



LONGLEAF RIDGE CARRIAGE SERIES

INCLUDED LUXURY FEATURES



DESIGNER INTERIOR ELEMENTS

- 6' 8" Interior raised panel doors
- 8' Fiberglass entry door with 1 or 2 sidelites per plan
- 6' 8" Closet doors per plan
- 3 1/4" Painted wood baseboards
- 9' 4" Ceilings with knockdown finish 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 4" stone backsplash
- Stainless steel, 50/50 undermount kitchen sink
- Delta® single lever chrome faucet with separate pull-out spray
- Convenient, spacious pantry
- Whirlpool® Stainless Steel Appliance Package:
 - Natural gas range
 - 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 porcelain undermount sinks
- 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
- **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.



Activated and Supported by

amazon

amazon

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
- GAF 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**

WARRANTY / LOW MAINTENANCE FEATURES

- Builder one (1) year workmanship and materials warranty
- Major systems two (2) year warranty against failures (plumbing, HVAC, electrical, roofing)
- Limited Builder ten (10) year structural warranty
- Whirlpool® appliance package with one (1) year warranty manufactures warranty, upon registration

Green indicates energy performance features.



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
- Two (2) combination outlet/USB charger per plan
- **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 conserves natural resources**
- Concrete driveway, walkway, and front entry
- Decorative cementitious finish
- Vinyl ceilings on front entry, and breezeway
- Finished, painted interior in garage walls and ceilings
- Two (2) car garage
- Florida Paints™ primer/sealer and acrylic latex-satin finish paint on exterior walls



©2024 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 Studio Consultant. The prices of our homes, included features, and available locations are subject to change without notice. For more information, please see a Sales Specialist. 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.

