



TOWNHOMES AT HIGHLAND CROSSING

Presented by....





TOWNHOMES AT HIGHLAND CROSSING

Pricing for Townhomes

<u>Unit #</u>	<u>Floorplan</u>	<u>Price</u>
1	Caesar B	\$695,000.00
2	Phineas B	\$630,000.00
4	Phineas B	\$630,000.00
5	Caesar B	\$695,000.00
13	Phineas B	\$640,000.00

BUILDER CONTRIBUTES UP TO \$1,500 TOWARDS YOUR CLOSING COSTS!

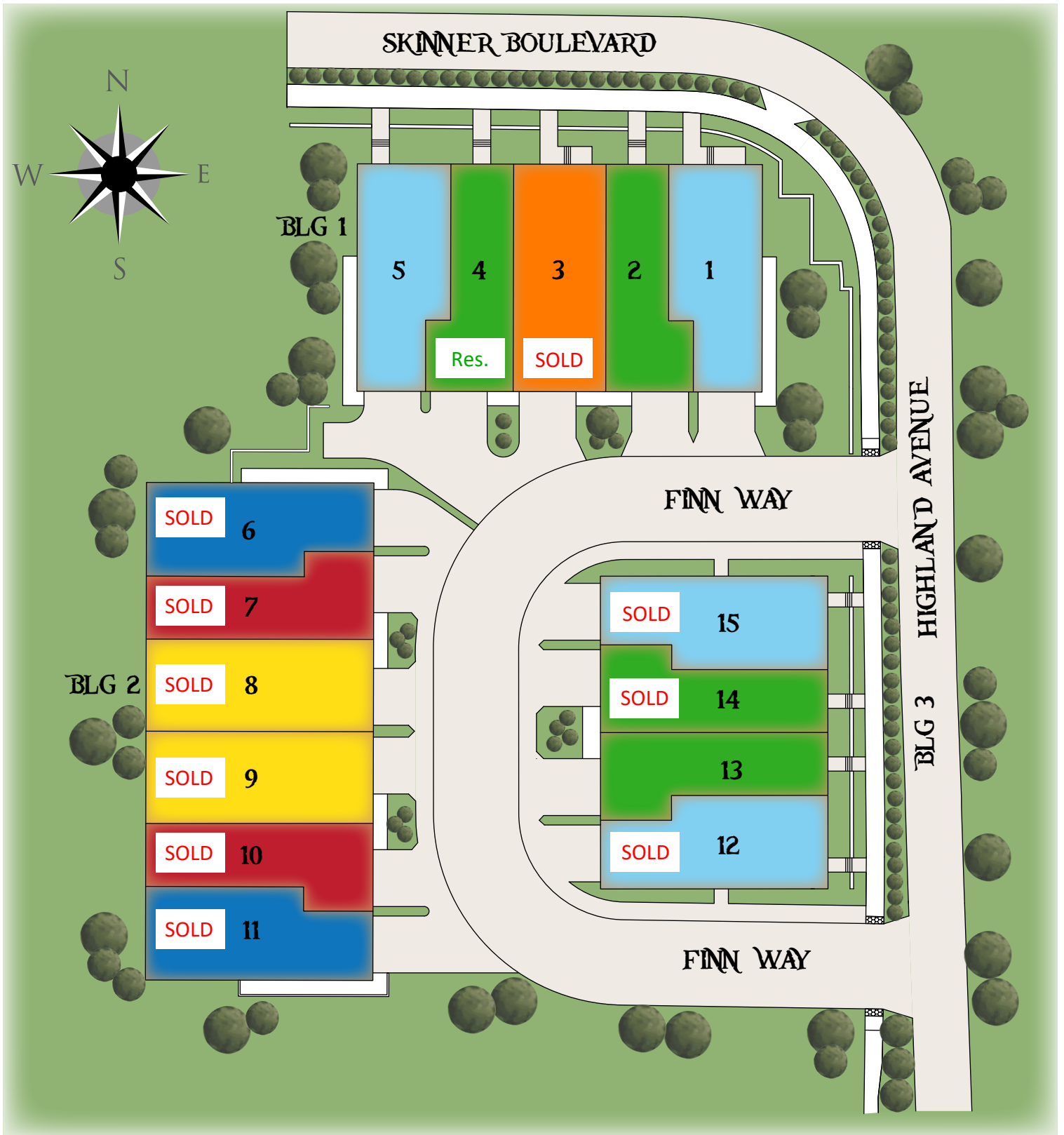
CAESAR AND WINSTON FLOORPLANS OFFER OPTIONAL UPGRADE TO 4 BEDROOMS AND 3.5 BATHS OR A WET BAR

*Call Patrick at 727-637-5134 for pricing details!

*Upgrade options are available for an additional price. Prices are subject to change without notice.

Offer valid on new sales only. Please see a sales representative for more details.

