



Highland Homes

of Clermont, Inc.

"Your hometown builder"

Special Features about us...

- Family owned and operated company building in Clermont since 1983.
- Unsurpassed quality, workmanship, and materials backed by a 10 year transferable warranty
- Customize everything and anything to fit your needs and desires for your new home.
- Value - our standards are higher and exceed any production homebuilder in the Clermont area.
- Efficient floor plans that maximize actual living space making home feel larger than it actually is
- Prime locations in Clermont accommodating all lifestyles with countryside, lakefront & suburban home sites.
- Large lot sizes in all communities.
- Multitude of upgrades & options available to customize your home!

Construction Features we provide...

- 10-year structural warranty for peace of mind. (Transferable when you sell)
- \$250,000 termite treatment warranty
- Homes constructed of steel reinforced concrete block for structural integrity and wind load
- Exteriors finished with 2 coats of low maintenance stucco & accent bands
- Double-paned Low E tinted windows throughout
- Attic insulated with blown R-30 for energy savings and walls are R-3.6 (radiant barrier)
- Interior walls framed 16" on center for extra strength
- Insulated electrical system with 200-amp service
- 14 SEER central HVAC system with heat pump
- Insulated 40-gallon quick recovery water heater
- Steel panel garage door rated for 120-mph winds, includes an automatic door opener
- Fully sodded home site (bahia) with landscaping & automatic irrigation system & 2 exterior hose connections
- Three weather protected exterior GFI electrical outlets

Fine Living Features...

- Covered lanai with French or pocket doors to the lanai
- 8' ceiling height in standard models & 9'4" ceiling height with Elite package throughout
- Vaulted ceilings in living areas.
- All windowsills are finished cultured marble
- Rocker style light switches throughout
- Classic 2 panel interior doors with antique brass lever handles
- Your color choice of luxurious stain resistant carpeting installed over 5# padding
- Bedrooms, family rooms & lanais are blocked, wired & switched for ceiling fans
- 3 telephone & 2 television outlets at your choice of location

Designer Kitchens...

- Appliance package includes self-cleaning electric smooth-top range, microwave range hood, multi-cycle automatic dishwasher, in your choice of color (black, white or beige) plus garbage disposal
- Your choice of ceramic tile flooring with 13", 16" & 18" tile options in a variety of colors
- Custom cabinetry in your choice of wood and finishes - 36" upper cabinets in standard & 42" with Elite Package
- Attractive easy care laminate counter tops in a variety of colors with double bowl stainless steel sinks
- Full sized food pantry with adjustable shelving

Luxurious Owners Quarters & Baths...

Each master suite includes:

- Large air conditioned walk in closets
- Your choice of ceramic tile flooring with 12", 16" & 18" tile options in a variety of colors
- Relaxing garden tub & walk-in, glass enclosed shower to be tiled in color of your choice
- Separate, fully mirrored his & hers vanities with make-up lighting & built in medicine cabinets

*There are more features and numerous options to personalize your new Highland Home...
Builder reserves the right to modify included features at any time. See our representatives for details. 4/2010*

Sales model: Open 7 Days
Southern Pines Subdivision

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