

**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)
- Front porch decorative cement coating
- Professional landscaping package including full sod\*\*, shrubs, trees and mulch
- Irrigation system with programmable clock and rain sensor
- Two accessible exterior hose bibbs
- GAF® Timberline HD® Architectural Roof Shingles with Manufacturer's "Lifetime" Warranty
- Two independent termite preventative treatments and pre-paid damage and repair bond for first year after closing
- Fully finished garage with painted drywall and trim
- Aluminum wrapped exterior garage door frame and decorative Overhead Door® with automatic opener and two remotes
- Progress Lighting™ package at all exterior doors (excluding overhead garage doors)
- Exterior Lighting front and back porch
- GFI electrical outlets for convenience and safety (3 in garage & 3 on exterior, per plan)
- Thermo-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.

## INTERIOR FEATURES

- Double knockdown ceiling finish
- Premium smooth wall finish with quality Sherwin-Williams® paints throughout. Semi-gloss trim and doors for contrast and durability.
- 3 1/4" base board molding with 2 1/4" door casing
- Classique 2-panel arch top doors with Kwikset® door hardware in brushed nickel
- Ceramic tile flooring in foyer, kitchen, breakfast nook, dining room, laundry, hallways, gathering room & all baths (per plan)
- Level 1 carpet with 5.5# pad (per plan)
- Ventilated shelving in all closets, pantry and laundry area
- Alarm system has a master control panel w/battery back-up, LED keypad, interior and 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 gathering room) and TV (RG6) outlets in gathering room, owner's suite and study (per plan)
- Interior Progress Lighting™ - Choice of 2 specialty lighting packages
- Ceiling fan bracing prewire in all bedrooms, living, family, study/bonus rooms and covered porch
- Decora® rocker style light switches

## ENERGY EFFICIENCY

- High efficiency 15 S.E.E.R. heat pump air conditioning system with digital programmable thermostat
- Enclosed and insulated air handler room for higher efficiency & noise control
- Ducted positive return air system
- R-38 ceiling insulation & R-15 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 upper cabinetry
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Stainless steel appliance package. Includes self cleaning, ceramic glass top range; microwave with integral hood; front control dishwasher and 1/2 H.P. continuous feed disposal
- Granite countertops with 4" matching backsplash
- 12" wide overhang bartops with low profile supports (per plan)
- Sterling® by Kohler® undermount double bowl stainless sink with 8" deep basin and Moen® chrome faucet with side sprayer
- Pre-plumbed refrigerator ice maker water line
- Recessed can lighting (per plan)

## BATHROOMS

- Owner's bath features raised gentlemen's height vanities
- Quartz vanity countertops with 4" matching backsplash
- Surface mount porcelain sinks
- Moen® Chateau chrome faucets
- Ceramic tile shower walls & recessed tile shower floors in owner's bath
- Sterling® by Kohler® durable and low maintenance Ensemble Garden tub in owners optional bath
- Ceramic tile shower walls in secondary bath/s
- Vikrell™ durable and low maintenance Performa tub in secondary bath/s
- 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
- Oversized full width vanity mirrors