HIGHLAND CROSSING SITE PLAN



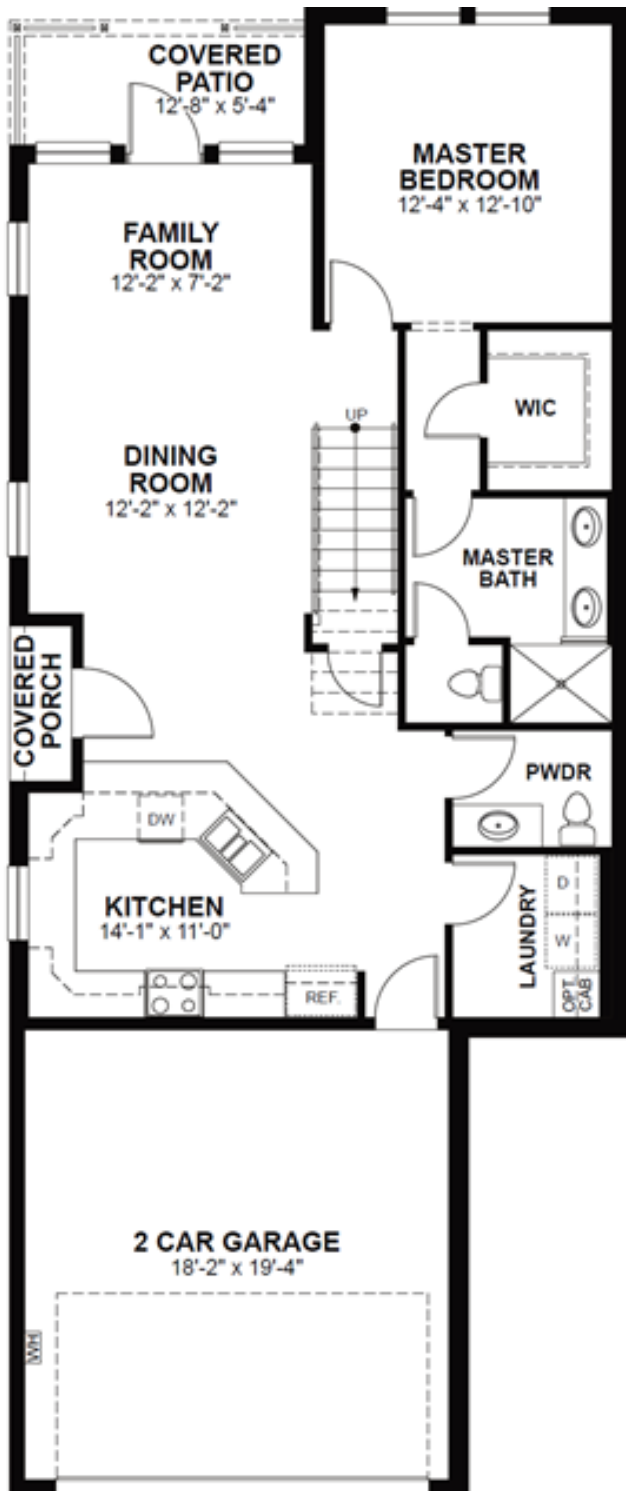
THE CAESAR A
THE PHINEAS A
THE WINSTON A
THE CAESAR B
THE PHINEAS B
THE WINSTON B



