



HEARTLAND HOMES *of Florida*

www.HeartlandNewHomes.com

(863) 675-6800





**Visit us online
anytime
to learn more:**



www.HeartlandNewHomes.com





Welcome to Florida's Heartland!

Heartland Homes of Florida is proud of its commitment to building the best homes at prices unheard of in this part of Florida. With over 100 years of combined experience, the Heartland team has created a unique opportunity for homeowners to enjoy the Florida sunshine, relaxed country living, and nearby amenities – all at an extremely affordable price.

We have carefully crafted our houses to ensure you have every modern convenience without wasting any of your hard-earned money. You'll find that we include many features as "standard" that other builders would consider to be "upgrades!"

Our homes are eligible for zero-down USDA financing and are built on lots near the Port LaBelle Marina. They are designed to provide you with many amenities previously regarded as "upgrades". Nine different models are available and all include granite counters, wood cabinetry, and a full appliance package. They are also designed to complement today's active lifestyles.

The homes are built on existing lots, so development costs are kept to a minimum and the savings are passed on to the homeowner. Since they aren't being built using the typical "community" process, there aren't any homeowner's association fees to add to the cost. City water is available and lots are generally 1/4 to 1/3 acre in size.

Situated along the Caloosahatchee River, Port LaBelle is part of the Florida Heartland, an area famous for its breathtaking scenery and laid-back, country lifestyle. Yet it's less than an hour's drive to the Gulf of Mexico and less than two hours from the beaches of the Atlantic Ocean. You can enjoy a friendly community, outdoor leisure, and year-round sunshine and still be a short drive from world-class beaches, shopping, dining, and amenities.

We invite you to check out our floor plans, learn more about Florida's Heartland and all it has to offer, design your own home in our Customizer, and stop by for a visit.

Don't forget to check out scholarship opportunities for LaBelle High School graduates, including a two-year tuition and books scholarship to Florida SouthWestern State College!

Have questions? You can visit us online, follow us on Facebook, sign up for our newsletter, or just give us a good old-fashioned phone call. We're always happy to help!

We're sure you'll agree that Florida's Heartland – and Heartland Homes – is the right move for you!

SE HABLA ESPAÑOL

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4501 N Birchwood Pkwy, LaBelle FL 33935

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The Home Buying Process

Let Us Take Care of Everything Through This 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

Financing

Home Selection

Permitting

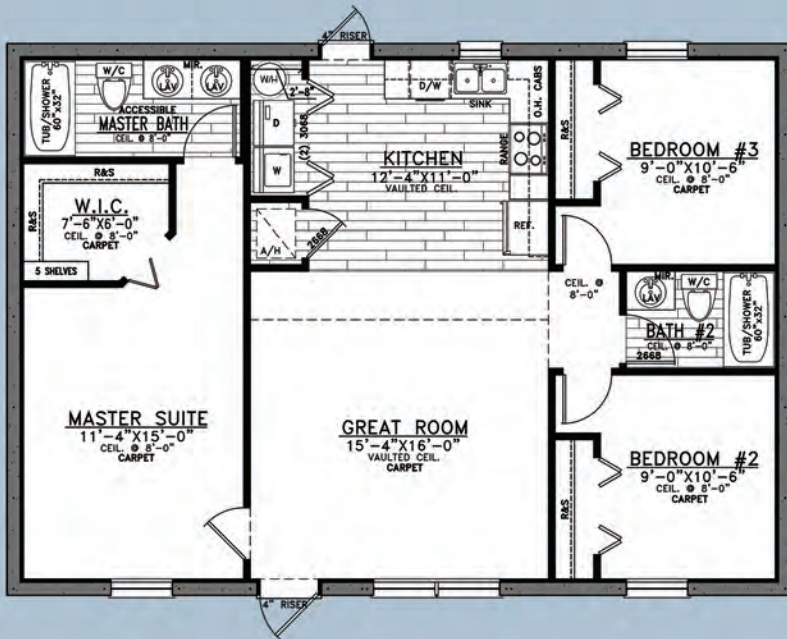
Construction

Walk-Through

Closing



The Welsh



Square Footage

A/C Living 1,143

Features

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

All dimensions are approximate. Renderings are artist's concepts and may contain options that are not standard. Heartland Homes reserves the right to make design alterations to the above plans after the printing of this brochure. For exact dimensions and/or alterations made to these plans, please refer to the construction blueprints available prior to the purchase of your home.



