



# THE HIGHLANDS AT MADISON PARK

## INCLUDED FEATURES

### COMMUNITY APPEAL

Carefully planned and coordinated streetscape design, and professionally landscaped yards  
Community green space, playground, clubhouse and pool  
Direct access to shopping and dining  
Zero Maintenance Lifestyle-Exterior Maintenance and Lawn Maintenance included  
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations  
Poured concrete foundations reinforced with steel  
Architectural Roof shingles with limited lifetime warranty  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/black finish touch screen smart deadbolt  
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home  
James Hardie Siding and Trim  
Covered Screen Lanai  
Poured Patio off of den

### KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in kitchen including microhood, 30" slide in range and dishwasher  
42" kitchen cabinets with crown molding  
Recessed can lighting  
Granite counter tops in Kitchen  
Recessed icemaker connection for refrigerator  
LVP in kitchen, family room, den, foyer, and garage entry  
LVP floors in all baths  
Vanities with cultured marble tops in all baths with undermount sink  
Pedestal sink with chrome fixtures in powder room  
Master bath with shower standard  
Elongated commodes, Delta® faucets and bath exhaust fans in all baths  
Kitchen Under Counter Cabinet Lighting  
Lighted Mirrors in Primary Bath

### INTERIOR APPOINTMENTS

Smooth ceilings throughout  
10' Ceiling Height & 8' doors throughout  
Linear fireplace  
Raised two-panel interior doors  
Premium Sherwin Williams® paints  
LVP floors in Laundry Room  
Pre-wire for Ceiling Fan in Master Bedroom  
4 Cable/Phone Drops  
2" faux blinds

### HIGH PERFORMANCE ENERGY FEATURE

Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation  
House Wrap – Weather resistant barrier  
Insulated vinyl thermal low E windows  
Advanced PEX® plumbing system  
14 SEER high-efficiency heating and cooling systems  
220V outlet for dryer  
Washer overflow pans in second floor laundry rooms  
Quick-recovery 50-gallon electric water heater  
Smoke detectors per code  
Two-car oversized garage with Wifi opener  
Wifi Programmable thermostats

### CUSTOMER PEACE OF MIND

Homeowner Pre-construction Orientation  
Optional Homeowner Pre-drywall Orientation  
Homeowner Pre-closing Orientation  
Homeowner Warranty Introduction  
Home Buyers 2-10 Warranty®