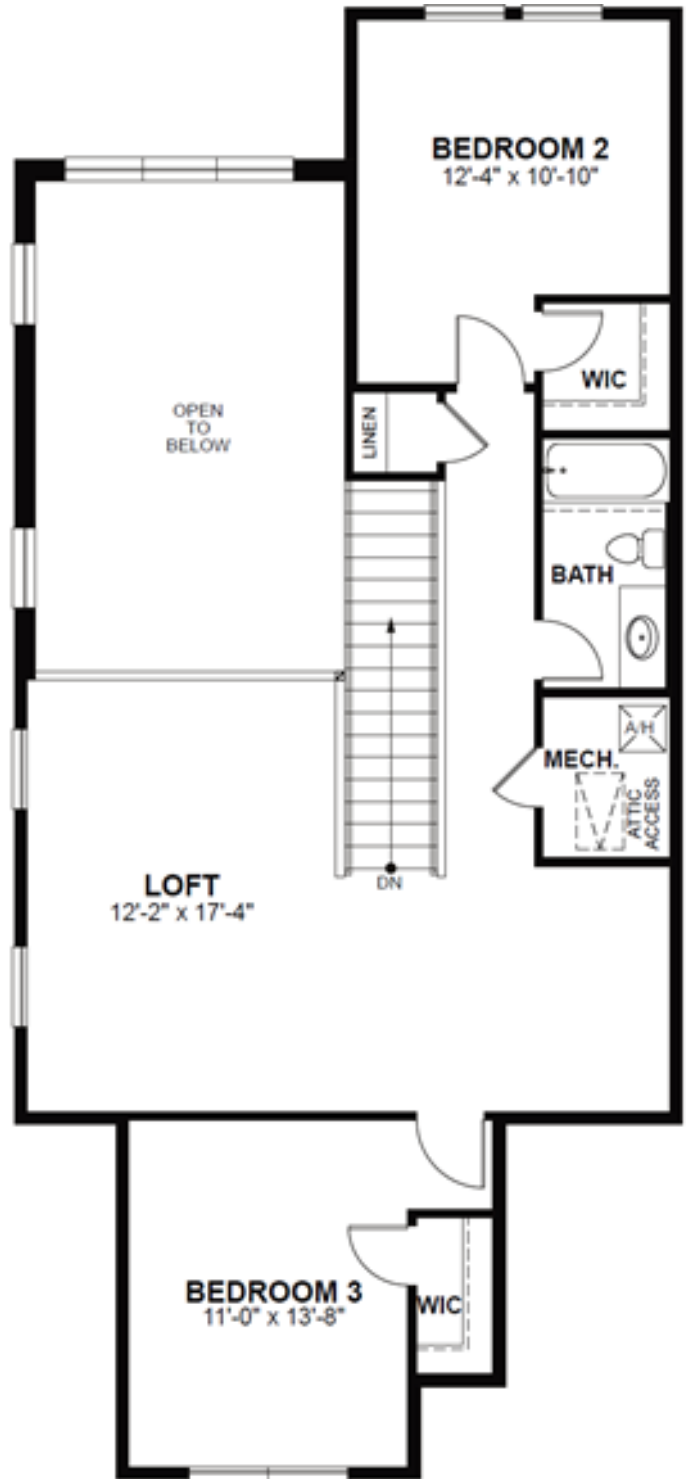
TOWNHOMES AT
HIGHLAND CROSSING

Caesar B

Living 2,064 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



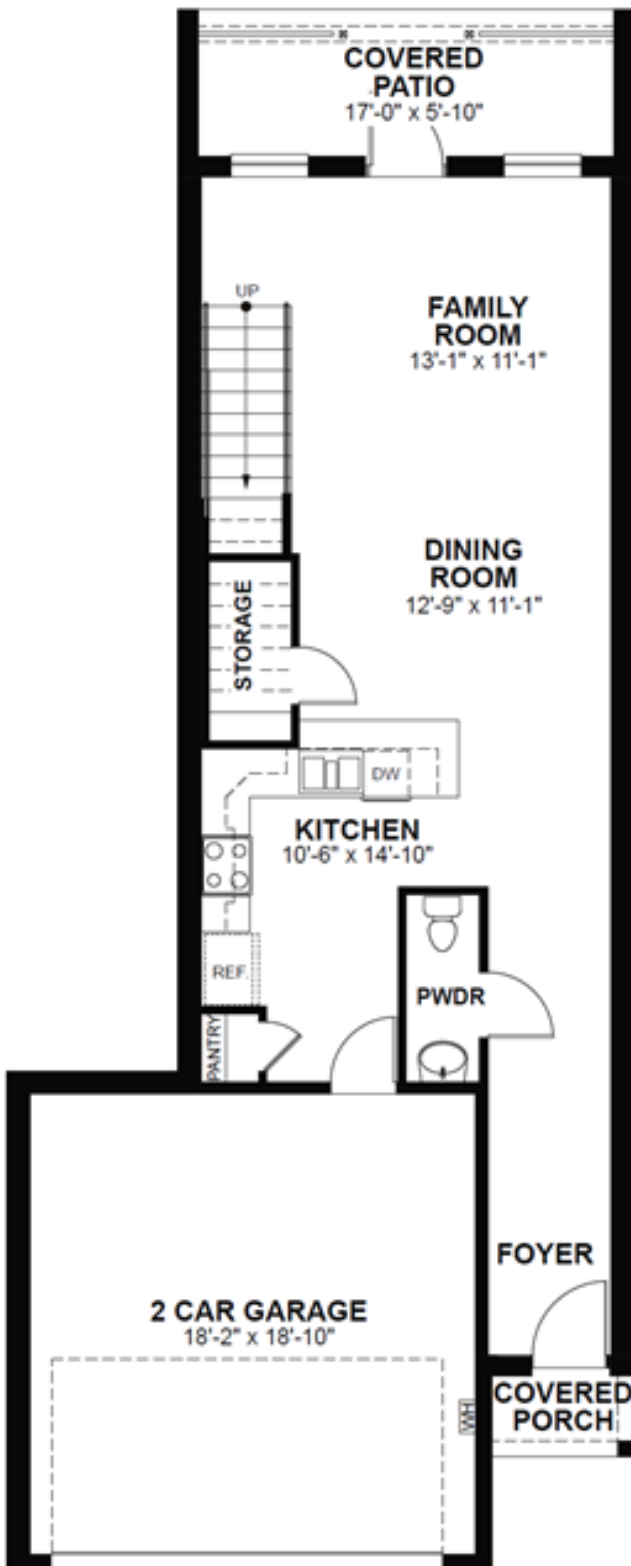
First Floor



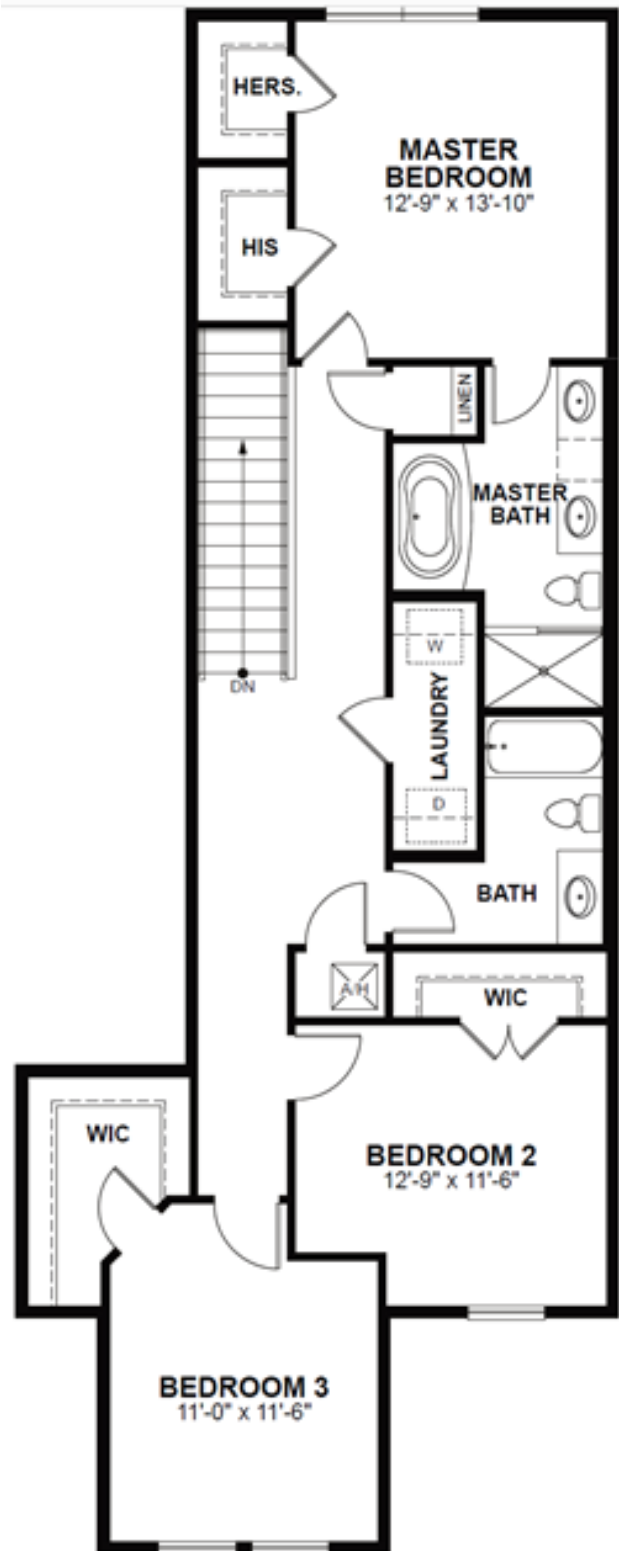
Second Floor

Phineas B

Living 1,807 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



