

INCLUDED FEATURES

CAROLINA COURTYARDS

Outside Your Home

- Architectural shingles with 30-year warranty
- QuickTie™ System for enhanced structural integrity & additional peace of mind
- Dead bolt locks on all exterior doors
- HardiePlank® fiber cement siding
- Insulated exterior doors
- Fiberglass front entry door
- Front porch per plan
- Rear porch per plan
- Blue bead board ceilings on all exterior porches
- 12x15 back courtyard per plan
- Two weatherproof exterior electrical outlets
- Two hose connections
- Tyvek® house wrap system
- Generous landscape package to include shrubs, tree, sod, & pine straw beds
- Fully irrigated yards
- Weekly yard maintenance
- Included painting & roof reserve
- OSB exterior sheathing
- Screens on all operable windows
- Concrete driveway & walkway



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 ceilings throughout home per plan
- 3" Engineered hardwood floors in foyer
- Shaw carpet throughout great room, bedrooms, & stairs
- Vinyl flooring in kitchen, powder, laundry room, all bathrooms, & owner's entry
- 2-panel smooth interior doors
- 5 1/4" baseboards
- Designer lighting package
- Ventilated shelving in closets & laundry room
- Structured Wiring Package to include four dual purpose jacks
- Satin nickel door hardware
- Chrome Delta faucets
- Smooth ceilings
- Owner's entry drop zone to include built-ins per plan
- R13 wall & R30 attic insulation
- Ceiling fan pre-wires in great room & master bedroom
- Garage prewired for garage door opener
- Walk-in closets in all master suites per plan
- Private master bathroom in all plans which includes 5' shower with framed chrome shower door per plan
- Water saver toilets in all baths
- Elongated toilets in all baths
- Raised cultured marble vanity in master bath
- Standard height cultured marble vanities in hall baths
- Pedestal sink in powder room per plan
- Luxury tub & shower combination in all secondary baths

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
- 36" flat panel maple cabinets with crown molding
- Ice maker connection
- Delta Chrome 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