

Outside Your Home

- Architectural shingles with 30-year warranty
- Dead bolt locks on all exterior doors
- HardiePlank® fiber cement siding
- Raised Foundations
- Insulated exterior doors
- Fiberglass front entry door
- Front porch (per plan)
- Rear screen porch
- Two weatherproof exterior electrical outlets
- Two hose connections
- Tyvek® house wrap system
- Generous landscape package to include shrubs, tree, sod, & pine straw beds
- OSB exterior sheathing
- Screens on all operable windows
- Concrete driveway & walkway
- 2 car attached garage
- Brushed nickel front door handleset

Master Bedroom/Bath

- Walk-in closet in all plans
- Private bathroom in all plans which includes oversized walk-in shower with tile floor & tile walls
- Water saver toilets (all baths)
- Elongated toilet in master bath & powder room
- Raised vanity in master bath with dual sinks
- Windemere brushed nickel faucets in all bathrooms
- Pedestal sink in powder room
- Framed mirrors in master bath & powder room
- College circle bath hardware

Inside Your Home

- 9-foot ceilings on 1st & 2nd floor
- 2 panel interior doors
- Shaw baseline carpet throughout 2nd floor & on stairs
- 5 1/4" baseboards
- Designer lighting package
- Ventilated shelving in pantry, closets, & laundry room
- 1 RG6/Cat5 dual purpose & 2 phone, 2 cable
- Satin nickel door hardware
- Delta faucets
- Smooth ceilings
- Owner's entry drop zone to include built-ins
- R13 wall & R30 attic insulation
- Ceiling fan prewires in master bedroom, great room, & screen porch
- Garages prewired for garage door opener
- Fully cased windows throughout
- Per plan crown molding throughout common areas on first floor & master bedroom
- 4" square newell posts & cap with pickets on stairs
- 3" oak hardwood floor throughout first floor, excluding full baths, laundry, & bedrooms
- Standard tile in all full baths & laundry room



- Energy saving insulation package
- Tankless gas water heater
- 14 SEER heating and cooling system with digital thermostat on each level (zoned system)
- Insulated dual pane, Low-E vinyl windows
- Energy preserving radiant barrier roof sheathing

Kitchen

- Granite countertops
- GE stainless steel free-standing, self-clean smooth top range
- GE stainless steel upgraded dishwasher
- GE stainless steel over-the-range microwave oven
- Disposal
- Recessed can lighting per plan
- Double bowl stainless steel undermount sink
- 42" flat panel maple cabinets
- Icemaker connection
- Leland stainless steel kitchen faucet
- Crown molding on kitchen cabinets

Builder Features

- One year limited builder warranty from Sabal Homes
- Extended warranty (10 years) from 2-10 Home Buyers Warranty®
- Pre-construction orientation
- Pre-drywall walkthrough
- Pre-closing home orientation & final walkthrough
- Post-closing 30 day follow up
- SkyeTec certification with two independent inspections during construction, as well as an inspection 11 months after closing
- Termite prevention treatment with one year termite bond at closing
- Engineered plans designed for coastal wind & seismic requirements
- Smoke detectors in all bedrooms, hallways & the great room, hardwired with battery backup
- Cost effective Natural Gas for heat, hot water & optional fireplace & gas range