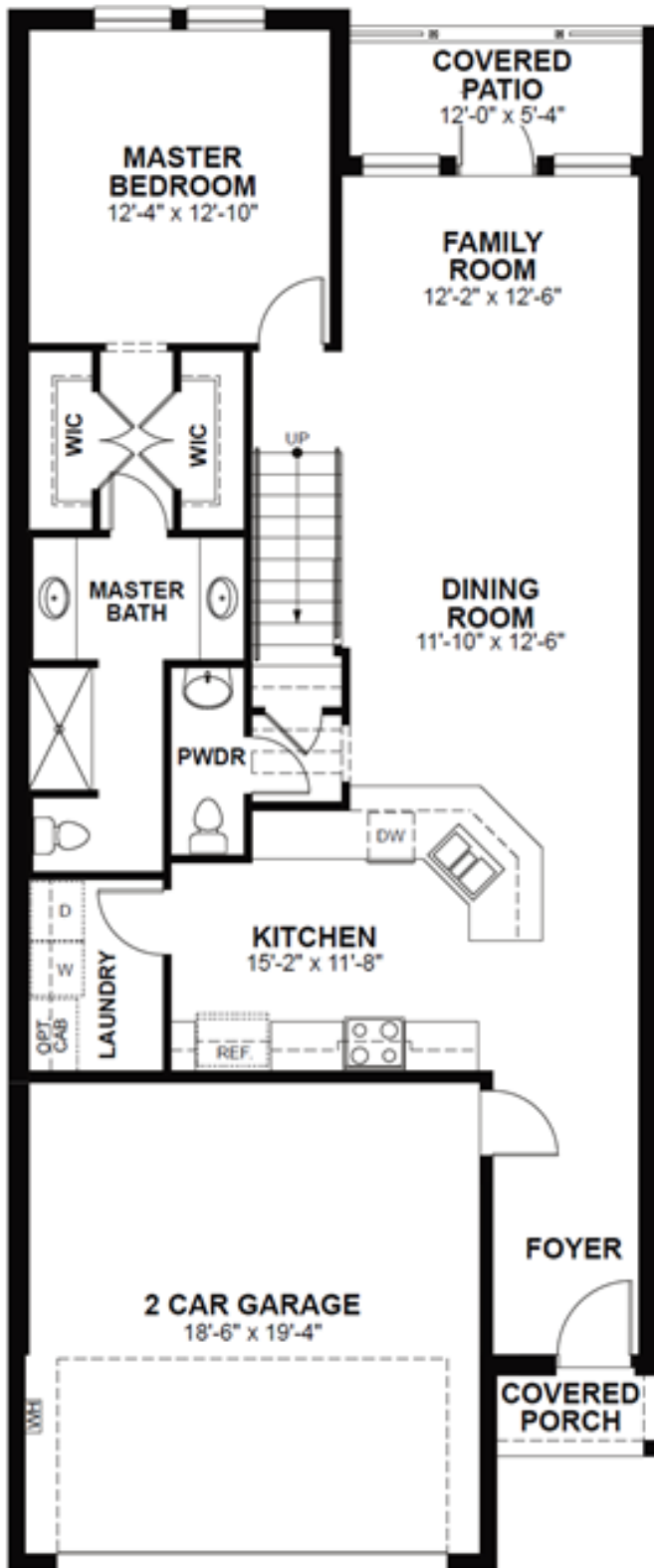
First Floor



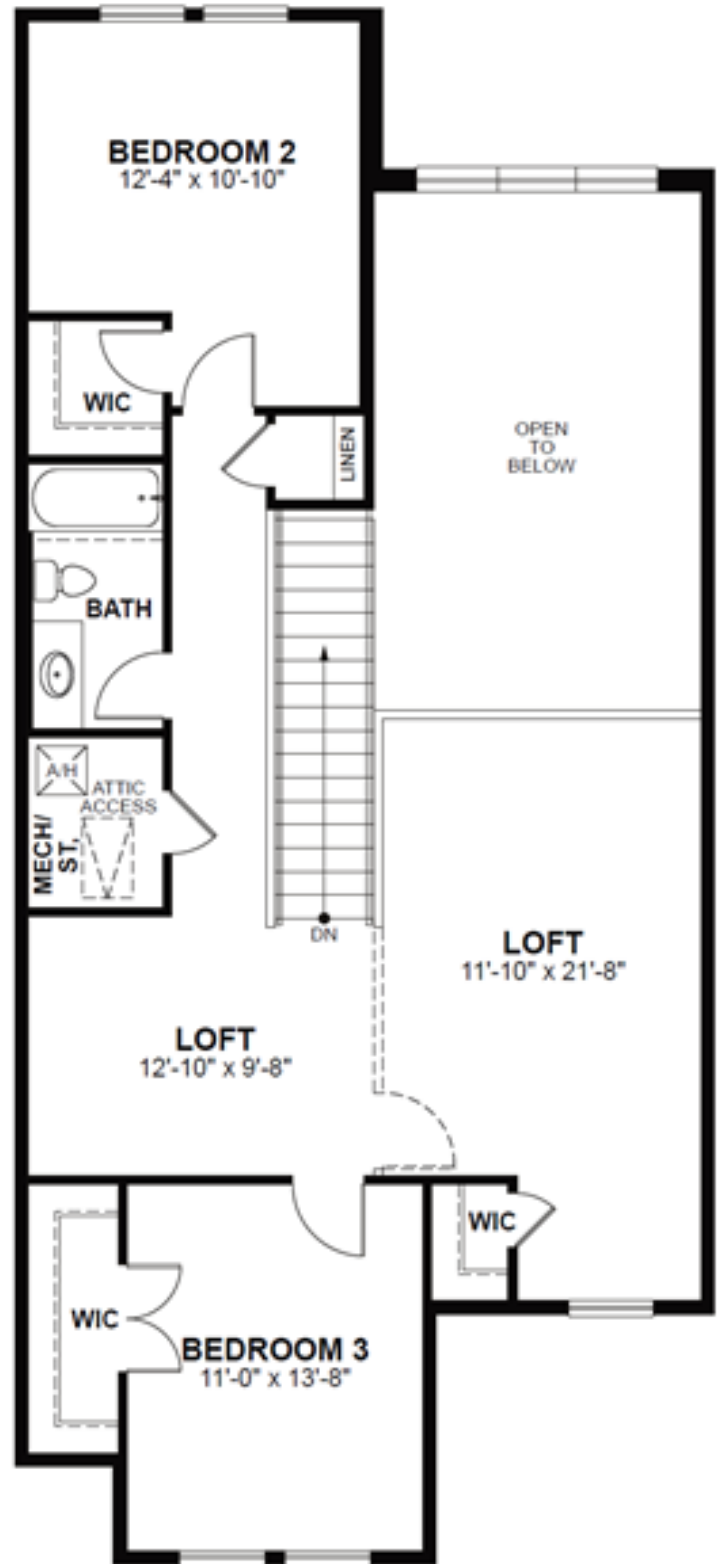
Second Floor

Winston B

Living 2,182 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



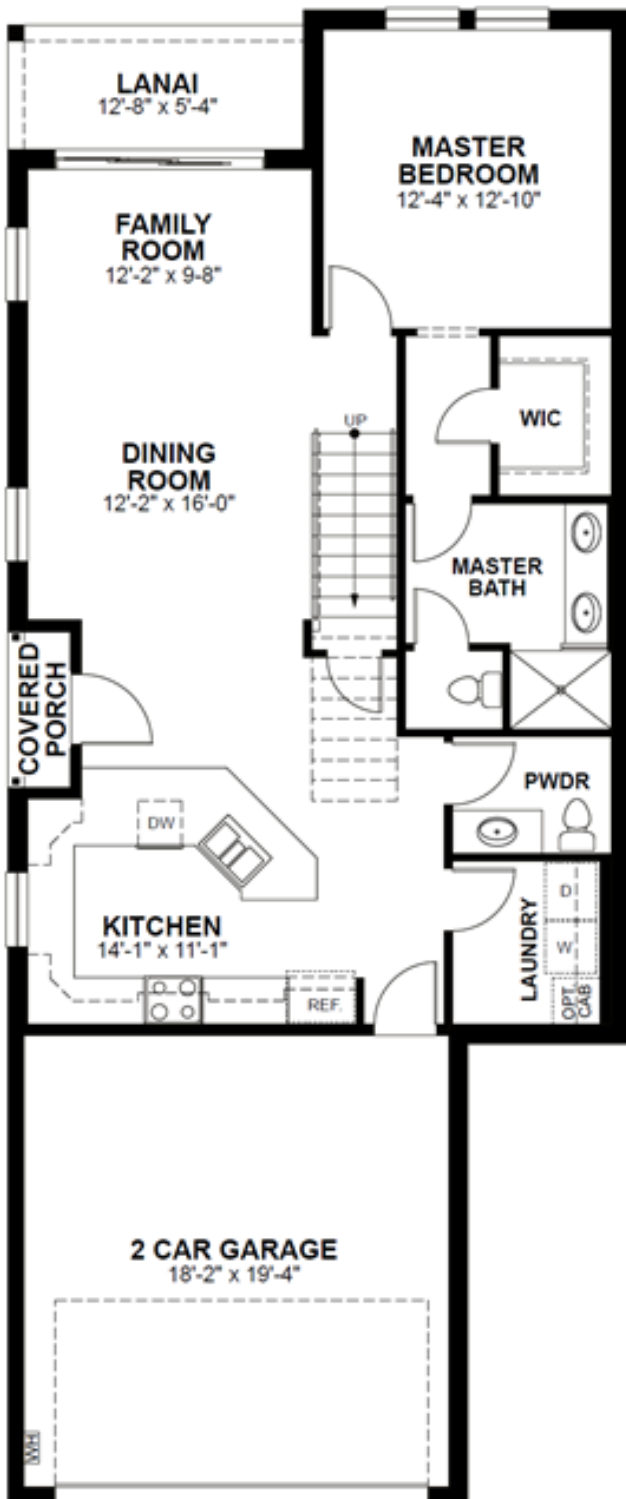
First Floor



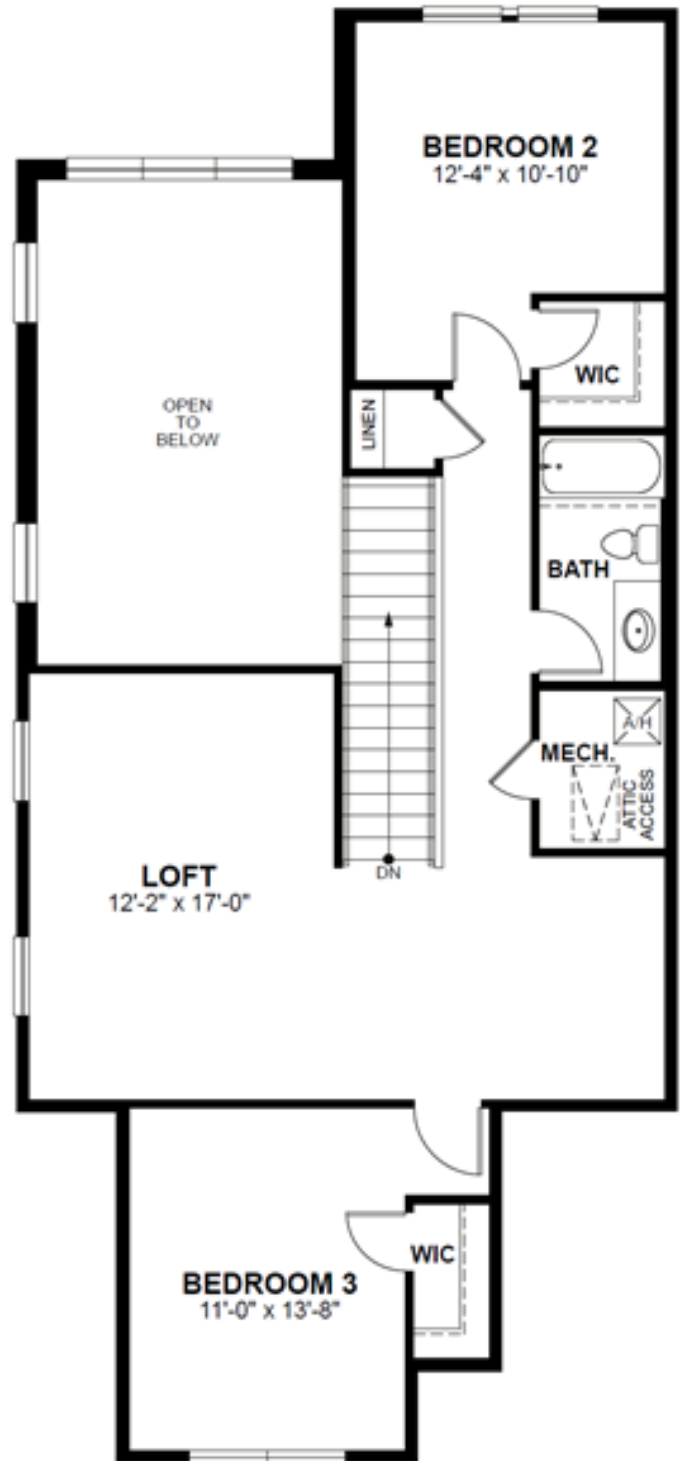
Second Floor

