

SEDA New Homes includes Centricity® Warranty coverage

EXTERIOR FEATURES

- Front elevation offerings are HardiePlank® Lap Siding with decorative features and stone accents (per elevation)
- Sides and rear include HardiePlank® Lap Siding with raised window accent trim (per elevation)
- Tilt-in single hung Low-E vinyl windows with internal muntins at front windows (per elevation)
- ZIP System® - Structural wall system with an integrated water resistant and air barrier that insulates and protects
- Covered rear porch (sized per plan), Decorative cement coating on front and rear porches
- Professional landscaping package including full sod**, shrubs, trees and mulch (see OYL features below)
- Irrigation system with programmable clock and rain sensor, Two accessible exterior hose bibbs for added convenience
- GAF® Timberline HD® Architectural Roof Shingles with manufacturer's "Lifetime" Warranty
- Two independent termite prevention treatments, and pre-paid damage and repair bond prepaid for first year after closing
- Fully finished garage with painted drywall and trim to match home interior
- Aluminum wrapped exterior garage door frame, decorative solid or rib panel Overhead Door® garage door with automatic opener and two remotes
- 2 Switched Carriage Lights at garage and front porch, professional lighting package at all exterior doors, exterior lighting front and back porch
- Switched exterior flood lights prewire for 2 locations at back of home
- GFI electrical outlets for convenience and safety (up to 4 in garage & 3 on exterior, per plan)
- Aluminum gutter and downspout package at front elevation for added drainage control
- Therma-Tru® Fiberglass (no rust or rot) front entry door with choice of accent paint color and decorative Kwikset® Belleview handle set and deadbolt on front door (Kwikset® products come with Manufacturer's "Lifetime" Mechanical and Finish Warranty)

OYL Feature Adjustments

715 SQ. FT. of concrete for front-entry driveway, 1,300 SQ. FT. of concrete for side/courtyard-entry driveway

Professional landscaping package including 10 pallets of sod, 3 yards of mulch, (30) 3-gallon plants, (25) 1-gallon plants, and (4) 2" trees

INTERIOR FEATURES

- Double knockdown ceiling finish
- Premium smooth finish walls with quality paints throughout with offsetting semi-gloss white trim for refined look and easy homeowner touch up
- Caiman 2-panel radius top doors with Kwikset® Tustin door hardware in brushed nickel
- 5 1/4" base board molding with 2 1/4" upgraded door casing profile
- Ceramic tile flooring in foyer, kitchen, breakfast, dining room, laundry, hallways, gathering room & all baths (per plan)
- Upgraded Level 2 carpet with 8# upgraded pad (per plan)
- Ventilated shelving in all closets, pantry and laundry area
- Alarm system has a master control panel w/ battery backup, LCD Keypad, Interior & Exterior Alarms (includes all operable windows & exterior doors)
- E-wired structured wiring system - (3) Data(Cat6)/Cable(RG6) in the following locations (Gathering Room, Owner's Suite, & Study or Bonus Room (per plan)
- Designer interior Lighting - Choice of 2 specialty lighting packages
- Ceiling fan bracing prewire with 2 switches in all bedrooms, living, family, study/bonus rooms and covered porch
- Decora® rocker style light switches, Numerous recessed can lights throughout (per plan)

ENERGY EFFICIENCY

- High efficiency 15 S.E.E.R. heat pump air conditioning system
- True ducted positive return air system for higher efficiency & improved privacy
- Digital programmable AC thermostat with auto-changeover and wi-fi capabilities
- R-38 ceiling insulation & R-13 exterior wall insulation
- Enclosed and insulated air handler room for higher efficiency & noise control
- Insulated double pane vinyl windows with high performance Low-E coated glass for improved energy efficiency & interior fade protection
- Off ridge roof vents & flow-thru soffit systems for a well ventilated attic
- Quick recovery high efficiency electric water heater
- Water efficient, low consumption plumbing fixtures
- Stylish energy efficient kitchen appliances

KITCHENS

- Spacious 42" premium cabinetry with crown molding at all upper cabinets
- Decorative cabinet features to include staggered cabinet over range
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Stainless steel appliance package. Includes slide-in, self cleaning, ceramic glass top range; vented microwave hood; dishwasher and 1/2 H.P. continuous feed disposal
- Granite countertops with designer edge
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 12" wide overhang bartops with low profile supports or expansive islands (per plan)
- Sterling® by Kohler® undermount double bowl 50/50 stainless steel sink with 8" deep basin
- Moen® Integra faucet with pull out sprayer
- Pre-plumbed refrigerator ice maker water line
- Recessed can lighting (per plan)

BATHROOMS

- Raised gentlemen's height vanities
- Quartz vanity countertops with 4" matching backsplash
- Luxurious undermount porcelain sinks
- Moen® Eva upgraded chrome faucets
- Coordinating ceramic tile shower walls & recessed tile shower floors in owner's bath (per plan)
- Ceramic tile shower walls in secondary bath/s
- Vikrell™ durable and low maintenance Performa tub in secondary bath/s
- Sterling® by Kohler® elongated toilets in all bathrooms and comfort height toilet in owner's bath
- Oversized full width vanity mirrors