

**SEDA New Homes include Bonded Builders Warranty coverage****EXTERIOR FEATURES**

- Front includes stucco, lap, brick and/or stone (per elevation)
- Sides and rear include stucco, lap siding or brick with raised window accent trim (per elevation)
- All stucco is 3/4" cement based with a long life integral color acrylic finish coat
- Tilt-in single hung Low-E vinyl windows with internal muntins at front windows (per elevation)
- Covered rear porch (sized per plan)
- Decorative coating on front porch and back porch concrete
- Professional landscaping package including full sod,\* shrubs, trees and mulch
- Irrigation system with programmable clock and rain sensor
- Two exterior hose bibbs
- 30-year architectural roof shingles
- Termite treatment with 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 garage door with accent innovator windows across top panel and automatic garage door opener with two remotes
- Lighting package - wall or ceiling lighting at all exterior doors & porches with two carriage lights at garage - Level 2
- Four exterior GFI electrical outlets (1 in garage & 3 on exterior)
- Aluminum gutter and downspout package at front elevation
- Fiberglass (no rust or rot) front entry door with accent paint color and decorative Belleview handle set and deadbolt

**INTERIOR FEATURES**

- Double knockdown ceiling finish
- Recessed two step ceilings (per plan)
- Premium smooth finish walls with a choice of one of 6 designer paint colors with offsetting semi-gloss white trim
- 5 1/4" base board molding with upgraded door casing profile
- Caiman 2-panel radius top doors with Tustin lever style door hardware in brushed nickel
- 18" ceramic tile flooring in foyer, kitchen, breakfast nook, laundry & all baths-Level 1 (per plan)
- Level 2 carpet with upgraded pad
- 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 first level windows and exterior doors)
- E-Wired structured wiring system - oversized 20" recessed cabinet, 2 telephone (Cat5e) outlets and TV outlets in gathering room, study, all bedrooms and covered porch (per plan)
- Interior lighting - Choice of 3 specialty lighting packages with choice of 2 finishes
- Ceiling fan bracing & 3 conductor prewire in bedrooms, living, family, bonus rooms and covered porch
- Switched exterior flood light prewire for 2 locations at back of home
- Decora® rocker style light switches

**ENERGY EFFICIENCY**

- High efficiency 14 S.E.E.R. heat pump air conditioning system with digital programmable thermostat (per plan)
- 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
- Low consumption plumbing fixtures
- General Electric™ energy efficient appliances

**KITCHENS**

- Spacious 42" premium cabinetry with added support, crown molding at all upper cabinets and staggered cabinet over range
- General Electric™ stainless steel appliance package. Includes self cleaning, ceramic glass top range, microwave, dishwasher and 1/2 H.P. continuous feed disposal
- Granite countertops in 3 CM thickness with choice of designer edge
- Full height ceramic tile backsplash between countertops and all upper cabinets
- 18" wide bartops with low profile supports (per plan)
- Undermount double bowl stainless steel sink with 8" deep basin and Moen® single hole chrome faucet with pull out sprayer
- Pre-plumbed ice maker water line
- Recessed lighting (per plan)

**BATHROOMS**

- Owner's bath features raised gentlemen's height vanities and knee space drawer (per plan)
- Granite countertops in 3 CM thickness with choice of designer edge
- Undermount porcelain sinks
- Moen® High Arc chrome plumbing fixtures
- Separate garden tub in owner's bath with deck mounted faucet and ceramic tile surround (per plan)
- Coordinating ceramic tile shower walls & recessed tile shower floors in owner's bath (premolded shower pan on second floors, per plan)
- 9" x 12" ceramic tile shower walls at secondary bath/s
- Vikrell™ Performa tub in secondary bath/s
- Windows in owner's and secondary bathrooms (per plan)
- Elongated toilets in all bathrooms and comfort height toilet in owner's bath
- Oversized full width vanity mirrors