Caesar A

Living 2,064 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



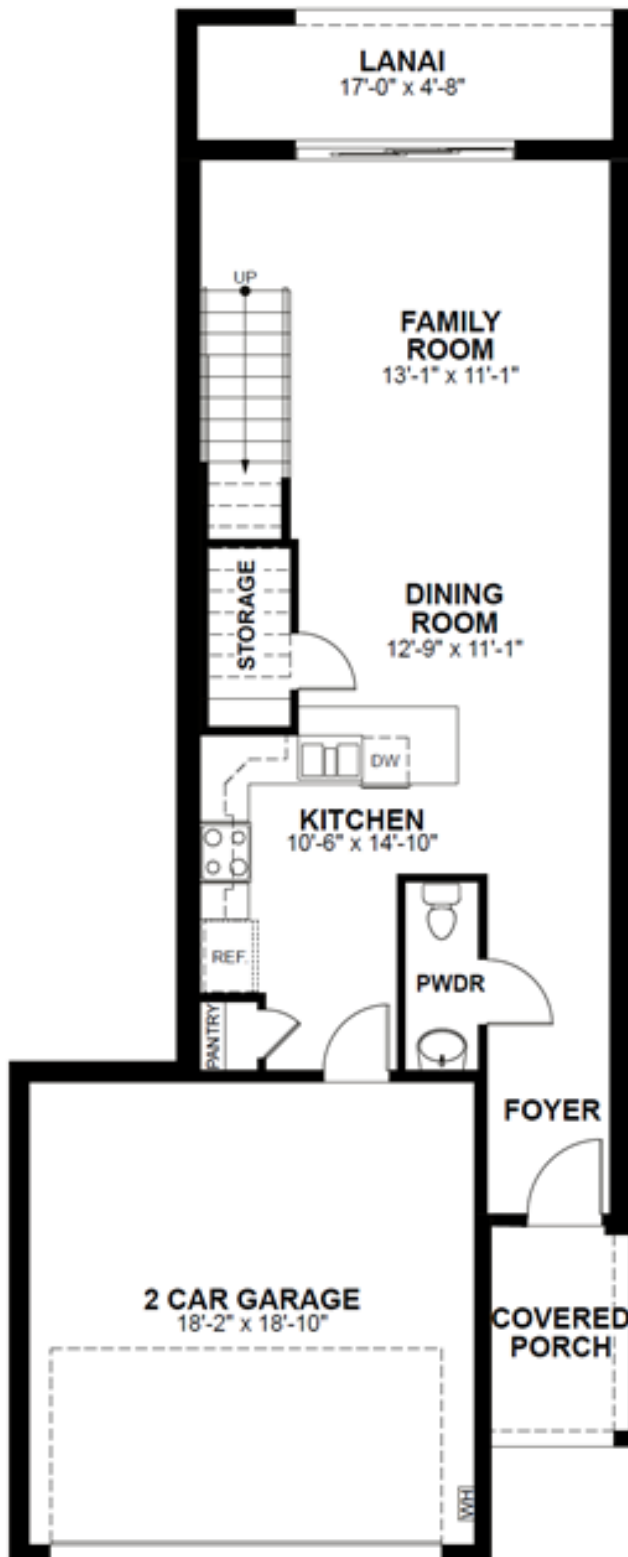
First Floor



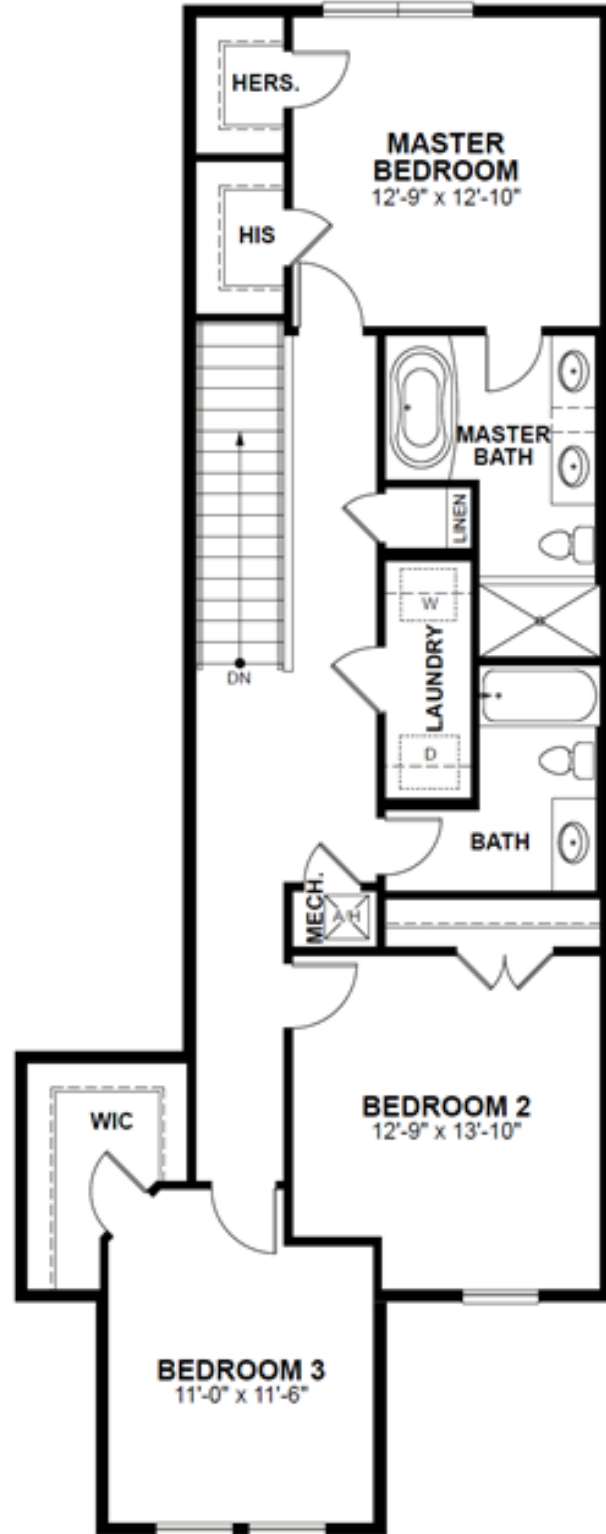
Second Floor

Phineas A

Living 1,807 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



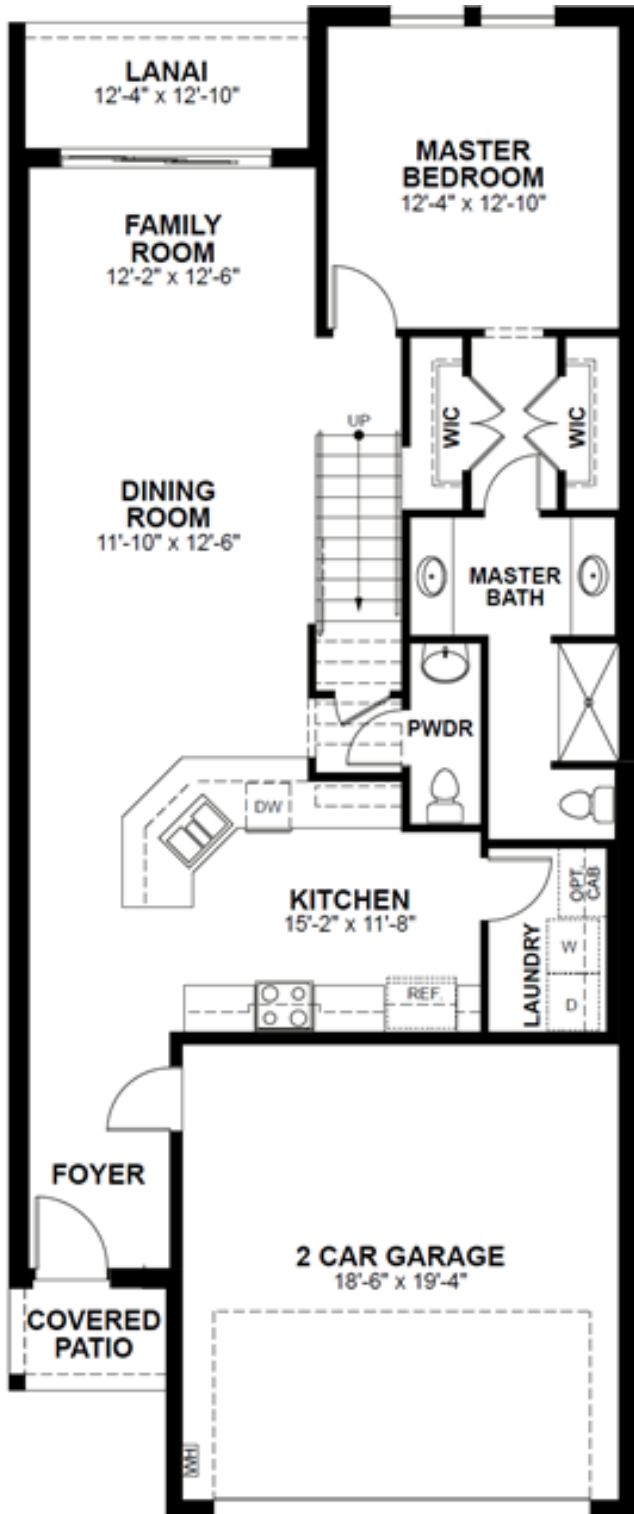