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The Shetland



Square Footage

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

Features

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

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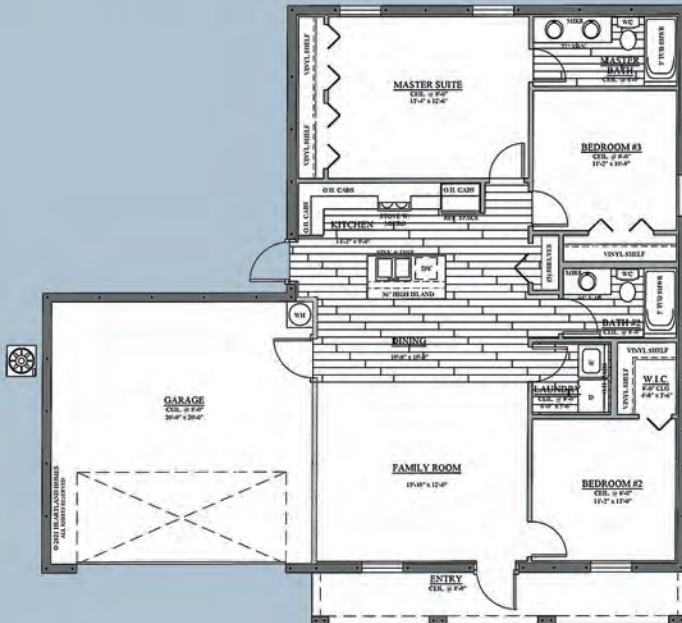


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The Paso Fino



Square Footage

A/C Living	1,282
Garage	440
Entry	115
Total	1,837

Features

- ✓ 3 Bedrooms / 2 Full Baths
- ✓ available with a 2-Car or 1-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
Total	1,918

Features

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

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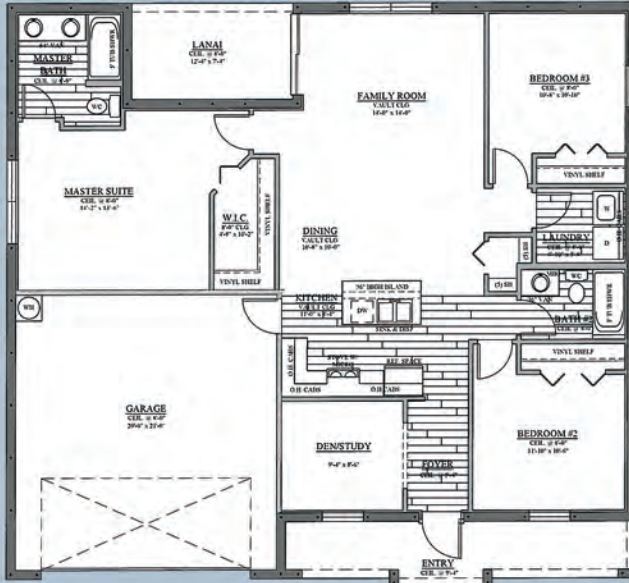


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The Andalusian



Square Footage

A/C Living	1,454
Garage	451
Entry	122
Lanai	90
Total	2,117

Features

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

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The Palomino



Square Footage

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

Features

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

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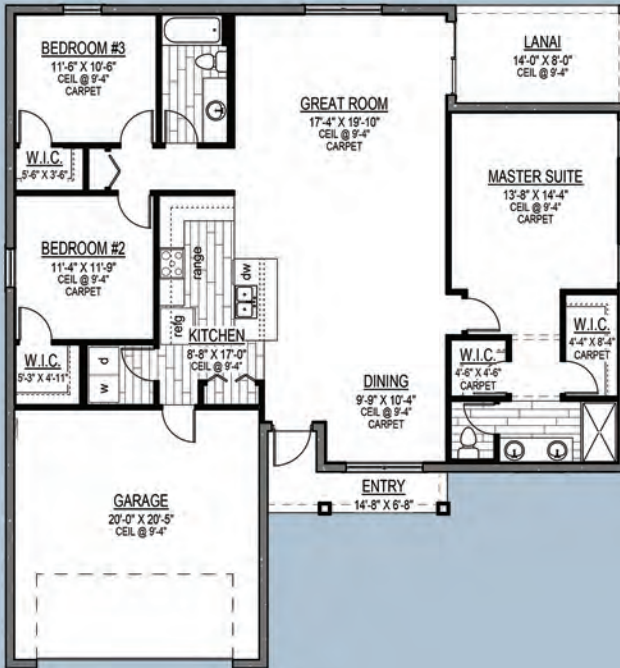


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The Appaloosa



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
- ✓ Insulated Impact Rated Windows & Doors

