbage Disposal  
36" Birch Wood or Laminate Cabinetry, with Hidden Hinges  
Staggered Cabinets Over Microwave (per plan)  
Cabinet Upper Crown Moulding  
Cabinet Hardware  
Granite or Level 1 Silestone Countertop Selections  
18" x 18" Ceramic Tile Flooring  
Ice Line Plumbing  
Convenient Pantry (per plan)

### **BATHROOM FEATURES**

18" x 18" Ceramic Tile Flooring - All Baths  
White Ceramic Wall Tile in Bath and Shower Areas - Secondary Bath(s)  
Birch Wood or Laminate Cabinetry, with Hidden Hinges  
- Secondary Bath(s)  
Cabinet Hardware - All Baths  
Wide Range of Wilsonart Premium HD Mica Countertop Selections - All Baths  
with Choice of Crescent or Beveled Edge  
Delta WaterSense 2-Handle Chrome Sink Faucets - Secondary Bath(s)  
Delta Chrome Faucets on Tubs and Showers (per plan) - Secondary Bath(s)  
Decorative Light Fixtures Over Vanities - Secondary Bath(s)  
Framed Mirror Over All Vanities  
Full-Sized Mirrors Over All Vanities  
Medicine Cabinet in Full Baths (per plan)  
Sterling Durable White Vikrell Tub in Secondary Baths (per plan)  
Elongated Commodes Throughout  
Free Slide Ventilated Closet Shelving Throughout

### **LUXURIOUS OWNER'S BATHROOM**

Level 1 Decorative Wall Tile in Bath and Shower Areas  
36" Raised Vanity Birch Wood or Laminate Cabinetry, with Hidden Hinges  
Delta WaterSense 2-Handle Brushed Finish Sink Faucets  
Delta Brushed Finish Faucets on Tub and Shower (per plan)  
Brushed Finish Decorative Light Fixtures Over Vanities  
Garden Tub (per plan)  
Brushed Finish Shower Enclosure (per plan)

### **SPECTACULAR INTERIORS**

Mohawk Plush Stain-Resistant Wall-to-Wall Carpeting  
7/16" 6# Carpet Pad  
18" x 18" Ceramic Tile Flooring in Wet Areas  
Knockdown Textured Walls and Ceiling  
Multiple Interior Paint Selections, with White Ceiling  
Painted Colonial Wood Trim  
2 1/4" Designer Upgraded Moldings  
5 1/4" Base Throughout  
6-Panel Doors  
Kwikset Brushed Chrome Finish Door Handles  
Wood Window Sills  
Laundry Room with Washer & Dryer Connections (per plan)

### **ENERGY-SAVING & ELECTRICAL FEATURES**

14.3 SEER2 (minimum) Energy-Efficient Heat Pump  
Ecobee3 Lite Smart Thermostat  
Low E, Double Pane Windows with Screens and Tilt-In Sash  
Rapid Recovery 50-Gallon (minimum) Hot Water Heater  
R-30 Insulation in Living Area Ceilings  
R-4.2 FI-Foil Exterior Masonry Walls  
R-11 Batts On Frame Walls Between House and Garage  
Foam Injected Wall Block  
Telephone Pre-wires (CAT 5 -2 per plan)  
Cable Pre-wires (RG6 - 5 per plan)  
Double Switch Ceiling Fans (Gathering Room and All Bedrooms)  
Double Switch Ceiling Fan Pre-wires (Den and Lanai per plan)  
1/2 HP Wi-Fi Smart Garage Door Opener with Remotes  
Rocker Electrical Switches  
Smoke and Carbon Monoxide Alarms  
3 Exterior GFI Outlets  
Light Fixtures in Foyer, Café and Dining Room (per plan)  
Sealed LED Recessed Ceiling Lights in Kitchen (per plan)  
Dryer Vented to Exterior  
Air Conditioning Vents in Walk-In Wardrobes (per plan)  
Media Panel

### **SECURITY & SERVICE FEATURES**

Kwikset Traditional Keypad Connected Smart Lock  
Peephole on Entry Door  
Taexx Built-In Pest Control System  
Anti-Termite Treatment  
Cluster or Individual Mail Box (per community)  
Lender Partners and Title Companies for Convenience and Customer Satisfaction  
Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

### **WARRANTY SATISFACTION**


One-Year Builders Limited Warranty  
2-10 Home Buyers New Home Warranty  
Customer Satisfaction Survey



