

## INCLUDED FEATURES

### Outside Your Home

- Architectural shingles with 30-year warranty
- Finished garage with primed walls
- Designer garage door with glass panes
- Chain drive garage door opener(s) (per plan)
- QuickTie™ System for enhanced structural integrity and additional peace of mind
- Deadbolt locks on all exterior doors
- Low-maintenance vinyl siding
- Insulated exterior doors
- Fiberglass front entry door (per plan)
- Front porch (per plan)
- 8x10 concrete back patio (per plan)
- Minimum of two weatherproof exterior electrical outlets
- Two exterior hose connections
- Two exterior flood lights
- Tyvek® house wrap system
- OSB exterior sheathing
- Screens on all operable windows
- Concrete driveway & walkway
- Generous landscape package to include shrubs, tree, sod, & pinestraw beds



The Z Wave Hub (1) is the brains of your home and your Sabal Smart package includes these convenient features:

- Smart Light(s) on Front Porch
- Smart Exterior Door Lock with Key Pad
- Automated Smart Thermostat (Per Zone)
- Security System with 6 months of free monitoring
- Every smart home feature is easily controlled from your phone using the Alarm.com app

Plus, your new Sabal Smart Technology package is expandable. Many commonly desired smart home products work using the Z Wave Technology installed in your new home. Ask your sales associate for details or shop your local hardware store... the options are endless.

### Inside Your Home

- Minimum 9 foot ceilings throughout home
- 3" Engineered hardwood floors in foyer
- Owner's Entry includes built-in Drop Zone (per plan)
- 2 panel interior doors
- Low-maintenance Vinyl flooring in kitchen, powder, laundry room, all bathrooms, and owner's entry
- Shaw carpet with 6 lb pad in great room, stairs, and all bedrooms
- Walk-in closets in all master suites
- 5 1/4 inch baseboards
- Ceiling fan pre-wires in master bedroom and great room
- Designer lighting package with overhead light fixtures in all bedrooms
- R13 wall & R30 attic insulation
- Smooth ceilings
- Ventilated shelving in pantry, closets, & laundry room
- Structured Wiring Package to include four dual purpose jacks
- Satin nickel door hardware throughout entire home
- Chrome Delta faucets - single lever
- Private master bathroom in all plans, which includes a 5 foot fiberglass shower with framed chrome shower door
- Raised cultured marble vanity in master bath
- Standard height cultured marble vanities in secondary baths
- Pedestal sink in powder room (per plan)
- Elongated water saver toilets in all baths
- Luxury tub and shower combination in all secondary baths



- HERS Tested
- 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 freestanding, self-cleaning smooth top range
- GE upgraded stainless steel dishwasher
- GE over-the-range stainless steel microwave oven
- Disposal
- Recessed can lighting (per plan)
- Undermounted double bowl stainless steel sink with Delta Chrome faucet
- 36 inch flat panel cabinets with decorative crown molding
- Icemaker hook-up

### 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 and final walkthrough
- Post-closing 30-day follow up
- Termite prevention treatment with one year termite bond at closing
- Smoke detectors in all bedrooms, hallways, and the great room, all hardwired with battery backup
- Cost effective Natural Gas for heat, hot water, and optional gas range