

# SEDA *Platinum Estate Features*

## NEW HOMES

**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
- Covered rear porch (sized per plan) with decorative cement coating on front & rear porches
- Straight concrete Driveway
- Professional landscaping package including sod, shrubs, and trees
- Irrigation system with programmable clock and rain sensor
- Two accessible exterior hose bibbs
- 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
- Exterior garage door frame with Hardie trim, decorative garage door® with automatic opener with two remotes
- 2 Switched Carriage Lights at garage and front porch
- Professional lighting package at all exterior doors
- Exterior lighting front and back porch
- GFI electrical outlets for convenience and safety
- Switched exterior flood light for 2 locations at back of home
- Aluminum gutter and downspout package on front elevation
- Therma-Tru® Fiberglass front entry door with accent paint color
- Decorative Kwikset® Belleview handle set and deadbolt (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® paint throughout.
- Semi-gloss trim and doors for contrast and durability.
- 5 1/4" base board molding with 3 1/4" upgraded door casing profile
- Carrara 2-panel square top doors with Kwikset® Tustin door hardware in brushed nickel
- One step crown molding in foyer, dining room, Owner's suite, & all standard step ceilings (per plan)
- Upgraded Level 1 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 in the bedrooms & study (per plan)
- Ventilated shelving in all closets, pantry, and laundry
- 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 Progress Lighting - Choice of 2 specialty lighting packages
- LED disc lighting in garages
- Ceiling fan bracing prewire with 2 switches in all bedrooms, gathering rooms, bonus rooms, and covered porches
- Decora® rocker style light switches
- Floor Outlet in Gathering Room

## **ENERGY EFFICIENCY**

- High efficiency 15 S.E.E.R. heat pump air conditioning system with digital programmable thermostat, auto-changeover and Wi-Fi capabilities
- 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
- Positive return air system for higher efficiency
- R-38 ceiling insulation & R-19 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**

- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Spacious premium cabinetry with large crown molding at all upper cabinets
- 42" upper cabinets with staggered cabinet over the cooktop
- Level 1 cabinet pulls or knobs on all drawers and doors
- Stainless steel appliance package. Includes 36" LG electric cooktop with cabinet below, designer canopy hood vented to exterior, Wi-Fi enabled microwave and oven in wall tower (per plan), and dishwasher with stainless steel interior and Sense Clean
- Granite countertops with designer edge
- Full height upgraded level 1 ceramic tile backsplash between countertops and all upper cabinets
- 12" wide overhang bartops with low profile supports (per plan)
- Undermount double bowl stainless steel sink with 8" deep basin and Moen® Integra stainless steel 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
- Porcelain sinks with upgraded 8" widespread Moen® Eva chrome faucets at all vanities
- Coordinating Level 1 ceramic tile shower walls & recessed tile shower floors in owner's bath with frame-less glass (per plan)
- Ceramic tile shower walls to the ceiling in Owner's & secondary bath/s
- Vikrell™ durable and low maintenance Performa tub and semi-frameless showers in secondary bath/s (per plan)
- 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
- Framed vanity mirrors in Owner's bath