

**SEDA New Homes include Centricity® Warranty coverage**

## EXTERIOR FEATURES

- Front elevation offerings are HardiePlank® Lap Siding, stone, and/or synthetic stucco (per elevation)
- Sides and rear are stucco, 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)
- Covered rear porch (sized per plan)
- Decorative cement coating on front and rear porches
- 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 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 automatic opener and two remotes
- 2 Switched Carriage Lights at Garage
- Progress Lighting™ package at all exterior doors
- Exterior lighting front and back porch
- GFI electrical outlets for convenience and safety (2 in garage & 3 on exterior, per plan)
- Aluminum gutter and downspout package at 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

## 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 upgraded door casing profile
- Caiman 2-panel radius top doors with Kwikset® Tustin door hardware in brushed nickel
- 18" 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 area
- Alarm system - master control panel with 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 gathering room) 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, study/bonus rooms and covered porch
- Decora® rocker style light switches

## ENERGY EFFICIENCY

- Lennox® High efficiency 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 GE Appliances™

## KITCHENS

- Spacious 42" premium cabinetry with crown molding at all upper cabinets and staggered cabinet over range
- GE Appliances™ stainless steel package. Includes slide-in, self cleaning, ceramic glass top range; vented microwave hood; dishwasher and 1/2 H.P. continuous feed disposal
- Granite countertops with designer edge
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 16" wide bartops with low profile supports (per plan)
- Sterling® by Kohler® undermount double bowl stainless steel sink with 8" deep basin and Moen® Integra faucet with pull out sprayer
- Pre-plumbed refrigerator ice maker water line
- Recessed can lighting (per plan)

## BATHROOMS

- Owner's bath features raised gentlemen's height vanities
- Solid Surface vanity countertops with 4" matching backsplash
- Undermount porcelain sinks
- Moen® Eva upgraded chrome faucets
- Elegant Royal Imperial® drop-in tub in owner's bath with Moen® deck mounted faucet and ceramic tile surround (per plan)
- 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
- 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