

The Pinehurst



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3 bedroom | 2 bath | 2 car garage

Living Area	1654 S.F.
Lanai	156 S.F.
Entry	138 S.F.
Garage	441 S.F.
Total Area	2389 S.F.

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 Harbor Homes

Pinehurst Standard Features

Exterior Features

Architectural Asphalt Shingles - 30 year warranty
Two Garden Hose Bibs
Aluminum Fascia and Soffit
Textured Stucco Exterior with Raised Accent Bands
Truss Covered Lanai with Concrete Floor
Textured Stucco Lanai Ceiling
Finished Interior Garage Walls
Two Coats Paint on Stucco
Two Toned Exterior Paint (Body and Trim)
Paver Driveway, Sidewalk and Concrete Equipment Pads (up to 1,000 SF max)
2 Car Garage with Attic Access
7' Raised Panel Steel Overhead Garage Door with Openers
Pillared Entry with Concrete Stoop
Three Exterior GFI Protected Outlets
8' Impact Double Glass Entry Front Door
Standard Landscape Package
Hurricane Impact & Insulated Low E Windows and Sliders
Pocketing 12 Foot Impact Sliding Glass Door

Interior Features

5-1/4" Wood Base Throughout
2 - 1/4" Wood Cased Doors
Wood Window Sills
6'8" Interior Doors
Minimum 8' Ceiling Height
11' Ceiling in Foyer
Stepped Ceilings in Master Bedroom and Great Room with Crown Molding
Brushed Nickel Lever Door Handles
Textured Walls and Ceilings
21'X21" Porcelain Tile
Shaw Brand Northern Parkway Series Carpet or equal
Interior Flat Wall Paint and Semi Gloss Trim/Door Paint
Ventilated Wire Closet Shelving
Walk in Closets and Linen Closets Per Plan
One Paint Color on Walls and Ceilings

Kitchen Features

Wood Cabinets with Adjustable Shelves
30" Upper Cabinets with 3" Crown Molding
Bumped and Staggered Over Range Cabinet
3 CM Level 1 Granite Countertops
Stainless Steel Undermount Double Bowl Kitchen Sink
Brushed Nickel Faucet with Pull Out Sprayer
Brushed Nickel Cabinet Knobs
1/2 HP Garbage Disposal
Stainless Whirlpool Appliances or Equal
Venting for Space Saver Microwave Over Range
Water Line to Refrigerator

Bathroom Features

Wood Cabinets
Comfort Height Vanities & Toilets
3 CM Level 1 Granite Countertops
Undermount Vanity Sinks
Full Width Vanity Mirrors
Brushed Nickel Faucets
Brushed Nickel Cabinet Knobs
Walk in Master Shower

Plumbing Features

40 Gallon Quick Recovery Energy-Miser Hot Water Heater
Washer Connection
Elongated and Comfort Height Toilets

Electric Features

4 Ceiling Fan/Light openings
Inter-linked Smoke Detectors w/battery Back-up
Recessed Can Lighting per plan
Standard Light Fixture and Paddle Fan package
200 Amp Main Service Panel
Washer/Dryer Connection
Door Bell Chime
1 Prewired Telephone in Kitchen and 5 Prewired Cable

Construction/Energy Features

8" Block Walls
Monolithic Concrete Slab with Vapor Barrier
Steel Reinforced Concrete Footing
Engineered Roof Truss System
Current Hurricane and Wind Requirements
Minimum 8' Wall Height
High Efficiency 15 SEER Air Conditioning
Programmable Thermostat
Automatic Float Shut Off on A/C to Prevent Flooding
Air Conditioning Vents in Walk in Closets
Insulated Heating and Cooling Ducts
Cold Air Returns in All Bedrooms
R-30 Blown or Batt Ceiling Insulation
R-13 Batt Insulation Between Garage and Living Area
R- 4.2 Exterior Wall Moisture Barrier
Off Ridge Vent Attic Ventilation
Continuous Soffit Vents
Taexx Pest Control

Other Features Included

Rough in Plumbing to Lanai for Future Sink
Electrical Outlets in Lanai for Future Outdoor Kitchen

Property (Standard 80 x 120 Lot)

Building Permits included
Surveys and Site Plans included
Sewer Piping from House to Sewer Main w/Low Pressure System
Water piping from House to Water Meter
Underground Electric Connection
Standard Clearing, Fill and Grading



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