

SEDA New Homes includes Maverick 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 by Renaissance Windows & Doors (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), Decorative cement coating on front and rear porches
- 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
- 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 to match home interior
- Aluminum wrapped exterior garage door frame, 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 (up to 4 in garage & 3 on exterior, per plan)
- Aluminum gutter and downspout package at front elevation for added drainage control
- Therma-Tru® Fiberglass (no rust or rot) front entry door with choice of accent paint color and 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 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
- 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
- E-wired structured wiring system - (3) Data(Cat6)/Cable(RG6) in the following locations (Gathering Room, Owner's Suite, & Study or Bonus Room (per plan)
- 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)

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
- Stylish energy efficient kitchen appliances

KITCHENS

- Spacious premium cabinetry with crown molding at all upper cabinets
- 42" upper cabinets and staggered cabinet above the range
- Decorative cabinet features to include staggered cabinet over range
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- 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 Badger 1/2 H.P. continuous feed disposal
- Granite 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)

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 & 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

