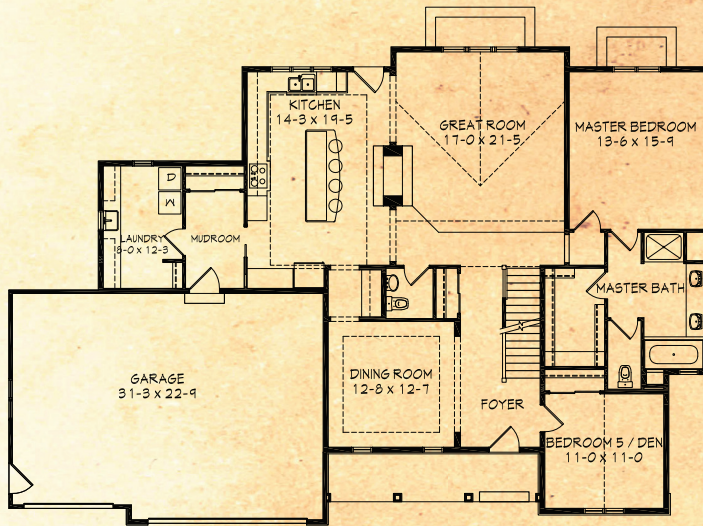


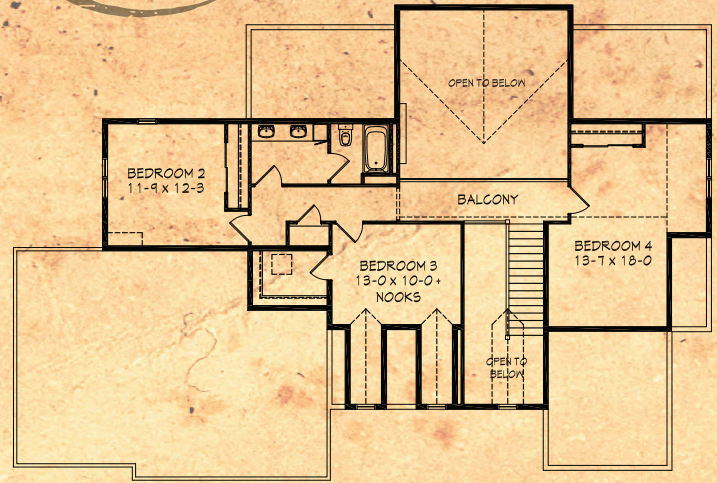


HIGHLAND
BUILDERS, LLC

The Highlander



FIRST FLOOR PLAN



SECOND FLOOR PLAN

2993 SQUARE
FEET TOTAL

BASE MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

UPGRADED MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

FOYER

- Radius arches to invite you into the home
- Open 2-story vaulted ceiling
- Custom stained solid 2-1/4" or 3-1/4" select Yellow Birch wood flooring
- Open staircase centrally located with wood newel, balusters and railing
- Simpson solid wood front door
- Upgrade option-** 4" select yellow birch floors

GREAT ROOM

- Abundance of large windows with transom windows above
- Direct vent 2-sided gas fireplace
- Custom wood mantel with tiled surround and raised hearth
- Custom framed 2-story vaulted ceiling with balcony overlooking room

KITCHEN

- Direct vent 2-sided gas fireplace
- Custom wood mantel with tiled surround
- 9' tall ceilings stepped down at perimeter
- Generous island with seating for six
- Custom built & stained Birch cabinets
- Raised panel style cabinets with crown molding
- Granite countertops with granite backsplash
- Stainless steel under-mount sink
- Built-in pantry cabinets
- Under-cabinet lighting
- Custom stained solid 2-1/4" or 3-1/4" select Yellow Birch wood flooring
- Upgrade options-** Crown molding @ ceiling, additional cabinet features including paneled ends and soft close drawers & 4" select yellow birch floors

DINING/BUTLER PANTRY

- Radius arched walkway
- 9' tall ceilings stepped down at perimeter of dining
- Custom built & stained Birch cabinets
- Raised panel style cabinets with crown molding
- Granite countertops with granite backsplash
- Upgrade options-** 4" select yellow birch floors and crown molding at stepped ceiling

MUDROOM / LAUNDRY ROOM

- Tile flooring throughout
- 9' tall ceilings
- Spacious mudroom and separate laundry with custom Birch cabinets
- Laminate countertops with large laundry sink

