

# LONGLEAF RIDGE

# CARRIAGE SERIES

## INCLUDED LUXURY FEATURES



### DESIGNER INTERIOR ELEMENTS

- 6' 8" Interior raised panel doors
- 8' Fiberglass entry door with 1/4 sidelite
- 6' 8" Closet doors per plan
- 3 1/4" Painted wood baseboards with shoe molding and trim
- 9' 4" Knockdown textured ceilings and orange peel walls
- Solid surface window sills
- Florida Paints™ flat-finish interior wall and ceiling paint in white
- Ventilated vinyl-coated closet shelving
- Stain-resistant carpet with 6 lb., high-density pad
- 17" x 17" 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" 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" stone backsplash
- Delta® single lever chrome faucet with separate pull-out spray
- Convenient, spacious pantry
- Whirlpool® Stainless Steel Appliance Package:
  - Natural gas range with self-cleaning oven
  - Multi-cycle, automatic, energy-efficient dishwasher
  - Over-the-Range microwave/hood combination, vented to outside
- 1/2 HP food waste disposal
- Ice maker line with shut off for refrigerator

### LUXURY BATHROOMS

- 36" Maple vanity with hidden hinges
- 3 cm Quartz vanity tops with white China undermount sink
- Delta® chrome faucets
- 42" High full-width mirrors over vanities
- 6" x 6" Wall tile in master shower per plan
- Tub and wall surround in guest bath per plan
- Comfort-height elongated toilets

### PEACE OF MIND AND COMFORT

- Gated entries
- Zero entry threshold at front door
- Lever door hardware
- Smoke and carbon monoxide detector system
- Rocker electrical switches and outlets
- Safety grab bar in showers
- Exterior home maintenance included

### SMART HOME WI-FI ENABLED DEVICES

- Three (3) Amazon Echo Show "5" devices
- 4K Fire TV cube
- Ring Doorbell
- 1/2 HP Wi-Fi enabled garage door opener with two (2) remotes
- **Ecobee digital, programmable thermostat**
- **Multi-zoned Wi-Fi enabled irrigation system with automatic timer and rain sensor for grass and flower beds**

Green indicates energy performance features.



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# LONGLEAF RIDGE CARRIAGE SERIES INCLUDED LUXURY FEATURES

## QUALITY CONSTRUCTION

- 3,000 PSI fiber reinforced monolithic concrete slab construction with vapor barrier
- Quality steel reinforced cinder block construction
- Metal studs and track, wood frame walls per plan:
  - Interior partition walls 2" x 4" or 2" x 6" metal studs, 16" on center
- Aluminum soffit and fascia system featuring ridge vents and flow-through soffit system
- 50-year Fiberglass architectural/dimensional shingles and 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**
- **High-efficiency minimum 15+ SEER2 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

- 200 AMP electrical service
- Three (3) combo outlets that include CAT 6 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 wet areas and garage
- Weatherproof GFI exterior receptacles
- One (1) combination outlet/USB charger per plan
- **Rheem® 50-gallon natural gas water heater**
- Recessed lighting throughout kitchen
- **Energy-efficient LED lighting package**
- Decorative lamp post with photocell and front entry light
- Exterior coach lights per plan
- Wi-Fi access point\*
- Fiber-to-the-home active ethernet Internet connection\*\*

## EXTERIOR FEATURES

- 7' Steel garage door
- Two (2) exterior hose bibs
- Florida Friendly Landscaping™ which conserve natural resources
- Matching brick paver driveway, walkway and zero entry front door
- Decorative cementitious finish
- Covered screened lanai with textured finish floor
- Vinyl ceilings on entry, lanai, and breezeway
- Finished, painted interior in garage
- Two (2) car garage
- Florida Paints™ primer/sealer and acrylic latex-satin finish paint on exterior walls

## WARRANTY / LOW MAINTENANCE FEATURES

- Maverick® ten (10) year structural warranty
- **Maverick® 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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