

BREAKFAST • POINT®  
EAST

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\*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 |
|------------|-------------------|------------|---------------|
| Avery      | 1,600 (1600/0)    | 3/2        | 2             |
| Clearwater | 1,664 (1664/0)    | 3/2        | 2             |
| Sawgrass   | 1,744 (1744/0)    | 3/2        | 2             |
| Bedford    | 1,964 (1964/0)    | 3/2        | 2             |
| Tucker     | 2,011 (2011/0)    | 3/2        | 2             |
| Portsmouth | 2,098 (2098)      | 3/2        | 2             |
| Grayton    | 2,117 (1590/527)  | 3/2        | 2             |
| Sheffield  | 2,236 (2236/0)    | 3/2        | 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             |
| Azalea     | 2,708 (1819/889)  | 4/3        | 2             |
| Sanibel    | 2,810 (1539/1271) | 4/2.5      | 2             |
| Santa Rosa | 2,811 (1701/1110) | 4/3.5      | 2             |
| Hutchinson | 3,307 (1899/1408) | 4/3        | 2             |

## COMMUNITY AMENITIES & AREA SCHOOLS

### COMMUNITY AMENITIES

- ◇ Parks
- ◇ Gayle’s Trails
- ◇ Walking/Biking Trails

### AREA SCHOOLS

- ◇ Breakfast Point Academy
- ◇ A. Gary Walsingham Academy
- ◇ Breakfast Point Middle School
- ◇ J.R. Arnold High School



HARRIS DOYLE  
HOMES

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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 Countertops
  - 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
- ◇ 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 Openers
- ◇ Mailbox per Community Covenants
- ◇ Professionally Designed Landscape Plan for Each Lot
- ◇ Gas Line on Rear Porch for Future Grill

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

