

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 are Panel Siding or Vinyl Lap Siding (per elevation)
- Tilt-in single hung Low-E vinyl windows with internal muntins at front windows by Renaissance Windows & Doors (per elevation)
- Decorative cement coating on front and rear porch
- 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
- GAF® Timberline HD® Architectural Roof Shingles with Manufacturer's "Lifetime" Warranty
- Two independent termite preventative treatments and pre-paid damage and repair bond for first year after closing
- Fully finished garage with painted drywall and trim
- Aluminum wrapped exterior garage door frame and decorative garage door with automatic opener & two remotes
- Professional lighting package at all exterior passage doors
- Exterior Lighting front and back porch
- GFI electrical outlets for convenience and safety (3 in garage & 3 on exterior, per plan)
- Therma-Tru® Fiberglass (no rust or rot) front entry door with accent paint color and decorative Kwikset® Belview 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 paints throughout.
- Semi-gloss trim and doors for contrast and durability
- 3 1/4" base board molding with 2 1/4" door casing
- Classique 2-panel arch top doors with Kwikset® door hardware in brushed nickel
- Ceramic tile flooring in foyer, kitchen, breakfast nook, dining room, laundry, hallways, gathering room & all baths (per plan)
- Level 1 carpet with 8# 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 Package
- Ceiling fan bracing prewire in all bedrooms, gathering rooms, study/bonus rooms and covered porches
- Decora® rocker style light switches

ENERGY EFFICIENCY

- High efficiency 15 S.E.E.R. heat pump air conditioning system with digital programmable thermostat
- 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-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
- Stylish energy efficient appliances

KITCHENS

- Spacious premium cabinetry with 42" upper cabinets
- 2 x 4 cabinet nailers added at framing stage for increased strength and cabinet stability
- Stainless steel LG appliance package. Includes Wi-Fi enabled, ceramic glass top range with EasyClean and microwave above with recirculating vent; front control dishwasher with Dynamic Dry, and Badger 1/2 H.P. continuous feed disposal
- Granite countertops with 4" matching backsplash
- Overhang bartops with low profile supports (per plan)
- Undermount double bowl stainless sink with 8" deep basin and Moen® chrome faucet with side 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
- Surface mount porcelain sinks
- Moen® Chateau chrome faucets
- Ceramic tile shower walls & recessed tile shower floors in owner's bath
- Durable and low maintenance Ensemble Garden tub in Owner's optional bath
- Ceramic tile shower walls in Owner's & 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

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, and (4) 2" trees