



# *Welcome to Florida's Heartland*



[www.HeartlandNewHomes.com](http://www.HeartlandNewHomes.com)



# The Home Buying Process

## Financing & Home Selection

- ✓ Get Pre Qualified with Heartland's preferred lender
- ✓ Select the home that fits your budget
- ✓ Select the homesite that fits your family's needs
- ✓ Turn in required paperwork to lender for full approval

## Permitting & Construction

- ✓ Lot staking, clearing, and home layout on property
- ✓ Homeowner makes home selections
- ✓ Permitting begins - driveway, utilities, septic, building
- ✓ Building permit is received and construction begins
- ✓ Homeowner has mid-construction walk-through of home

## Closing & Move-In

- ✓ Homeowner has home orientation and walk-through
- ✓ Closing of home is scheduled
- ✓ Warranty of home

Pre-Qual

Home Selection

Financing

Permitting

Construction

Walk-Through

Closing

## Home Features

### BUILDING SCIENCE METHODS

- ✓ Concrete Block Construction
- ✓ Insulated High Impact Resistant Glass for All Windows and Sliding Glass Doors
- ✓ R-30 Batt Insulation in Living Area Attics
- ✓ R-4 Fiboil Insulation on All Exterior Block Walls
- ✓ R-11 Batt Insulation on All Framed Exterior Walls
- ✓ Energy Efficient 14 Seer Minimum York Air Conditioning System with Reusable Filters
- ✓ 40 Gallon State Energy Efficient Water Heater
- ✓ CPVC Water Supply System
- ✓ 200 AMP Electrical Service

### EXTERIOR HIGHLIGHTS

- ✓ 30 Year Dimensional Asphalt Shingles
- ✓ Skip Trowel Stucco Exterior Finish
- ✓ Garage Sconce Lighting
- ✓ Entry Lighting
- ✓ Kwikset Entry Door Hardware in Brushed Nickel
- ✓ Therma Thru Solid Core 6 Panel Entrance Door
- ✓ Impact Rated Clopay Textured Garage Door with Silent Opener
- ✓ Select Sherwin Williams Paint Colors

### INTERIOR FINISHES

- ✓ 3cm Granite in Kitchen, Master Bath, and Guest Bath
- ✓ Shaker Style Solid Maple Wood Cabinetry and Finished Plywood Boxes
- ✓ Full Extension Soft Close Drawers – in Select Models
- ✓ Whirlpool Energy Star Kitchen Appliances in Stainless, Black, or White
- ✓ Luxury Vinyl Plank Flooring
- ✓ Mohawk Pure Color Carpet
- ✓ Vaulted Ceilings in the Great Room
- ✓ Pre-Wired for Ceiling Fixtures or Ceiling Fans
- ✓ Kwikset Interior Door Hardware in Brushed Nickel with Curved Handles
- ✓ 5 Inch Recessed Lighting
- ✓ Light Skip Trowel Drywall Finish
- ✓ Moen Plumbing Fixtures in All Bathrooms
- ✓ Sterling Water Saving Toilets
- ✓ Sterling Acrylic One Piece Tub / Shower Units
- ✓ Tile in Master Shower – in Select Models
- ✓ Skip Trowel Finish on All Walls and Ceilings
- ✓ Colonial Six Panel Interior Doors

## Financing

- ✓ Zero Down
- ✓ Easy Qualifying
- ✓ Fast Approvals
- ✓ Preferred Lenders

*Call us at 863-675-6800 for more information*

# Building Florida Dreams, One Home at a Time

*Welcome* to Florida's Heartland—a place where breathtaking scenery, a relaxed country lifestyle, and a strong sense of community come together. Just a short drive from world-class beaches, shopping, and dining, our locations offer the perfect balance of peaceful living and convenient access to everything Florida has to offer.



At Heartland Homes of Florida, we're proud to combine decades of expertise with a commitment to quality homes at prices that make ownership attainable. We carefully select each homesite to keep costs low, passing those savings directly to you—without homeowner's association fees.

