



THE SOUTHERN LIVING SERIES *at*  
**THE HIGHLANDS**  
Standard Luxury Features

**GENERAL CONSTRUCTION:**

- \* Raised monolithic concrete slab (1st Floor)
- \* Vapor barrier under slab
- \* 2 X 4 Framed Walls
- \* Engineered Roof and Floor Truss Systems
- \* 3/4" OSB Plywood Sub-Floors, Tongue and Groove, Glued & Nailed (2nd Floor and Bonus Rooms)
- \* 7/16" OSB Exterior Walls
- \* Architectural Roof Shingles
- \* Plastic Water Piping
- \* Plastic Pipe Drain Lines
- \* 10 Year Warranty Program
- \* 200 AMP Electric Service with Circuit Breakers
- \* Underground Utilities
- \* Public Water & Sewer

**EXTERIOR:**

- \* Two Car Garage
- \* Maintenance Free Dutch Lap Vinyl Siding
- \* Maintenance Free Vinyl/Aluminum Fascia and Soffit
- \* Maintenance Free Single hung, low E, insulated, double pane windows with grilles between glass, screens & tilt-in sash
- \* Maintenance Free Metal Garage Door with windows
- \* Fiberglass Paneled Wood-Grained Dent-Resistant Insulated Front Door with Deadbolt Lock
- \* Decorative Lighting Fixtures
- \* Fixed Paneled Vinyl Shutters on Front Elevation (where applicable)
- \* Seamless Aluminum Gutters and Downspouts
- \* Upgrade Landscape Package
- \* Sodded Front Yard with Sprinkler System
- \* Seeded Rear and Side Yards in Disturbed Areas
- \* Rear yards cleared approximately 15 Ft behind rear of home
- \* Termite Prevention Soil Treatments with 1 Year Guarantee
- \* Concrete Walks and Driveway
- \* 3' x 5' Concrete Rear Stoop
- \* Front and Rear Exterior Electrical Outlets
- \* Two Hose Bibs
- \* Deadbolt Locks on Exterior Doors

**BATHROOMS:**

- \* Owners Bath includes Double Bowl Sink, 5 Ft Shower and Linen Closet
- \* Cultured Marble Tops w/ Raised Panel Wood Vanities
- \* Decorative Wood-Framed Mirrors over Vanities
- \* Pedestal Sink in Powder Room
- \* Single Lever Faucets
- \* Bathroom Exhaust Fans
- \* Powder Room Insulated for Sound

**INTERIOR:**

- \* 9 Foot Ceiling - 1st Floor
- \* 2 to 2 1/2 Baths (per plan)
- \* Finished Garage with Sheetrock and Paint
- \* Hardwood or Ceramic Foyer
- \* Wall-to-Wall Carpeting
- \* No Wax Vinyl Flooring in Kitchen, Breakfast Area & Baths
- \* Six-Panel Colonial Doors with Colonial Trim
- \* Crown Moulding in Living Room & Dining Room (per plan)
- \* Colonial Trim Wrapped Windows with Wood Sills
- \* Decorative Lighting Fixtures
- \* Door Chimes
- \* Ceiling Fan - Family/Great Room & All Bedrooms
- \* Ventilated vinyl coated metal closet shelving
- \* Electric Garage Door Opener
- \* Lacquered Wood Handrails (per plan)
- \* Copper Electrical Wiring per building code
- \* High Efficiency Electric Heat Pump
- \* Central Air Conditioning
- \* Smooth Ceilings throughout Home
- \* Smoke Detectors on each Level and each Bedroom
- \* Prewired for Cable Television (4)
- \* Prewired for Telephone (4)
- \* 50 Gallon Electric Water Heater
- \* Laundry Room Insulated for Sound
- \* Washer and Dryer Hook-ups

**KITCHEN:**

- \* Stainless Steel GE Appliance Package
  - Spacemaker Microwave
  - Dishwasher
  - Flat Top Electric Range
- \* 42" Paneled Wood Coronet Cabinets with Concealed Hinges
- \* Pantry
- \* Garbage Disposal
- \* Granite Kitchen Counter tops
- \* No Wax Vinyl Flooring
- \* Undermount Stainless Steel Sink with Single Lever Faucet
- \* Recessed Ceiling Light Package

**ENERGY PACKAGE:**

- \* High Efficiency 14 SEER Electric Heat Pump
- \* Low E Insulated Windows
- \* R-30 Ceiling Insulation
- \* R-13 Exterior Wall Insulation
- \* House Wrap Air Infiltration Package
- \* Fiberglass Insulated Front Door
- \* Programmable Thermostat