

## COMMUNITY FEATURES

### SEDA New Homes includes Centricity® Warranty coverage

- Private community with gated entrance nestled along natural conservation areas
- Full lawn care including irrigation water, fertilization and lawn pest control by HOA

## EXTERIOR FEATURES

- Front elevation offerings are HardiePlank® Lap Siding with decorative features (per elevation)
- Sides and rear include HardiePlank® Lap Siding with raised window accent trim for a distinctive look
- All stucco is 3/4" cement based with a long life integral color acrylic finish coat
- Tilt-in single hung Low-E white vinyl windows (per plan) with 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 for your outdoor living enjoyment (sized per plan) with paver overlay in choice of colors
- Decorative paver driveway, entry walk and covered entry area
- Upgraded professional landscaping package including full sod\*\*, shrubs, trees and mulch
- 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
- Low maintenance beaded vinyl soffit and porch ceilings & aluminum fascia
- Two independent termite prevention treatments, and pre-paid damage and repair bond prepaid for first year after closing
- Decorative solid Overhead Door® garage door with innovators (per elevation)
- Automatic garage door opener with 2 remotes
- Aluminum wrapped exterior garage door frame for low maintenance and refined look
- Fully finished garage with painted drywall and trim to match home interior
- Decorative lighting package-wall or ceiling lighting at all exterior doors & covered porches with two 15" carriage lights at garage-Level 3
- GFI electrical outlets for convenience and safety (3 in garage & 3 on exterior, per plan)
- Switched exterior flood lights prewire for 2 locations at back of home
- Aluminum gutter and downspout package at front elevation for added drainage control
- Therma-Tru® Fiberglass (no rust or rot) front entry door with upper glass panes & choice of exterior accent paint color finish and decorative Kwikset® Belleview handle set and deadbolt on front door (Kwikset® products come with Manufacturer's "Lifetime" Mechanical and Finish Warranty)
- Choice of exterior color palettes featuring Sherwin-Williams paints

## 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
- Caiman 2-panel radius top doors with Kwikset® Tustin door hardware in brushed nickel
- Wider interior doorways and hallways for easier access (per plan)
- 5 1/4" base board molding with 3 1/4" upgraded door casing profile
- 18" ceramic tile flooring in foyer, kitchen, breakfast nook, 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 - master control panel w/battery back-up LED keypad, interior & exterior alarms (includes all operable windows and exterior doors)
- E-Wired structured wiring system - 2 telephone/data (Cat5e) outlets (1 in the owner's suite, 1 in the study) and TV (RG6) outlets in gathering room, study, owner's suite, and all bedrooms (per plan)
- Designer interior Progress 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

- Lennox® 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
- R-38 ceiling insulation & R-15 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 cooktop (per plan)
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Vented (through roof or wall per plan) exhaust system at cooktop
- Gourmet stainless steel appliance package
- Granite countertops with designer edge
- 12" wide overhang bartops with low profile supports or expansive islands (per plan)
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 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
- Plentiful recessed can lighting (per plan)

## BATHROOMS

- Owner's bath features raised gentlemen's height vanities
- Solid Surface 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
- 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

