

## COMMUNITY FEATURES

### SEDA New Homes include Bonded Builders Warranty coverage

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

## EXTERIOR FEATURES

- Front includes Hardie-lap or stucco (per elevation)
- Sides and rear include Hardie-lap or stucco 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 internal & external muntins at front windows (per elevation)
- 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
- Two exterior hose bibbs for added convenience
- Water softener loop and electrical outlet in garage
- Freestanding laundry/service sink in garage
- 30-year architectural roof shingles with metal roof accent
- Low maintenance beaded vinyl soffit and porch ceilings & aluminum fascia
- Termite treatment with damage and repair bond prepaid for first year after closing
- Solid or rib panel garage door with accented hardware with innovators (per elevation)
- Garage door opener with 2 remotes
- Aluminum wrapped exterior garage door frame for low maintenance and refined look
- 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
- Four exterior GFI electrical outlets (1 in garage & 3 on exterior)
- Aluminum gutter and downspout package at front elevation for added drainage control
- Smooth fiberglass (no rust or rot) front entry door with upper glass panes & choice of exterior accent paint color or faux stain finish
- Decorative Belleview handle set and deadbolt on front door

## INTERIOR FEATURES

- Double knockdown ceiling finish. Recessed ceilings with crown molding in each step (per plan)
- Premium smooth finish walls for refined look and easy homeowner touch up and repairs
- Choice of one of 6 designer wall paint colors with offsetting semi-gloss white trim
- Custom wood window sills for added durability with a decorative apron
- Carrara 2-panel square top doors with Tustin lever style door hardware in brushed nickel
- Wider interior doorways and hallways for easier access (per plan)
- 5 1/4" base board molding with upgraded door casing profile
- Upgrade interior trim package to include cased openings in main areas (per plan)
- One step crown molding in foyer, living room, dining room, kitchen, breakfast, family/gathering room & owner's suite.
- Interior Tustin lever style door hardware in brushed nickel finish
- 18" ceramic tile flooring in foyer, kitchen, breakfast nook, laundry, all baths, gathering room & hallways (per plan)-Level 2
- Solid or fleck Frieze or extra plush traditional pile carpet with 8 lb. pad in bedrooms, living room or study (per plan)-Level 3
- Ventilated shelving in all closets, pantry and laundry
- Alarm system - master control panel w/battery back-up, (2) LED keypads, all operable windows & exterior doors wired, interior & exterior alarms
- E-Wired structured wiring system - oversized 20" recessed cabinet, 2 telephone (Cat5e) outlets, 6 interior TV outlets, TV outlet at covered porch, with dedicated satellite dish feed cable to rear of home
- Designer interior lighting - upgrade Bravo Collection with choice of 2 finishes (per plan)
- Ceiling fan bracing & 3 conductor prewire in bedrooms, living, family, bonus rooms and covered porch
- Electric fireplace w/ remote control, marble surround & decorative wood mantle. Includes flat screen TV outlet w/ chase pipe to AV equipment location
- Switched exterior flood lights for 2 locations at back of home
- Decora rocker style light switches
- Numerous recessed can lights throughout (per plan)
- Floor outlet in family room



## ENERGY EFFICIENCY

- Lennox high efficiency 14 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 with wi-fi capabilities
- 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
- Low consumption plumbing fixtures
- Energy efficient kitchen appliances

## KITCHENS

- 42" premium cabinetry with 3" crown molding at all upper cabinets & refrigerator side panels (Level B)
- Decorative cabinet features to include staggered cabinet over cooktop (per plan)
- Level 1 cabinet pulls or knobs on all drawers and doors
- Under cabinet accent lighting
- 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
- General Electric gourmet stainless steel appliance package (GE®)
- 36" G.E. electric cooktop with cabinet below
- 36" G.E. designer hood, vented to exterior
- G.E. microwave and G.E. convection oven in wall tower (per plan)
- Tall tub stainless steel dishwasher with hidden controls and Steam PreWash™
- 1/2 H.P. continuous feed disposal (top mounted air switch on island sink kitchen layouts)
- Granite countertops in 3 CM thickness with choice of designer edge
- 18" wide bartops with low profile supports or expansive islands (per plan)
- Full height ceramic tile backsplash between countertops and all upper cabinets
- Undermount 60/40 18 gauge stainless sink with 8" deep basin
- Integra® single hole faucet with pullout sprayer in stainless
- Pre-plumbed ice maker water line
- Plentiful recessed can lights in kitchen (per plan)

## BATHROOMS

- Upgraded premium cabinetry (Level B)
- Level 1 cabinet pulls or knobs on all drawers and doors
- Master vanity with built-in detail, downlighting and sconces (per plan)
- Raised gentlemen's height vanities and drawer stacks (per plan)
- Granite countertops in 3 CM thickness with choice of designer edge
- Luxurious 14" x 17" undermount porcelain sinks
- Brantford® collection high arc plumbing fixtures in brushed nickel
- 8" widespread lavatory faucets
- Owner's bath separate drop-in oval Roman tub with deck mounted faucet and ceramic tile deck face & surround (per plan)
- Handshower with slide bar in owner's shower for added convenience
- Coordinating ceramic tile shower walls to match floor tile and recessed tile shower floors at owner's bath
- Frameless glass enclosure in owner's bath (per plan)
- Vikrell™ Performa tub in secondary baths
- Coordinating ceramic tile tub/shower walls at secondary baths to match floor tile (per plan)
- Comfort height elongated toilets in all bathrooms
- Framed vanity mirrors in all baths, choice of (3) colors (per plan)