Our homes are designed for comfort, style, and value. While other builders charge extra for essentials, we include premium features as standard: granite countertops, 100% wood cabinetry, impact-resistant insulated windows, and a full suite of top-brand appliances. With eleven unique models, you'll find the perfect home for you!



Discover the Heartland difference—where quality, value, and community come together. We invite you to tour our beautifully finished homes and see why so many families are choosing to make Florida's Heartland their home.



SE HABLA ESPAÑOL

**(863) 675-6800**



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# The Giara



## Square Footage

A/C Living	1,043
Entry	25
<b>Total</b>	<b>1,068</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors



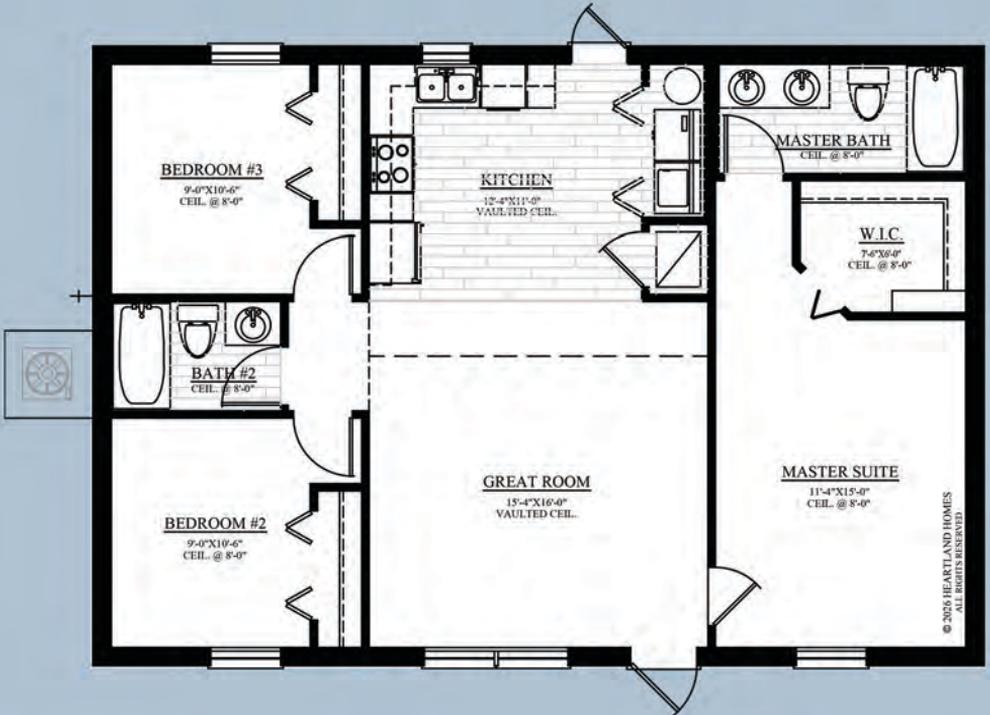
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of Florida

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# The Welsh



## Square Footage

A/C Living

1,143

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
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# The Shetland



## Square Footage

A/C Living	1,212
Garage	262
Entry	19
<b>Total</b>	<b>1,493</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 1 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors

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# The Paso Fino



## Square Footage

A/C Living	1,282
Garage	400
Entry	155
<b>Total</b>	<b>1,837</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
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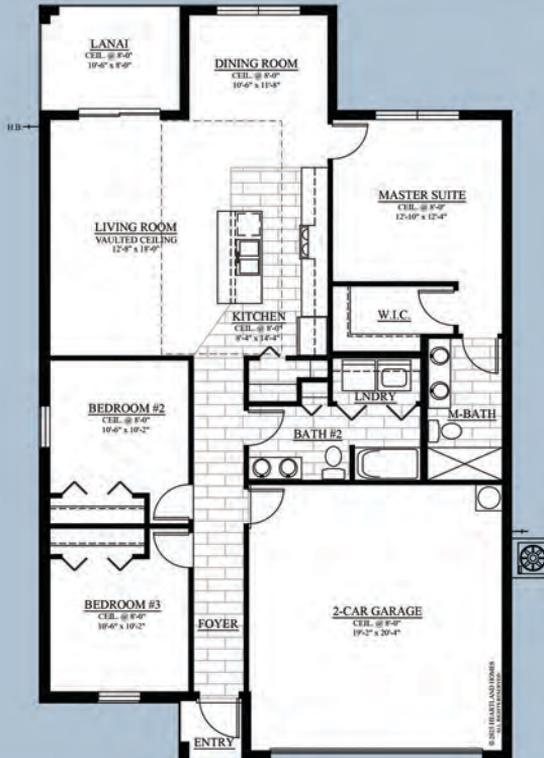


