

INCLUDED FEATURES

Outside Your Home

- Architectural shingles with 30-year warranty
- Deadbolt locks on all exterior doors
- HardiePlank® fiber cement siding
- Insulated exterior doors
- 8 foot Fiberglass front entry door
- (per plan)
- Front porch (per plan)
- 8x12 patio (per plan)
- Minimum of two weatherproof exterior electrical outlets
- Two hose connections
- Tyvek® house wrap system
- OSB exterior sheathing
- 1-car detached garage (additional 2-car option per lot)
- Chain drive garage door opener(s) (per plan)
- Screens on all operable windows
- Concrete driveway and walkway
- Landscape and irrigation



- 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

*Johnston
Pointe*
at Whitney Lake

Inside Your Home

- 9 foot ceilings throughout home
- 3 inch Engineered hardwoods in foyer
- 2 panel interior doors
- Open rail and pickets on first floor stair rake only (per plan)
- Vinyl flooring in kitchen, powder, laundry room, secondary 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
- Ventilated shelving in pantry, closets, and laundry room
- Your choice of up to 5 total phone or cable pre-wires
- Satin nickel door hardware
- Chrome Delta faucets - single lever
- Owner's Entry includes built-in Drop Zone (per plan)

Bathrooms

- Private master bathroom in all plans featuring tile flooring, which also includes a 5 foot composite shower base with 8 foot high tile walls and semi-frameless shower door
- Raised cultured marble vanity in master bath
- Standard height cultured marble vanities in hall baths
- Pedestal sink in powder room
- Elongated water saver toilets in all baths
- Luxury tub and shower combination in all secondary baths

Kitchen

- Granite countertops
- GE stainless steel freestanding, gas 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
- 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
- Smoke detectors in all bedrooms, hallways, and the great room, all hardwired with battery backup
- Cost effective Natural Gas for heat, hot water, and gas range