

IMPRESSIVE EXTERIORS

- One Story Homes - Concrete block construction with decorative textured finish all sides (garage interior “struck block”)
- Hurricane rated engineered wood trusses
- Dimensional shingles with 30 year limited material warranty
- OSB roof sheathing
- 4 x 6 patio slab or Outdoor Living (per plan)
- Front door knob and electronic deadbolt
- Minimum 200 amp electrical service (per plan)
- 100% acrylic exterior paint
- Concrete driveway, house walkway and front entry (per plan)
- Bahia sod
- Landscaping package
- Two outside hose bibs
- Carriage light fixtures (per plan)

ELEGANT INTERIORS

- 9’4” plate height with flat ceilings (per plan)
- Knockdown ceiling texture
- 3 1/4” baseboards throughout house
- Stain resistant wall to wall carpeting
- Ceramic tile in all Wet areas
- Energy efficient LED disk lights (per plan)
- Upgraded LED Light package (Great Room & Owner’s suite)
- Decorative light fixture - Dining
- Decora switches throughout house
- Square drywall corners
- Wood window sills

DELUXE KITCHENS

- Cabinet selections with 30” uppers
- Chrome cabinet hardware
- White quartz countertops
- Stainless electric smooth glass top range
- Stainless ductless microwave
- Stainless Energy Star insulated dishwasher
- Double compartment stainless steel Kitchen sink
- Kitchen faucet with integrated sprayer
- Ice maker line
- Garbage disposal
- USB power charging outlet (Kitchen)

LUXURIOUS BEDROOMS & BATHS

- White quartz countertops
- Chrome cabinet hardware
- Linen closet (per plan)
- Easy-care bath and shower units
- Elongated toilets
- Chrome bath faucets
- Vanity mirrors
- Raised height vanities
- Wall tile with tile recessed shower pan - Owner’s Bath

*Features may vary depending on home selected and are “per plan” and per community. Availability, features, amenities, specifications, plans, dimensions and designs vary per plan and are subject to change or substitution without notice by seller. Holiday Builders. 09/02/25

ENERGY SMART FEATURES

- Digital programmable thermostat
- Energy Efficient HVAC System meets SEER2 rating
- Air conditioning vents (Owner's closet)
- R-38 blown-in insulation in attic over Living Area
- R-13 insulation in exterior walls of Living Area
- Insulated attic ductwork
- R-4.1 Vapor Shield Hi-Perm exterior wall insulation
- Energy efficient solar powered roof vent system (per municipality)
- Six (6) mil plastic vapor barrier under all concrete floors including Garage and Patio
- Insulated fiberglass entrance door
- Dual Pane Energy Efficient Low E windows
- Blower door test for code compliance
- 2 Exterior weatherproof outlets
- Exhaust fans, with light (all Bathrooms)
- Ground fault receptacles (Kitchen, Garage and all Bathrooms)
- Electric dryer connection, vented outside
- Electronic smoke and carbon monoxide detection systems
- Pre-wire for garage door opener
- Single switched LED with braced ceiling fan pre-wire (Owner's Suite, Great Room, Den, rear Porch and all Bedrooms)
- Pre-wire for flat panel TV outlets at 54" height (Great Room only)
- Pre-wire for 2 CAT6 (Great Room and Owner's Suite)
- Energy efficient water heater
- Water conserving toilets, faucets and shower heads
- Recessed "no-drip" washer connections

CONVENIENCE & PROTECTION

- One full year of Holiday Builders transferable coverage
- 10 year Limited Structural Warranty
- All surveys for standard home sites
- Renewable termite bond
- Storm protection for all glass openings (AS REQUIRED BY CODE)

SPRIT OF SEBASTIAN CORNERSTONE COMMUNITY SPECIFIC FEATURES

The features listed below supersedes the standard features shown above

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|-------------------------------------|--|------------------------------|
| • Gas Connections | • Dual Pane, Low E, Impact Resistance Windows | • Floritam Sod |
| • Truss Porches, per plan | • Paver Driveway, Entry Walkway, and Front Entry | • Upgraded Landscape Package |
| • Decorative Coach Lights, per plan | | • Irrigation System |
| • Lamp Post | | • Underground Electric |

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