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The Mustang 4



Square Footage

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

Features

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

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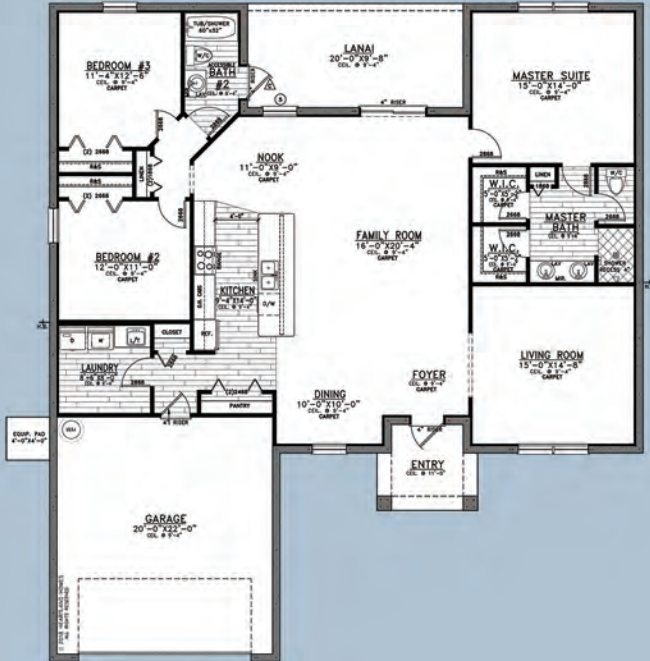


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The Morgan II



Square Footage

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

Features

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

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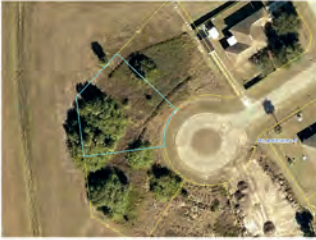
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Customize Your New Home Online:



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



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 Air Conditioning System with Reusable Filters
- ✓ 40 Gallon 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
- ✓ Kwikset Entry Door Hardware in Brushed Nickel
- ✓ Impact Rated Solid Core 6 Panel Entrance Door
- ✓ Impact Rated Textured Garage Door with Opener
- ✓ Select Interior and Exterior Paint Colors

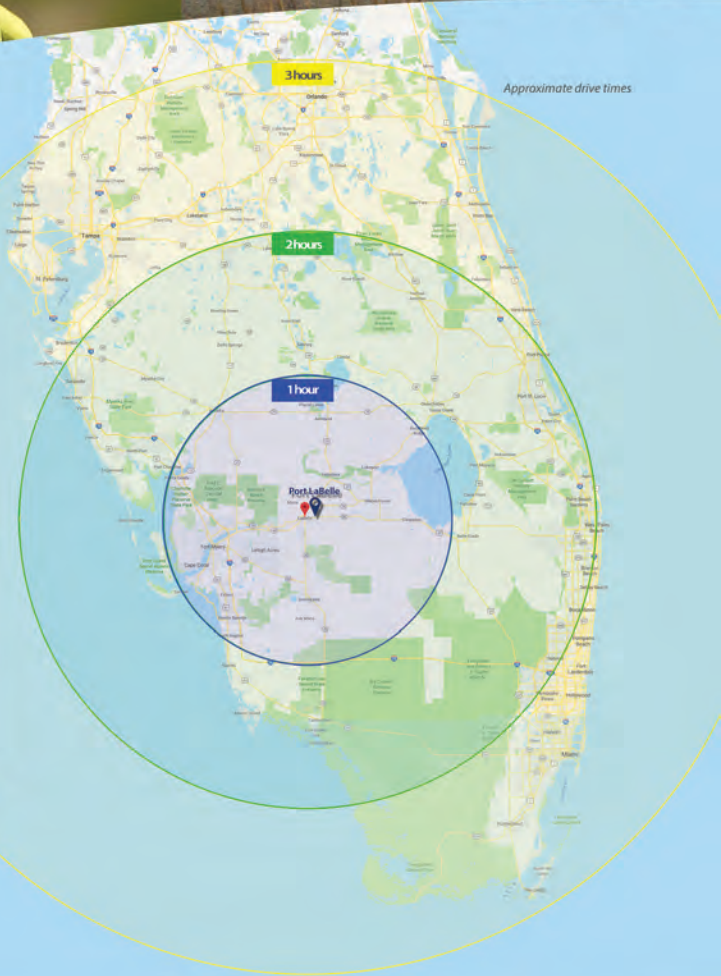
INTERIOR FINISHES

- ✓ 3cm Granite in Kitchen, Master Bath, and Guest Bath
- ✓ Shaker Style Solid Maple Wood Cabinetry and Finished Plywood Boxes
- ✓ Energy Star Kitchen Appliances
- ✓ Luxury Vinyl Plank Flooring and Select Grade Carpet
- ✓ Vaulted or Tray Ceilings in the Great Room
- ✓ Ceiling Fixtures and Ceiling Fans Included in Every Room
- ✓ Interior and Exterior Door Hardware in Brushed Nickel with Curved Handles
- ✓ Deadbolts on All Entrance Doors
- ✓ 5 Inch Recessed Lighting
- ✓ Knock Down Finish Drywall Finish
- ✓ Select Chrome Plumbing Fixtures in All Bathrooms
- ✓ Water Saving Toilets
- ✓ Acrylic Tub and Shower Units
- ✓ Tile in Master Shower – in Select Models
- ✓ Colonial Six Panel Interior Doors

Financing

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

Call us at 863-675-6800 for more information



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