

# HIGHLAND PARKS

Every Emerald Home Includes ...

## YOUR COMMUNITY

- Shuttle service to beach from Memorial Day to Labor Day
- Gated entry, to be installed
- Large resort-style pool with multiple water features & hot tub
- Gas grills & fire pit
- Modern, luxurious pool furniture
- Flat screen TV & surround sound in large covered outdoor lounge area
- Lookout tower with the best view of 30A

## INTERIOR DESIGN

- Glidden Ultra-Hide 150 High Build Flat
- Hardwood on the main level and upstairs hallway
- Stairs feature one-inch oak treads with hard wood on landings
- Tile in all wet areas
- Stain-treated, Softbac® carpet in all bedrooms
- Eight-foot, five-panel shaker solid doors on main level and six-foot, five-panel hollow core doors on secondary levels
- Two-piece crown\* with 1" x 4" trim on windows and doors and 1" x 8" baseboard\* on first floor (\*no crown and 1" x 6" base board on secondary levels)
- Square-edge cottage trim throughout
- V-groove board, per plan
- Smooth finish on all ceilings and walls
- Designer closet with wood shelving
- Ceiling fans in all bedrooms; secondary bedrooms with light kits
- Can lights in master and family rooms

## KITCHENS

- 42" / 36" staggered maple, shaker panel cabinet with under-cabinet lighting, soft-close doors and drawers with adjustable shelves.
- Granite countertops with decorative tile backsplash, per plan
- Pendent lights, per plan
- GE Cafe™ Series 36" built-in gas cooktop with 36" GE Profile™ Series wall-mount, vented hood

- GE Cafe™ Series 30" built-in single convection wall oven and a GE Cafe™ Series 1.5 cubic foot built-in convection microwave
- GE Cafe™ Series stainless interior built-in dishwasher with hidden controls
- GE Cafe™ Series 24.6 cubic foot, counter-depth refrigerator
- Moen® stainless one-handle, high arc pull-down kitchen faucet
- Moen® stainless 20-gauge double bowl sink

## BATHROOMS

- Wood cabinetry in variety of natural stain finish
- Granite countertops with Moen® Voss series two-handle, high arc bathroom faucet
- Master bath with freestanding, soaker tub with Moen® Voss series two-handle, high-arc Roman tub faucet with hand shower, per plan
- Master shower with frameless glass enclosure with Moen® Voss series Posi-Temp® shower head, handheld shower and six-inch diameter rain shower head on two separate valves
- Wall and shower tile featuring the Schluter® system, a complete waterproofing system for tiled showers
- His-and-her separate sinks in master bathroom, per plan
- Moen® Voss brushed nickel plumbing fixtures with eight-inch spread, master and powder rooms; single-units in all other bathrooms
- Raised-height bath vanity counters
- Under-mount sinks per plan

## CONSTRUCTION

- Galvalum 5-V Crimp Metal Roof
- Durable HardiePlank® cement fiber siding
- Open-tail wood rafters with cottage details
- Vinyl impact-resistant windows, white
- Impact-resistant, fiber-classic eight-foot doors

- Taexx® built-in pest control system (in-wall tube system)
- Security system with two keypads
- Energy-efficient 14-SEER central air conditioning with digital touch screen programmable thermostat
- Energy-efficient natural gas tankless water heaters
- Energy-efficient R38 insulation in the attic, R13 in the walls, and closed-cell insulation in subfloor (excluding homes built on slab foundation)
- Builder warranty from Emerald Homes®

## Exterior Design

- K-Dat columns/trim: 12" x 12" on front and 8" x 8" on back
- Glidden Professional Fortis 350 Exterior Paint
- Oversized covered porches with ceiling fans and can lights, per plan
- Pressure-treated porch decking with natural finishes
- Tongue and groove porch ceilings featuring 1" x 6" Cypress
- Professionally landscaped with two-zone, water-saving drip irrigation system
- Brick pavers on entry walks and driveways
- Decorative road-side trash containers
- Automatic garage door openers, two remotes
- Outdoor shower

**67 Gulview Circle  
Blue Mountain Beach,  
Florida 32459**

**(850) 267-2252**

*Model Home Park Coming Soon*



Information deemed accurate, but not warranted. These items represent the specifications for Highland Parks at Blue Mountain Beach, an Emerald Homes® community, at time of print only, that is August 14, 2013. We are always looking to improve our homes, the features included as standard are subject to change, without notice. Please check with your Emerald Homes® Sales Representative for current standard features and available option upgrades.