

# 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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# SweetBay

Life at water's edge.



**HARRIS DOYLE**  
HOMES

LIFE WELL *crafted*

HARRISDOYLE.COM

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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             |
| Tucker            | 2,009 (2009/0)    | 3/2        | 2             |
| Dawson            | 2,012 (2012/0)    | 3/2        | 2             |
| Foxglove          | 2,063 (2063/0)    | 3/2        | 2             |
| Birch             | 2,111 (2110/0)    | 3/2.5      | 2             |
| Lanark            | 2.168 (1258/910)  | 4/3.5      | 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             |
| Azalea            | 2,708 (1819/889)  | 4/3        | 2             |
| Caraway           | 2,730 (2109/621)  | 5/3.5      | 2             |
| Sanibel           | 2,810 (1539/1271) | 4/2.5      | 2             |
| Santa Rosa        | 2,811 (1707/1110) | 4/3.5      | 2             |
| Harding           | 2,828 (1540/1288) | 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



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 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.

