

## INCLUDED FEATURES

### SINGLE-FAMILY HOMES

#### Outside Your Home

- Architectural shingles with 30-year warranty
- QuickTie™ System for enhanced structural integrity and additional peace of mind
- Finished garage with primed walls & chain drive garage door opener(s) (per plan)
- Dead bolt locks on all exterior doors
- HardiePlank® fiber cement siding
- Raised foundations
- Insulated exterior doors
- Fiberglass front entry door
- Front porch per plan
- 8x10 patio per plan (opt. screened porch)
- Blue bead board ceilings on all exterior porches
- 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



**Sabalsmart**  
TECHNOLOGY

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

- 9-foot smooth ceilings throughout home per plan
- 3" Engineered hardwood floors throughout 1st floor, excluding full baths, laundry, & bedrooms
- Shaw carpet throughout bedrooms, stairs, and 2nd floor
- Tile in all full baths & laundry room
- 2-panel smooth interior doors
- 7<sup>1</sup>/<sub>4</sub>" 1st floor & 5<sup>1</sup>/<sub>4</sub>" 2nd floor baseboards
- Designer lighting package
- Ventilated shelving in pantry, closets, & laundry room
- Structured Wiring Package to include four dual purpose jacks
- Satin nickel door hardware
- Owner's entry drop zone to include built-ins per plan
- R13 wall & R30 attic insulation
- Ceiling fan pre-wires in all bedrooms & great room
- Fully cased windows throughout
- Crown molding throughout common areas on 1st floor & master bedroom
- 4" square newell posts & cap with white pickets on stairs per plan
- Walk-in closets in all master suites per plan
- Private master bathroom which includes cultured marble 5' shower with framed chrome shower door per plan
- Water saver toilets in all baths
- Elongated toilets in all baths
- Raised vanity in master bath with dual sinks
- Delta Windemere Chrome faucets in all bathrooms
- Pedestal sink in powder room per plan
- Framed mirror in master bath & powder room

Longwood  
Bluffs  
OF PRINCE CREEK WEST



- 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 free-standing, self-cleaning 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 with crown molding
- Icemaker connection
- Delta Linden kitchen faucet

#### 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
- 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, & optional gas range