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# The Highland



## Square Footage

A/C Living	1,365
Garage	417
Entry	23
<b>Total</b>	<b>1,889</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors

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# The Mustang II



## Square Footage

A/C Living	1,370
Garage	433
Front Porch	43
Lanai	72
<b>Total</b>	<b>1,918</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
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# The Andalusian



## Square Footage

A/C Living	1,454
Garage	451
Front Porch	122
Lanai	90
<b>Total</b>	<b>2,117</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors

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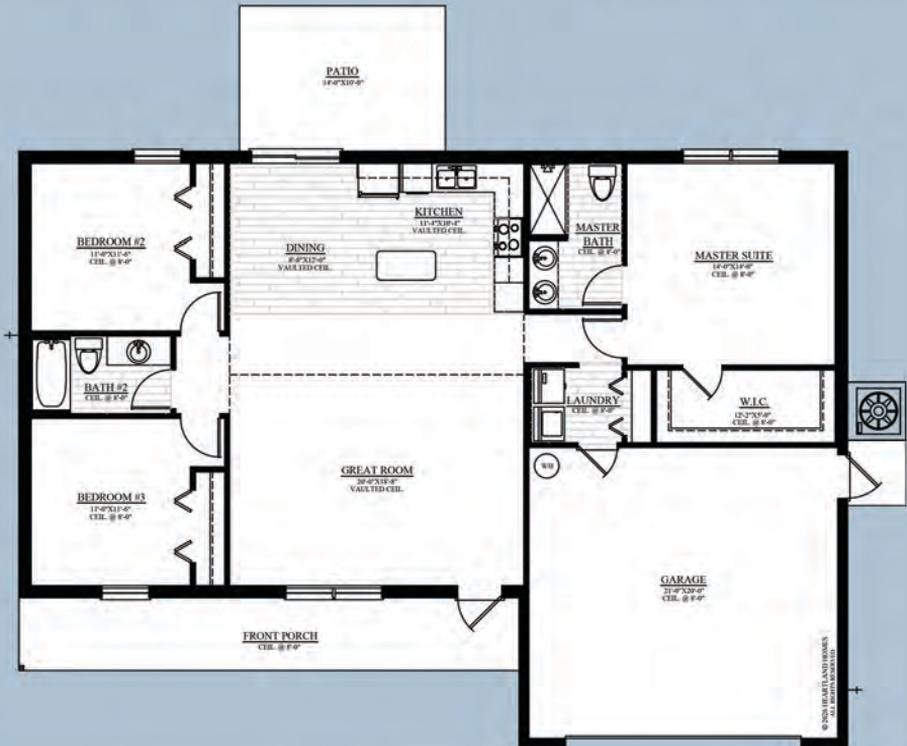


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# The Palomino



## Square Footage

A/C Living	1,502
Garage	456
Front Porch	170
Patio	170
<b>Total</b>	<b>2,298</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors

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# The Appaloosa



## Square Footage

A/C Living	1,692
Garage	435
Entry	62
Lanai	112
Total	2,301

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
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# The Mustang 4



## Square Footage

A/C Living	1,631
Garage	681
Front Porch	43
Lanai	72
<b>Total</b>	<b>2,427</b>

## Features

- ✓ 4 Bedrooms / 3 Full Baths
- ✓ 3 Car Garage
- ✓ Granite Counter Tops
- ✓ Solid Wood Cabinetry
- ✓ Insulated Impact Rated Windows & Doors



