

LONGLEAF RIDGE

ESTATE SERIES

INCLUDED LUXURY FEATURES



DESIGNER INTERIOR ELEMENTS

- 8' Colonial style raised panel hollow core interior doors
- 8' Fiberglass entry door with glass insert
- Colonial style 5 1/4" painted wood baseboards with shoe molding and trim
- 9'4" Knockdown textured ceilings and orange peel walls
- Step-up tray ceiling in designated areas, per plan
- Painted wood window sills
- Florida Paints™ upgraded flat-finish interior wall and ceiling paint in white
- Ventilated vinyl-coated closet shelving
- Spacious eat-in kitchen, per plan
- Stain-resistant carpet with 6 lb., high-density pad
- 17"x17" Emser® ceramic tile flooring in foyer, owner's entry and all wet areas in choice of color
- Pre-plumbed for laundry tub
- Washer/gas dryer connection

EXCEPTIONAL KITCHEN

- 36"/42" Wellborn® staggered, maple 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 stainless steel faucet with pull-down spout
- Convenient, spacious pantry
- Whirlpool® stainless steel appliance package:
 - Built-in gas cooktop
 - Multi-cycle, automatic, energy efficient dishwasher
 - Wall oven with microwave
 - Vented range hood over cooktop
- 1/2 HP food waste disposal
- Ice maker line with shut-off for refrigerator

LUXURY BATHROOMS

- Wellborn® 36" maple vanity with hidden hinges
- Beautiful cabinet hardware in choice of color
- 2 cm Quartz vanity tops with white China undermount sink
- Delta® faucets in Brilliance Stainless
- 42" High full-width mirrors over vanities
- Emser® 6"x6" wall tile in master bath walk-in shower with shampoo niche, per plan
- Kohler® Sterling® Vikrell® tub with Emser® 6"x6" wall tile surround in guest baths
- 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® brushed nickel lever door hardware
- FireX® smoke and carbon monoxide detector system
- Rocker electrical switches
- 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® 1/2 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.



Activated and Supported by

amazon

amazon

LONGLEAF RIDGE ESTATE SERIES INCLUDED LUXURY FEATURES

QUALITY CONSTRUCTION

- Centricity® ten (10) year structural warranty
- 3,000 PSI fiber reinforced concrete slab construction with vapor barrier
- Footer and stem wall construction
- 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 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

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

Green indicates energy performance features.



ELECTRICAL SPECIFICATIONS

- 200 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
- Five (5) designated ceiling fan/light pre-wires, switched separately
- GFI receptacles in kitchen, baths and garage
- Two (2) combination outlet/USB charger in owner's entry and master bedroom
- Rheem® 50-gallon natural gas water heater
- Recessed lighting throughout kitchen
- Energy-efficient LED lighting package
- Pendant lighting at kitchen island
- Decorative lamp post with photocell and front entry light
- Dedicated golf cart charger outlet
- Two (2) exterior coach lights
- Wi-Fi access point*
- Fiber-to-the-home active ethernet Internet connection**
- Weatherproof exterior GFI receptacles
- Genie® ½ HP Wi-Fi enabled garage door opener with two (2) remotes

EXTERIOR FEATURES

- Amarr® 8' Carriage style steel door with top panel window lites
- Two (2) exterior hose bibs
- Florida Friendly Landscaping™ which conserves 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 lanai, front porch, breezeway and covered courtyard
- Finished, painted interior in garage
- Three (3) car garage
- Florida Paints™ primer/sealer and acrylic latex paint on exterior walls



©2022 On Top of the World Communities, LLC. A 55+ Community in Ocala, FL by Colen Built Development, LLC. The specific features in a home may vary from home to home. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. Additional upgrades available. For more information, please see a Design Consultant. The prices of our homes, included features, and available locations are subject to change without notice. For more information, please see a Sales Associate. See the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. On Top of the World and On Top of the World logo are registered service marks of On Top of the World Communities, LLC., and/or its subsidiaries. Amazon, Echo, Alexa, Fire and all related logos are trademarks of Amazon.com, Inc., or its affiliates. *Requires wireless Internet connection. **Fiber-to-the-home available in certain areas.

