

# LONGLEAF RIDGE

# CARRIAGE SERIES

## INCLUDED LUXURY FEATURES



### DESIGNER INTERIOR ELEMENTS

- 6'8" Colonial style raised panel hollow core interior doors
- 8' Craftsman style ¼ lite fiberglass entry door
- 6'8" Closet doors, per plan
- Colonial style 3 ¼" painted wood baseboards with shoe molding and trim
- 9'4" Knockdown textured ceilings and orange peel walls
- Solid surface window sills
- Florida Paints™ upgraded flat-finish interior wall and ceiling paint in white
- Ventilated vinyl-coated closet shelving
- Stain-resistant carpet with 6 lb., high-density pad
- 17"x17" Emser® ceramic tile flooring in foyer and all wet areas in choice of color
- Pre-plumbed for laundry tub
- Washer/gas dryer connection

### EXCEPTIONAL KITCHEN

- 36" Wellborn® oak cabinetry with hidden hinges
- Beautiful cabinet hardware in choice of color
- 3 cm Granite countertop with stainless steel undermount 50/50 bowl sink and 4" granite backsplash
- Delta® single lever chrome faucet with separate pull-out spray
- Convenient, spacious pantry
- Whirlpool® appliance package:
  - 30" Natural gas range with self-cleaning oven
  - Multi-cycle, automatic, energy efficient dishwasher
  - Over-the-Range microwave/hood combination, vented to outside
  - Choice of color: black or white
- ½ HP food waste disposal
- Ice maker line with shut off for refrigerator

### LUXURY BATHROOMS

- Wellborn® 36" height oak vanity with hidden hinges
- Beautiful cabinet hardware in choice of color
- 2 cm Quartz vanity tops with white China undermount sink
- Delta® chrome faucets
- 42" High full-width mirrors over vanities
- Emser® 6"x 6" wall tile in master shower
- Kohler® Sterling® Vikrell® tub and wall surround in guest bath, per plan
- Kohler® Sterling® elongated, Comfort Height® toilets with Pro Force® flushing technology

### PEACE OF MIND AND COMFORT

- Gated entries
- Zero entry threshold at front door
- Kwikset® lever door hardware
- FireX® smoke and carbon monoxide detector system
- Rocker electrical switches
- Digital, programmable thermostat
- Safety grab bar in showers
- Exterior home maintenance included

### SMART HOME WI-FI ENABLED DEVICES

- Three (3) Amazon Echo Show "5" devices
- Amazon Fire TV
- Ring Doorbell
- Genie® ½ HP garage door opener
- Ecobee 5 digital, programmable thermostat
- Lutron Smart Home Lighting Package:
  - Smart Bridge Pro Hub
  - Six (6) Smart Lighting Dimmer Switches
  - Three (3) Pico Lighting Remotes
- Hunter® multi-zoned irrigation system with timer and rain sensor

Green indicates energy performance features.



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# LONGLEAF RIDGE CARRIAGE SERIES INCLUDED LUXURY FEATURES

## QUALITY CONSTRUCTION

- Centricity® ten (10) year structural warranty
- 3,000 PSI fiber reinforced monolithic concrete slab construction with vapor barrier
- Quality steel reinforced concrete block construction
- Metal studs and track, wood frame walls per plan:
  - Interior partition walls 2"x 4" metal studs, 16" on center
- Aluminum soffit and fascia system featuring ridge vents and flow-through soffit system
- 50-year, Fiberglass architectural/dimensional shingles, Quik Felt synthetic underlayment with distinctive roof pitch
- Underground utilities
- Central water and sewer system
- Fully piped for natural gas
- Superior quality CPVC water lines under slab
- R30 insulation over living area
- Whole-house fresh air exchange for improved air quality
- Lennox® high-efficiency minimum 15 SEER HVAC system with ten (10) year limited warranty
- 3/4" Rigid R5, foam board insulation on exterior walls
- Enhanced low-E glass, insulated double pane, single-hung, argon gas filled, vinyl framed windows with screens
- Radiant barrier on roof sheathing for maximum sun and heat protection

## ELECTRICAL SPECIFICATIONS

- 150 AMP electrical service
- Three (3) combo outlets that include CAT 5 structured wiring for phone/computer/fax line
- RG6 shielded coaxial cable for television, home run to central distribution box
- Three (3) designated ceiling fan/light pre-wires, switched separately
- GFI receptacles in kitchen, bath and garage. One (1) combination outlet/USB charger in master bedroom
- Rheem® 40-gallon natural gas water heater
- Recessed lighting throughout kitchen
- Energy-efficient LED lighting package
- Decorative lamp post with photocell and front entry light
- Two (2) exterior coach lights
- Wi-Fi access point\*
- Fiber-to-the-home active ethernet Internet connection\*\*
- Weatherproof GFI exterior receptacles
- Genie® ½ HP Wi-Fi enabled garage door opener with two (2) remotes

## EXTERIOR FEATURES

- Amarr® 7' Classica style steel door with top panel window lites
- Two (2) exterior hose bibs
- Florida Friendly Landscaping™ which conserve natural resources
- Hunter® multi-zoned Wi-Fi enabled irrigation system with automatic timer and rain sensor for grass and flower beds
- Matching brick paver driveway, walkway and zero entry front door
- Decorative cementitious finish
- Covered screened lanai with textured finish floor
- Vinyl ceilings on entry and lanai
- Finished, painted interior in garage
- Two (2) car garage
- Florida Paints™ primer/sealer and acrylic latex paint on exterior walls

## WARRANTY / LOW MAINTENANCE FEATURES

- Centricity® ten (10) year structural warranty
- Centricity® residential energy guarantee
- Whirlpool® appliance package with one (1) year warranty
- Full one-year termite bond, renewable up to five (5) years

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