SEDA NEW HOMES

Gold Features

SEDA New Homes includes Maverick Warranty coverage

EXTERIOR FEATURES

- ZIP System® - Structural wall system with an integrated water resistant and air barrier that insulates and protects
- Front elevation offerings have decorative features and stone accents (per plan)
- All sides include HardiePlank® Lap Siding and raised window accent trim
- Tilt-in single hung Low-E vinyl windows at front by Renaissance Windows & Doors
- Decorative cement coating on front porches
- Covered rear porch with decorative cement coating (sized per plan)
- Professional landscaping package including full sod**, shrubs, trees and mulch *(see OYL features on pg. 2)*
- Irrigation system with programmable clock and rain sensor
- Two accessible exterior hose bibbs for added convenience
- Proud to be the only homebuilder in Jacksonville that builds with GAF® Timberline HD® Architectural Roof

Shingles with manufacturer's 50 year "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 to match home interior
- Exterior garage door frame with Hardie trim, decorative garage door with automatic opener & two remotes
- 2 Switched Carriage Lights at garage and front porch
- Professional lighting package at all exterior doors, exterior lighting front and back porch
- Switched exterior flood lights prewire for 2 locations at back of home
- GFI electrical outlets for convenience and safety (per plan)
- Aluminum gutter and downspout package at front elevation for added drainage control
- Therma-Tru® Fiberglass front entry door with choice of accent paint color
- Decorative Kwikset® Belleview handle set and deadbolt on front door (Kwikset® products come with Manufacturer's

"Lifetime" Mechanical and Finish Warranty)

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.
- Caiman 2-panel radius top doors with Kwikset® Tustin door hardware in brushed nickel
- 5 1/4" base board molding with 2 1/4" upgraded door casing profile
- Upgraded level 2 ceramic tile flooring in foyer, kitchen, breakfast, dining room, laundry, hallways, gathering room & all baths (per plan)
- Upgraded Level 2 carpet with 8# upgraded pad in the bedrooms and study (per plan)
- Ventilated shelving in all closets, pantry and laundry area
- Every SEDA home comes standard prewired for a Wireless Access Point (WAP) ran with CAT6plus
- 1 - Data(Cat6)/Cable(RG6) in the Gathering Room, 1- Data(Cat6) in the Owner's Suite, & 1 - Data(Cat6) in the Study or Bonus Room (per plan)
- Smart Raceway conduit from exterior weatherproof box to interior panel
- Designer interior Lighting Packages
- Ceiling fan bracing prewire with 2 switches in all bedrooms, gathering rooms, study/bonus rooms and covered porches
- Decora® rocker style light switches
- Numerous LED disc lights throughout (per plan)

6-4-2026 SEDA Construction Company • CGC020880 • Numerous color selections & personalization features available. **Full sod available in most SEDA communities and is based on the typical lot size. Over-sized lots may incur additional sod and installation charges - see agent for details. In the interest of continuous improvement and changing market conditions, SEDA Construction Company reserves the right, without notice or obligation, to make substitutions on an "equal or better" basis for features, materials and /or equipment listed herein.

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ENERGY EFFICIENCY

- High efficiency 15 S.E.E.R. heat pump air conditioning system
- Positive return air system for higher efficiency
- 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

KITCHENS

- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Spacious premium cabinetry with crown molding at all upper cabinets
- 42" upper cabinets with soft close doors and staggered cabinet above the range
- Stainless steel LG appliance package. Includes Wi-Fi enabled, slide-in, ceramic glass top range with EasyClean and vented microwave above; dishwasher with stainless steel interior and Sense Clean, and Moen 1/2 H.P. continuous feed disposal
- Quartz countertops with designer edge
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 12” wide overhang bartops with low profile supports or expansive islands (per plan)
- 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
- LED disc lighting (per plan)
- Pendant lighting above the island (per plan)

BATHROOMS

- All baths feature raised adult height vanities
- Quartz vanity countertops with 4" matching backsplash
- Luxurious undermount porcelain sinks
- Moen® Eva upgraded chrome faucets
- Coordinating ceramic tile shower walls to the ceiling & recessed tile shower floors in Owner’s bath (per plan)
- Ceramic tile shower walls to the ceiling in Owner's & 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

OYL Feature Adjustments:

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

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