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# The Morgan II



## Square Footage

A/C Living	2,011
Garage	481
Entry	68
Lanai	193
<b>Total</b>	<b>2,753</b>

## Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ 2 Car Garage
- ✓ Granite Counter Tops
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# Customize Your New Home Online:



Exterior

Walls	Roof
Humble Oaks	Jubilee
Green Earth	Cardboard
Pasthouse	Whole Wheat
Knitting Needles	Summit Gray
Universal Khaki	Restrained Opic
Virtual Taupe	Wool Blend

[www.HeartlandNewHomes.com/customizer](http://www.HeartlandNewHomes.com/customizer)

Let Us Make a Heartland Home Your Home



Oversized Larger Lots



Inground Pool



Custom Cabinetry



Flooring



Custom Interior Doors



Structural Options

## Upgrades Available

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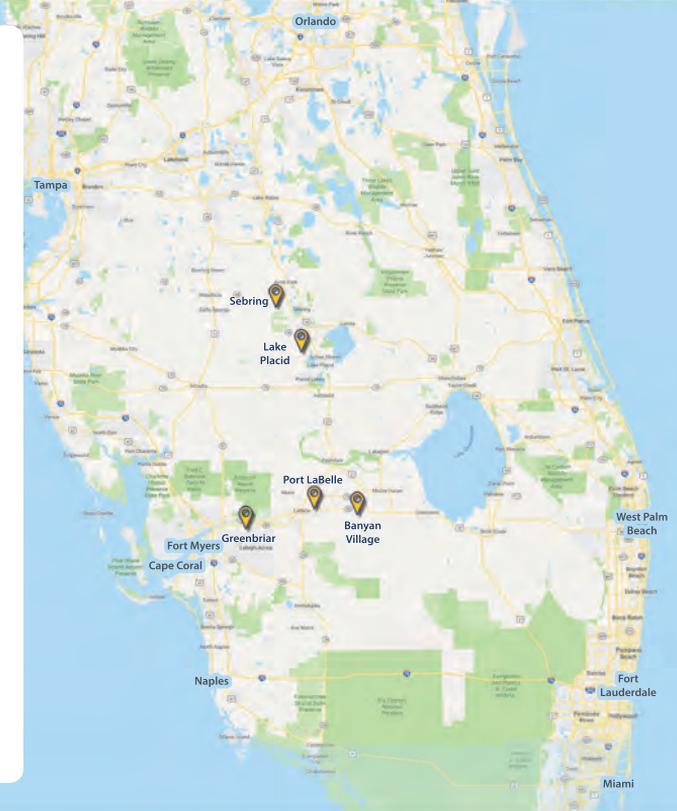


## Port LaBelle Office

4501 N Birchwood Pkwy  
LaBelle, FL 33935  
863.675.6800

## Sebring Office

1743 US Hwy 27 S  
Sebring FL 33870  
863.675.6800



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**"EVERYTHING WENT SMOOTHLY. NO COMPLAINTS. GREAT COMPANY."**

C CODY DINDA



★★★★★

**"THE FOLKS HERE ARE VERY KIND AND HELPFUL. PABLO IS AWESOME!"**

H HORE WHITTINGHAM



★★★★★

**"UNA COMPAÑÍA EXCELENTE, LA RECOMIENDO POR SU BUEN TRABAJO!"**

Y YOSLANDY CONTRERAS



★★★★★

**"AWESOME PEOPLE TO DEAL WITH IT HAS BEEN A GREAT EXPERIENCE"**

A STACY ANN HUBMANN



★★★★★

**"THE STAFF HERE IS REALLY AMAZING! IF WE HAVE QUESTIONS OR CONCERNS THEY'VE BEEN THERE TO ANSWER THEM! THEY ARE HELPING MAKE MY HUSBAND AND I DREAMS OF HOME OWNERSHIP A REALITY! ALSO I JUST LOVE THE LANDSCAPE OUTSIDE THEIR OFFICE!"**

N NINA CORNELL



★★★★★

**"IT IS A GOOD PLACE TO BUY YOUR HOUSE, YOU HAVE A LOT OF VARIETY AND VERY GOOD PRICES."**

M MABEL RODRIGUEZ

