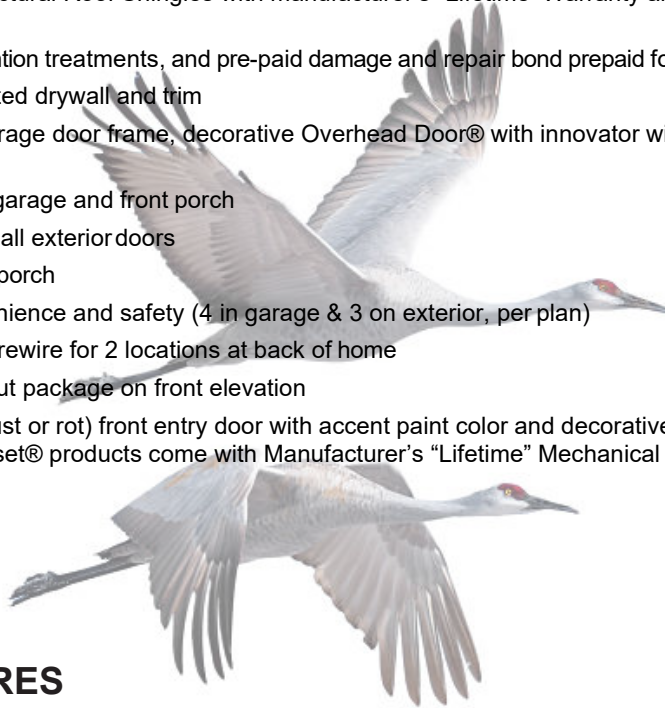


SEDA New Homes includes Centricity® Warranty coverage

## EXTERIOR FEATURES

- Front elevation offerings are HardiePlank® Lap Siding with decorative features and stone accents (per elevation)
- Sides and rear are 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) with decorative cement coating on front and rear porches
- Professional landscaping package including sod, shrubs, and trees
- Irrigation system with programmable clock and rain sensor
- Two accessible exterior hose bibbs
- GAF® Timberline HD® Architectural Roof Shingles with manufacturer's "Lifetime" Warranty and Metal roof accent (per plan)
- 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
- Aluminum wrapped exterior garage door frame, decorative Overhead Door® with innovator windows and automatic opener with two remotes
- 2 Switched Carriage Lights at garage and front porch
- Professional lighting package at all exterior doors
- Exterior lighting front and back porch
- GFI electrical outlets for convenience and safety (4 in garage & 3 on exterior, per plan)
- Switched exterior flood lights prewire for 2 locations at back of home
- Aluminum gutter and downspout package on front elevation
- Therma-Tru® Fiberglass (no rust or rot) front entry door with accent paint color and decorative Kwikset® Belleview handle set and deadbolt (Kwikset® products come with Manufacturer's "Lifetime" Mechanical and Finish Warranty)



## INTERIOR FEATURES

- Double knockdown ceiling finish
- Premium smooth finish walls with quality Sherwin-Williams® paints throughout with offsetting semi-gloss white trim for refined look and easy homeowner touch up
- 5 1/4" base board molding with 2 1/4" upgraded door casing profile
- Caiman 2-panel radius top doors with Kwikset® Tustin door hardware in brushed nickel
- Ceramic tile flooring in foyer, kitchen, breakfast nook, 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
- 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 light throughout (per plan)

## ENERGY EFFICIENCY

- High efficiency 15 S.E.E.R. heat pump air conditioning system with digital programmable thermostat, auto-changeover and wi-fi capabilities
- 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
- Ducted positive return air system
- R-38 ceiling insulation & R-13 exterior wall insulation
- 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 appliances

## KITCHENS

- Spacious 42" premium cabinetry with crown molding at all upper cabinets
- 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; and dishwasher
- Granite countertops with designer edge
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 12" wide overhang bartops with low profile supports (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

- All baths feature 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
- Windows in owner's and secondary bathrooms (per plan)
- Oversized full width vanity mirrors