**Highland Homes**  
The value leaders.

The Lakes • 413 Galloway Street • Lake Alfred, FL 33850 • (863) 215-6905

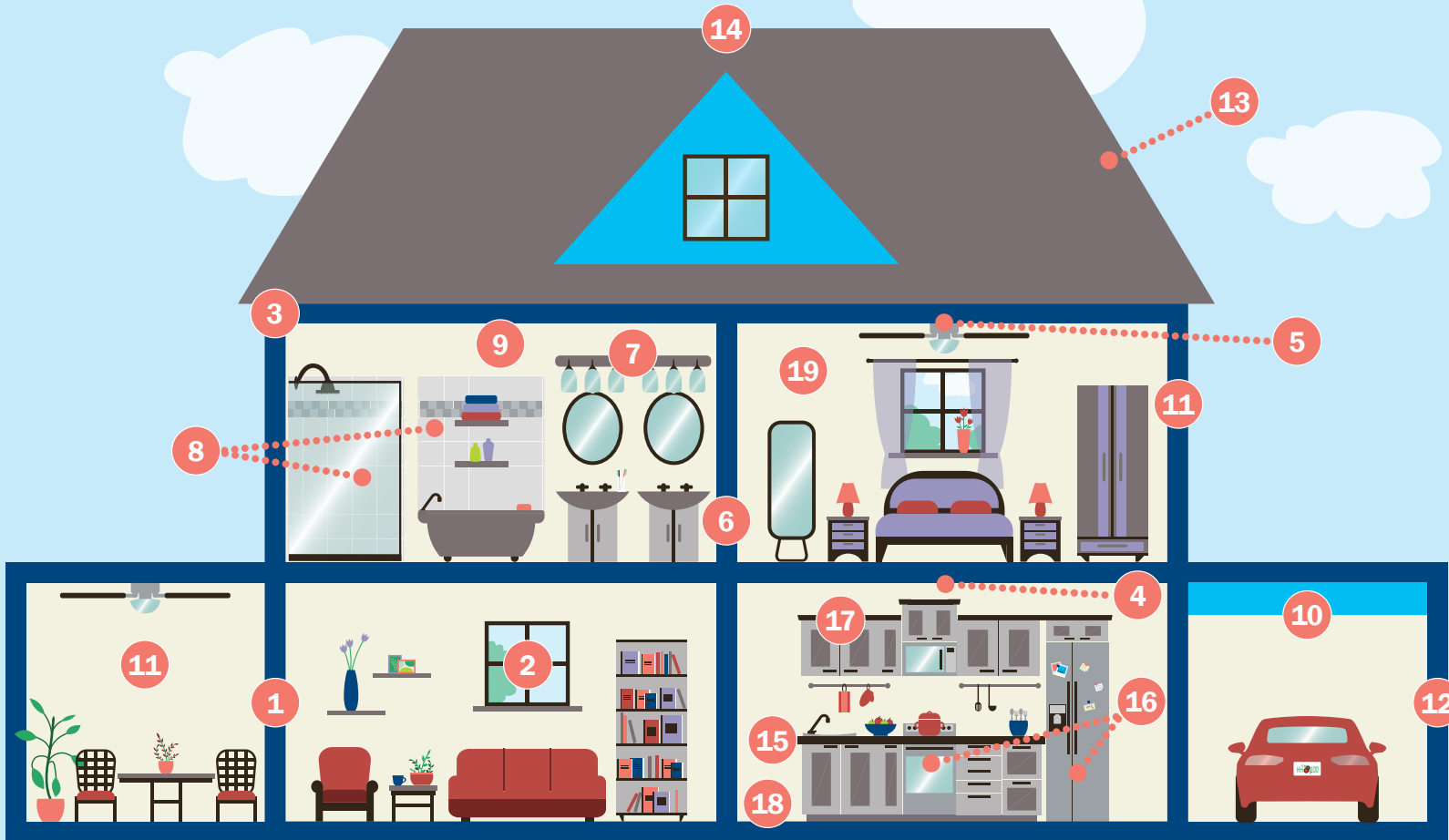
[www.HighlandHomes.ORG](http://www.HighlandHomes.ORG)

#CBC060256 



**Highland Homes**  
The value leaders.

**New Homes Designed for Your Life**



**1 14.3 SEER2 (min) Heat Pump with Smart Thermostat:**

Energy-efficient system paired with an ENERGY STAR® programmable smart thermostat for optimal comfort, convenience, and savings.

**2 Low-E Double-Pane Windows:**

Reduces heat radiating into your home & the tilt-in sash makes cleaning the glass a breeze.

**3 R-30 Ceiling & R-11 Foam Block Insulation:**

Provides a barrier against heat entering your home, lowering energy bills.

**4 LED Kitchen Lighting:**

ENERGY STAR® lights use just 13W (75W equivalent) apiece for 83% energy savings, emit little heat, and provide bright and evenly distributed light.

**5 Light Fixtures & Ceiling Fans:**

Fixtures in the foyer, dining and cafe, plus double-switch fans with light in the gathering room and bedrooms.

**6 Rapid-Recovery 50-Gallon (min) Water Heater:**

Heats water faster using less energy than a larger volume tank.

**7 Decorative Vanity Lighting:**

Effective light with stylish design.

**8 Ceramic Tiled Shower & Tub:**

Durable, quality craftsmanship.

**9 Luxurious Owner's Bath:**

Enjoy privacy and personal space with 36" raised dual vanities, a glass-enclosed shower, and a garden or freestanding tub (per plan).

**10 2 or 3-Car Garage with Wi-Fi Smart Garage Door Opener:**

Control and get alerts via your smart phone.

**11 Covered Lanai:**

Provides desirable outdoor living space.

**12 TAEXX Built-in Pest Control:**

Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.

**13 Architectural Shingles:**

Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.

**14 2-10 Home Buyers Warranty:**

10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.

**15 Granite or Quartz Kitchen Countertops:**

Luxurious, durable style.

**16 Samsung Stainless Steel Appliances:**

5-burner smooth top smart electric range, microwave with fan, ENERGY STAR® quiet-operation dishwasher, and ENERGY STAR® side-by-side refrigerator.

**17 36" Staggered Cabinets with Crown & Hardware:**

Recessed panel doors in your choice of 5 wood, white, or gray finishes. Solid wood face frames, hidden hinges, decorative knobs/pulls, & crown moulding.

**18 18" Ceramic Tile Flooring (in wet areas):**

Durable & easy to maintain.

**19 Two-Tone Interior Paint:**

Multiple color choices for your walls, with a classic white ceiling.

**Plus: Professional decorators at our Personal Selection Studio will help you select features and finishes to personalize your dream home!**

\*Included features and specifications are subject to change without notice. See your Community Sales Manager for details. #CBC060256

[www.HighlandHomes.ORG](http://www.HighlandHomes.ORG)