MASTER BEDROOM/BATH SUITE

- 9' ceiling height
- Custom Birch cabinets w/double sinks in bathroom
- Private water closet
- 4' wide fiberglass shower module with semi frameless shower door
- Whirlpool tub with tiled surround and shelf niche
- Tiled flooring in bathroom
- Spacious walk-in closet with shelves at perimeter
- Laminate countertops
- Upgrade option-** Custom tiled shower in bathroom with frameless heavy glass door and granite counters

BEDROOM 2, 3 & 4

- Ceilings heights mixed with 8' flat and custom framed vaulted elsewhere
- Closets with slider doors or walk-in closets

BATHROOM UPPER

- Tiled flooring throughout
- 5' maintenance free tub/shower combination
- Private shower and water closet area
- Custom Birch cabinets w/double sinks and linen cabinet
- Laminate countertop
- Upgrade option-** Granite Countertop

POWDER ROOM

- Tiled flooring throughout
- Pedestal sink

DEN

- Vaulted ceiling
- Transom windows
- Storage closet

FOUNDATION/BASEMENT

- 9" Poured concrete walls
- 2" rigid exterior insulation
- Future bathroom plumbing rough
- 2 vinyl slider windows with window well
- Upgrade option-** Waterproofing membrane w/ 15 year warranty

GARAGE

- Raised panel insulated steel garage doors
- Overhead door openers with one keyless entry pad
- Upgrade option-** Carriage style steel garage doors with lites

MECHANICALS

- 75 gallon direct vent gas water heater
- High efficiency (95% efficiency) gas furnace • Air conditioner
- Honeywell set-back thermostat
- Aprilaire air filter at return ducting to furnace
- 200 Amp electrical service

OTHER INCLUSIONS

- Interior prefinished oversized millwork (4-1/4" base, 3-1/4" casing)
- Interior priming & painting (ceiling sprayed single color & walls rolled)
- Carpeting in all non-hardwood and non-tiled areas
- Six panel pine doors stained to match millwork
- Long spanning I-joist floor system
- 3/4" Tongue & groove subfloor nailed and glued
- Seamless aluminum gutters and downspouts
- Thin stone veneer as shown on elevations
- All exterior painting and staining per owner selections
- Hardi-Plank cement board siding in standard COLOR PLUS finish with Miratec corner boards and window trim as shown on elevations
- Window grids at all elevations
- Tyvek home wrap
- 2x6 exterior stud walls with structural OSB wall sheathing
- R-50 ceiling blown in ceiling insulation
- Schlage lever style hardware
- Hardware allowance for cabinet knobs and pulls
- Two exterior water proof hose bibs
- 30 year warranty architectural dimensional shingles
- Plumbing fixtures-standard white and chrome
- Light fixtures & tile material allowance
- Progress cleaning, finish cleaning and window washing included
- Excavating, backfill, finish grade allowance
- Curb cutting allowance and water/sewer main allowance
- Finish gravel drive and parking pad allowance
- Upgrade option-** All Kohler Biscuit plumbing fixtures and brushed nickel 8" OC faucets, custom stained woodwork/ doors, R-23 BIBS exterior wall insulation and foamed rim joists.

OPTIONAL FEATURES

- (pricing not included)
- Appliance & Central Vac. Package
 - Rear deck or patio
 - Exterior concrete or asphalt drive
 - Landscaping



HIGHLAND
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The Highlander

DISTINCTIVE DESIGNS



Homes that fit your lifestyle

The Highlander is Highland Builders most popular two story model. At 2,993 square feet, this two story 4-bedroom/ 2-1/2 bath home is a great option for the large or soon to be expanding family! In addition to the four bedrooms, there is a bonus den or office area. The oversized kitchen includes built-in pantry cabinets and an extra-large island capable of seating six. Adjacent to the kitchen is a butler pantry connected to a separate dining area. The kitchen and great room share a 2-sided fireplace that will surely create much needed warmth during the chilly winter months. The two story great room boasts a full wall of windows and an upper balcony overlooking the space. The master bedroom is situated on the main level and is accompanied with a spacious walk-in closet and bathroom suite. The upper level contains three additional bedrooms and another bathroom. Each of these bedroom options offer a unique layout and are comfortably sized. The last feature of the Highlander is the separate mudroom and laundry room areas. Both of these rooms offer plenty of space for functionality, but they also offer an abundance of storage opportunities.

*Come view The Highlander online @ www.highland-builders.com.
For more information please call 262-573-9251*