First Floor



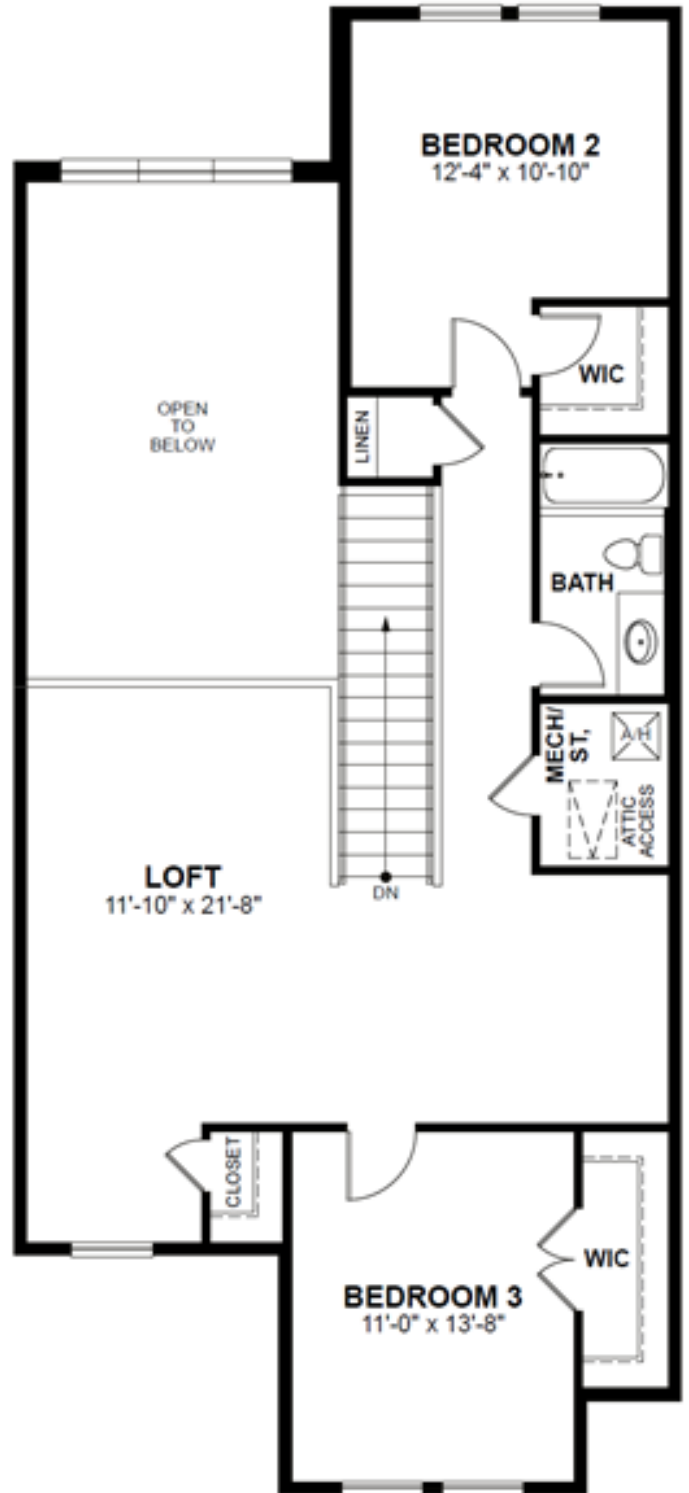
Second Floor

Winston A

Living 2,182 Sq. Ft.
Bedrooms 3
Bathrooms 2.5



First Floor



Second Floor

HOA Information

Home Owner's Association Information

\$185.00 a Month

One Time Initial Capital Contribution of \$350

Amenities and Service Included with HOA fee:

- Landscaping
- Irrigation of all common areas
- Street Lights
- Curb & Street maintenance
- Reserves for long-term maintenance of Roof
- Reserves for long-term Exterior painting

*Current HOA fees are based on 2021's annual budget and subject to change without notice. Please contact your sales representative for details.

