

# The Colony at Heron Reserve

## Included Features:

### Builder Services

- One Year Builder Warranty
- In-house Warranty Department with service by request
- In-house Property Management
- Monitored Gate System
- Monitored Sprinkler and Fire System

### Exterior Features

- Hardi Plank Construction
- Impact Glass Wind Rated up to 155mph
- R30 Attic Insulation
- R13 Exterior Wall insulation with Vapor Barrier
- Vapor Barrier under all concrete floors
- Architecture Shingles (30 year limited Manufactured Warranty)
- Termite pre-treatment Bora-Core

### Interior Features

- 9ft. Smooth Ceilings or 20ft in the Townhome Style
- Ceramic Tile Backsplash
- Ceramic Tile in Foyer & Laundry Room Floors
- Double Party Wall Insulation
- Sound Barrier between all ceilings and floors
- Polished Nickel Ergonomic Door Handles
- 6-Panel Interior Doors
- 5/8 Fire Rated Sheetrock
- Fire Sprinkler System is Monitored by Sonitrol
- R30 Attic Insulation
- Double Dead Bolt Locks
- Picture Molding in Living Room
- Mini-Blinds Throughout
- Built-in Shelves in Select floor plans
- Washer and Dryer Connection

### Kitchen Features

- Ceramic Tile in Kitchen and Backsplash
- GE Stainless Steel Refrigerator with Bottom-Freezer
- GE Stainless Steel Smooth Top Range Stove/Oven
- GE Stainless Steel Over-the-Range Microwave
- GE Stainless Steel Dishwasher
- Dual Stainless Steel Sinks with sprayer
- Garbage Disposal

### Bathroom Features

- Garden Tub with Combo or Separate Shower
- Ceramic Tile in Bathrooms
- 36" Raised Vanities
- Dual Vanity in some units

### Community Features

- Gated Community
- Club House
- Resort Style Pool
- Outdoor Grill
- Outdoor Fireplace
- Pet Park
- Trash Compactor

### Garage Features

- Dry Walled (Finished)
- Garage Door with Remote Access
- Backdoor Access
- Power Outlets
- Lights
- Fire Sprinklers