

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
- Decorative paver front porch, walkway, and driveway
- 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
- 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
- Progress 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 light 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)
- Choice of exterior color palettes featuring Sherwin-Williams paints

OYL Feature Adjustments

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

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

INTERIOR FEATURES

- Double knockdown ceiling finish
- Premium smooth finish walls with quality Sherwin-Williams® paints throughout. Semi-gloss trim and doors for contrast and durability.
- 5 1/4" base board molding with 3 1/4" upgraded door casing profile
- Carrara 2-panel square top doors with Kwikset® Tustin door hardware in brushed nickel
- One step crown molding in foyer, dining room, owner's suite, & all standard step ceilings (per plan)
- Upgraded Level 1 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 - master control panel with (2) battery back-up LED keypads, 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, all bedrooms and covered porch (per plan)
- Interior Progress Lighting™ - Choice of 2 specialty lighting packages
- Ceiling fan bracing prewire with 2 switches in all bedrooms, living, family, bonus rooms and covered porch
- Decora® rocker style light switches, Floor Outlet in family Room

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
- 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, EPA Watersense® recognized, Moen® faucets and Sterling® by Kohler® toilets
- Stylish energy efficient appliances

KITCHENS

- Spacious 42" premium cabinetry with large crown molding at all upper cabinets and staggered cabinet over range
- Level 1 cabinet pulls or knobs on all drawers and doors
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Stainless steel appliance package. Includes electric cooktop with cabinet below, designer canopy hood vented to exterior, microwave and oven in wall tower (per plan); dishwasher and 1/2 H.P. continuous feed disposal
- Granite countertops with designer edge
- Full height upgraded level 2 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 stainless steel sink with 8" deep basin and Moen® Integra stainless steel faucet with pull out sprayer
- Pre-plumbed refrigerator ice maker water line
- Recessed can lighting (per plan)
- Pendant lighting (per plan)

BATHROOMS

- All baths feature raised gentlemen's height vanities
- Quartz vanity countertops with 4" matching backsplash
- Porcelain sinks with upgraded 8" widespread Moen® Eva chrome faucets at all vanities
- Elegant porcelain finish drop-in tub in owner's bath with deck mounted faucet and ceramic tile surround (per plan) and walk-in, frame-less glass owner's shower with built-in shampoo niche
- Coordinating Level 1 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 and semi-frameless showers in secondary bath/s (per plan)
- Windows in owner's and secondary bathrooms (per plan)
- Sterling® by Kohler® elongated toilets in all bathrooms and comfort height toilet in owner's bath
- Framed vanity mirrors in owner's bath
- Stylish center piece lighting in owner's bath