



NORTH POINTE

Located just steps away from East Lake Toho, the North Pointe masterplan is a gated community with a clubhouse, pool, gazebo, playground and other amenities. Residents enjoy easy access to Orlando International Airport, Medical City, serene lakes, conservation areas, parks with sport fields, golf courses and everything Kissimmee has to offer.

Richmond American builds in two collections within North Pointe:

The Cove, featuring 80' homesites, and The Estates, offering 100' homesites.

Floor plan	Home type	Bedrooms	Bathrooms	Approx. size	Starting price	
					The Cove	The Estates
Claiborne	Ranch	4	2 – 3	2,650 sq. ft.	\$329,950	
Hunter	Ranch	3 – 4	2.5	2,700 sq. ft.	\$334,950	
Holbrook	Ranch	3 – 4	2.5 – 4	3,150 sq. ft.	\$349,950	
Piermont	Two-story	4 – 6	2.5 – 3	3,350 sq. ft.	\$359,950	
Robyn	Ranch	4 – 5	2.5 – 4	3,250 sq. ft.	\$369,950	\$393,950
Hartman	Two-story	4 – 6	3 – 5	3,650 sq. ft.	\$379,950	\$399,950
Harrison	Two-story	3 – 4	2.5 – 4	3,850 sq. ft.	\$384,950	
Reagan	Ranch	3	2 – 2.5	3,500 sq. ft.	\$385,950	\$409,950
Reece	Ranch	4	3.5 – 4	3,700 sq. ft.	\$395,950	\$419,950
Robert	Ranch	5	4.5	4,000 sq. ft.	\$405,950	\$429,950
Heidi	Two-story	4 – 5	3 – 5	4,200 sq. ft.	\$415,950	\$435,950
Harmon	Two-story	4 – 5	4 – 5	4,450 sq. ft.	\$427,950	\$447,950

All of our North Pointe homes offer 3-car garages. Homes at The Estates have tile roofs.

See reverse for a list of features included at The Cove and The Estates.

THERE'S MORE BEHIND OUR DOORS

Look what's standard in these homes!

- Gourmet kitchen
- GE® stainless-steel appliance package
- Birch cabinetry with 42" upper cabinets
- Granite countertops with 4" backsplash
- 17" x 17" ceramic tile floors in kitchen and bathrooms
- Deluxe master bath with separate tub and shower

KITCHEN

- GE® stainless-steel appliance package
 - Double ovens
 - Glass-top electric range
 - Built-in microwave
 - Dishwasher
 - 25 cu. ft. side-by-side refrigerator
- Birch cabinetry with 42" upper cabinets
- 3cm granite countertops with 4" backsplash
- Ceramic tile flooring
- Recessed lighting
- Undermount stainless-steel sink

BATHROOM

- Birch cabinets
- Deluxe master bath with separate tub and shower
- Fiberglass tub and acrylic shower surround in secondary bathrooms
- Delta® faucets and coordinating accessories
- 3cm granite countertops in master bathroom
- Undermount sink in master bathroom
- 17" x 17" ceramic tile flooring in bathrooms
- Raised double-sink vanity in master bathroom
- Beveled-edge mirror included in powder room
- Gerber elongated toilets in all bathrooms
- Pedestal sink in powder room
- Beveled-edge mirrored medicine cabinets

INTERIOR

- 17" x 17" ceramic tile flooring in entry and laundry room
- Wall-to-wall carpet in living room, family room, hallways and bedrooms

- Upgraded trim package to include 5.25" baseboards
- Kwikset® satin nickel door hardware
- Progress Lighting® brushed nickel fixtures and rocker switches
- Sherwin-Williams® wall and trim paint
- Three telephone and three cable outlets

EXTERIOR

- Full stucco exteriors
- Engineered roof truss system
- Insulated steel garage door
- 8' insulated 6-panel fiberglass front door
- Weatherproof electrical outlets in front and back
- Dark Sky Lighting at entry and patio
- Hose bibs in front and back yards
- Community-specific landscape package with 4-zone irrigation system
- Kwikset® satin nickel door hardware
- Finished painted garage walls
- Borate termite treatment and replacement bond

ENERGY WISE DIFFERENCE

- Dual-pane, low-e vinyl windows with tilt out feature and sliding glass doors
- 50 gallon electric water heater
- Air-to-air heat pump with manufacturer's 5-year parts warranty
- Honeywell® Programmable thermostat
- 15 SEER Amana® HVAC System
- R-38 ceiling insulation
- R-11 wall insulation
- Attic ridge and soffit ventilation system

ADDITIONAL FEATURES

- 10-year limited warranty
- 6-panel interior doors
- 9'4" main-floor ceilings (per plan)
- Ceiling fan prewiring in all bedrooms and family room
- Textured walls and ceilings
- Decorative driveways with brick pavers
- Garage door opener with two remotes



Richmond American Homes reserves the right to change or withdraw this offer at any time without notice. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability are subject to change without notice. Richmond American accepts contract offers for "Sale Pending" homes which are subject to contingencies. Please see the Sales Center for more information. ©2016 Richmond American Homes, Richmond American Homes of Florida, LP, CBC1257429