Standard Features

Interior

- 9'4" ceiling height first level
- 9' ceiling height on second level
- Spanish Lace textured ceilings throughout
- Orange peel textured walls throughout
- Square corner bead on all 90' outside drywall corners, around windows and doors
- Sherwin Williams (or equal) interior flat latex primer and interior latex flat finish pint on walls and ceilings in (color)
- Vinyl, low-e, Impact resistant, energy efficient windows to Florida Code
- Shaker panel, hollow-core interior doors
- 2 ¼" Craftsman style casing around all interior doors
- 5 ¼" Craftsman style wood baseboard throughout house
- Quickset Balbou (or equal) door levers
- Marble windowsills on all non-radius windows
- Quartz counter tops with subway tile back splash in Kitchen and 4" quartz back splash in all Bathrooms.
- Luxury vinyl flooring in 1st floor kitchen, living/dining area, and foyer. Upgrades available to continue it on stairs and 2nd floor areas.
- All wood, soft close cabinets in designer selected styles and finishes
- Stainless Steel Whirlpool appliance package; including dishwasher, gas range, and mounted microwave
- Porcelain tile in all bathrooms; floor and wall matching
- Window treatments, ceiling fixtures, mirrors, and glass shower doors not included

Exterior

- Key West design with two tone paint scheme, stone accent to accentuate building features
- Professionally engineered roof system, 3-D shingle roof
- Professionally engineered concrete slab and masonry block with vertical steel reinforcements
- Impact resistant 2 car garage door
- Underground utilities for water, sewer, telephone, and television cable

Energy Efficient Features

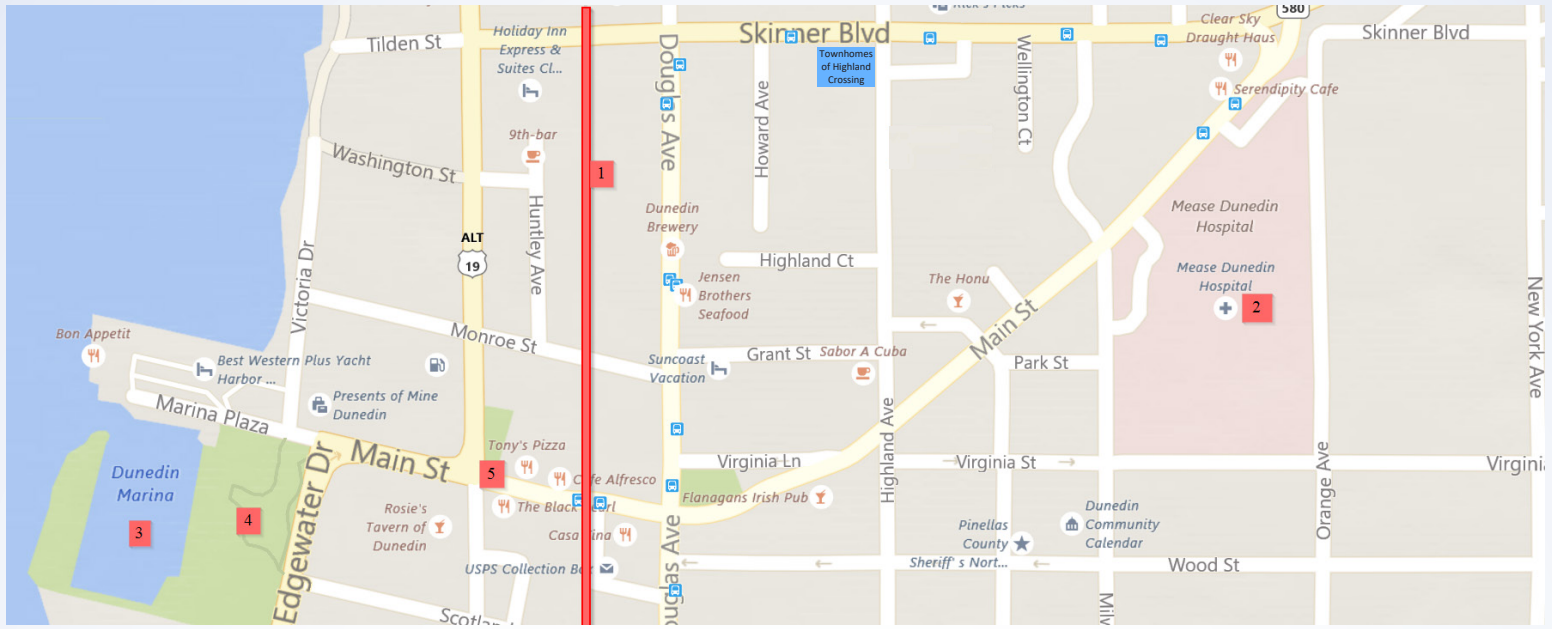
- Florida Green Building Coalition (FGBC) certified
- R-38 fiberglass insulation in all flat ceilings
- R-19 exterior framed wall insulation
- R-5 masonry wall insulation
- High efficiency, tankless gas water heater
- Whirlpool Energy Star appliances (or equal)
- Rheem minimum 15 SEER, high efficiency heat pump/central air-conditioning with programmable thermostat
- Dual zone-AC

Plumbing and Mechanical Features

- Moen (or equal) faucets
- Pelican (or equal) stainless steel under counter sink in kitchen
- Pelican (or equal) lavatory bowls (white) in bathrooms
- Electrical front door chime
- White Leviton Decora lever switches and receptacles (per plan)
- LED recessed lighting as per plan
- Standard light fixture selection for bathrooms in Highland Crossing approved style
- Rheem (or equal)

*Standard features subject to change without prior notice

Community Information



Key Points of Interest

1. Fred Marquis Pinellas Trail
2. Mease Dunedin Hospital
3. Dunedin Marina
4. Edgewater Park
5. Historic Downtown Dunedin

Schools

- Pinellas County School District
- San Jose Elementary School
- Dunedin Highland Middle School
- Dunedin High School

Downtown Dunedin

- Downtown Dunedin
- Sea Sea Riders
- Candy Bar
- Strachan's Homemade Ice Cream
- Café Alfresco
- The Black Pearl of Dunedin
- Blur Nightclub
- Orange Crate Café
- Casa Tina
- Dunedin Historical Museum
- Pioneer Park
- Flanagans Irish Pub
- The Living Room
- The Dunedin Smokehouse

*This information is to the best of the seller's knowledge. Seller is not responsible for the accuracy of this information. School assignments can be changed without notice. There is no guarantee of school assignments for this community. Items are subject to change without notice.