

SweetBay

Life at water's edge.



*Harris Doyle reserves the right to make changes to any of the proposed uses illustrated on this rendering at its sole discretion.



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HARRIS DOYLE
HOMES

LIFE WELL *crafted*

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the plans

HOMES

PLAN NAME	APPROX. SF	BEDS/BATHS	GARAGE SPACES
Thatch	1,167 (1167/0)	2/2	2
Largo	1,392 (1392/0)	3/2	2
Waverly	1,620 (1620/0)	2/2	2
Clearwater	1,664 (1664/0)	3/2	2
Sawgrass	1,718 (1718/0)	3/2	2
Islamorada	1,838 (1838/0)	3/2	2
Hillsboro	1,863 (1863/0)	3/2	2
Iva	1,998 (1157/841)	3/2.5	2
St. Andrew	2,400 (2400/0)	4/3	2
Navarre	2,511 (1466/1045)	4/2.5	2
Madeira	2,550 (1124/1426)	4/2.5	2
Sanibel	2,810 (1539/1271)	4/2.5	2
Santa Rosa	2,811 (1707/1110)	4/3.5	2
Hutchinson	3,307 (1899/1408)	4/3	2
Sabal (Twin Home)	1,646 (959/687)	3/2.5	1

COMMUNITY AMENITIES & AREA SCHOOLS

COMMUNITY AMENITIES

- ◊ Pet-Friendly Parks
- ◊ Green Spaces
- ◊ Walking Trails
- ◊ Bayfront Access
- ◊ Top-Performing Public Charter School
- ◊ Charming Town Center

AREA SCHOOLS

- ◊ University Academy Elementary School
- ◊ University Academy Middle School
- ◊ Bay High School



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included home amenities

INTERIOR

- ◊ Garage with Sheetrock & White Paint
- ◊ Shaw Luxury Vinyl Plank in Main Level Living Areas, Laundry & Stairs
- ◊ Shaw Carpet in Bedrooms, Upstairs Hallways, & Loft (per plan)
- ◊ Daltile Tile in Baths
- ◊ 9' Ceiling Heights on Main Level, 8' on Second Level
- ◊ Decorative 2-Panel 8' Interior Doors on Main Level
- ◊ Oil Rubbed Bronze Door Hardware
- ◊ Crown Molding where applicable in Main Level Living Areas & Primary Suite
- ◊ Kitchen:
 - 36" Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertops
 - Designer Tile Backsplash
 - Stainless Single Bowl Undermount Sink
 - Delta Faucet with Pull-Down Sprayer
 - Frigidaire Gallery Stainless Steel 30" Gas Range

- Frigidaire Stainless Over-the-Range Exterior Vented Microwave
- Energy Star, Frigidaire Gallery Stainless Dishwasher
- ◊ Primary Bath:
 - Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertop
 - Oval or Rectangular Undermount Sinks with WaterSense Delta Faucets
 - Tile Shower with Schluter System Trim
- ◊ Secondary Baths:
 - Painted or Stained Cabinets with Slow-Close Drawers & Doors
 - Granite Countertops
 - Oval or Rectangular Undermount Sinks with WaterSense Delta Faucets
 - Fiberglass Tub/Shower Unit
 - Pedestal Sink in Powder Room (per plan)

ENERGY EFFICIENCY

- ◊ Home Energy Rating System Score (HERS) Certificate
- ◊ Superior 2x6 Exterior Wall Framing
- ◊ Electric Furnace
- ◊ 15.2 SEER, Zoned HVAC System
- ◊ Tankless Water Heater
- ◊ Ecobee3 Lite Thermostat
- ◊ Argon Gas Filled Low-E Windows

- ◊ Energy Star Appliances
- ◊ Impact-Rated Garage Doors
- ◊ LED Lighting
- ◊ WaterSense Labeled Plumbing Fixtures
- ◊ MERV 10+ Air Filters
- ◊ Insulation:
 - R-19 Batt Exterior Wall Insulation
 - R-30 Attic Insulation

ELECTRICAL

- ◊ 2 Exterior Electrical Outlets
- ◊ Exterior Soffit Receptacle
- ◊ 1 Floor Outlet in Great Room
- ◊ Wired Smoke Detectors per Code
- ◊ RING Video Doorbell & Chime

- ◊ Bedrooms & Great Room Pre-Wired for Ceiling Fans
- ◊ LED Flush Mount Lighting
- ◊ Decorative Lighting Allowance

EXTERIOR

- ◊ 30-Year Dimensional Roof Shingles
- ◊ 2 Exterior Hose Bibbs
- ◊ Irrigation System in Front, Side & Back Yard
- ◊ Impact-Rated Garage Door(s) with Remote Opener

- ◊ Mailbox per Community Covenants
- ◊ Professionally Designed Landscape Plan for Each Lot

*Variations and/or substitutions of equal value are subject to builder discretion.

