Included Features

RYAN'S LANDING

COMMUNITY FEATURES

- A planned community of only 95 homes
- Amenity area with Pool, community garden, social garden, and Pickleball Courts
- Fully sodded homesite using Floritam sod w/zoned irrigation system and timer and professionally designed landscape package
- Paver Driveway, walkway, and entry
- Lawn care and maintenance (through Homeowner's Association)
- Community streetlights and sidewalk
- Aluminum Gutters with underground drains
- Covered lanai with acrylic finish (per plan)
- Underground utilities and stormwater management system

ADDED VALUE

- Building permits, all municipal impact fees, soil tests, surveys, compaction and density tests
- Bora-Care Termite Treatment with a renewable termite bond with
- $1,000,000 repair and retreat coverage
- 6 mil thick visqueen vapor barrier under slab
- All footings are steel reinforced with #5 rebar with a 4 in.
- 3000 PSI concrete fiber reinforced monolithic slab
- Concrete Block exterior wall construction
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcements
- Roof trusses are engineered for a 130 mph wind load
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- 30-year premium algae-resistant dimensional fiberglass roof shingles with 25-year shingles for hip and ridge cap
- Smoke Detectors
- Washer and dryer connections
- Pre-wired for coach lights (per plan)
- Air handler suspended from garage ceiling to maximize floor space
- (per plan)
- 200 AMP electrical service with Copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)
- Two (2) USB 110-volt outlets (per plan)

ENERGY AND MONEY SAVING ADVANTAGES

- R-38 ceiling insulation over living areas
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-
- 8.8 insulation rating at all exterior block walls
- Ceiling fan pre-wires in Den, Bedrooms, Family Room or Great Room and lanai (per plan)
- White single hung insulated vinyl low-e windows with clear, double paned glass. Vinyl screens installed on all operable windows and sliding glass doors
- Insulated fiberglass front door
- Maintenance-free aluminum fascia with vented vinyl soffits
- Energy efficient 16 SEER2 air conditioning system with jumper ducts in all bedrooms and den/study (per plan)
- 50-gallon energy saver water heater
- Water conserving toilets and shower heads

IMPRESSIVE EXTERIORS

- Sherwin Williams®100% Acrylic Satin paint over cementitious textured exterior finish for low maintenance
- Steel overhead garage door with opener
- Recessed rain stop at threshold of garage door(s)
- Two (2) Exterior hose bibs
- Minimum 2x6 sub-fascia for stronger bridging with 16 in.
- overhang on long spans (12 in. overhang on gables)

ELEGANT INTERIORS

- Recessed Ceilings in Owner's Bedrooms (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown textured ceilings and orange peel finish on walls
- Up to 18 in. ceramic tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Raised-panel interior doors with colonial trim
- LED Recessed Lighting in kitchen, great room or family room, lanai and in baths over tubs and/or shower (per plan)
- Designer lighting package with Decora rocker switches
- Stain-resistant carpeting in a variety of textures and colors
- Two (2) CAT-5 telephone outlets (per plan)
- Pre-wired RG-6 satellite compatible television outlets in each Bedroom and Family Room or Great Room with homeruns to multimedia panel (location per plan)
- Sherwin Williams® white wall and trim paint
- White Carrera Marble window sills
- Vinyl-coated, ventilated closet shelving and linen shelving (per plan)
- Kwikset® Satin Nickel Balboa door hardware with SmartKey® entry lock and deadbolt lock on front entry

LUXURIOUS BATHS

- Timberlake® raised height vanities with flat panel doors
- 3 CM Granite countertops in choice of colors with drop-in sinks
- Elongated comfort height China commodes
- Mirrors over vanities
- Moen® vanity sink faucets and anti-scald shower valves with lifetime chrome finish in all baths
- Elustra Window Sills and knee wall caps in Owner's Bath (per plan)
- Ceramic tile shower with tile walls to ceiling and glass enclosure in owner's bath
- American Standard Steel tub with ceramic tile walls to ceiling in guest baths

SPLENDID KITCHENS

- Timberlake® flat panel cabinets with 42 in. wall cabinets
- Level I granite countertops in choice of colors with stainless steel undermount sink with 12" flat overhangs on bar tops and/or islands
- Stainless steel under-mount sink with Moen® single-lever faucet and separate in-sink sprayer
- Samsung® Stainless Steel Smooth top range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Sound-insulated Samsung® Stainless Steel dishwasher
- Garbage disposal
- Ice maker connection
- Spacious pantry (per plan)

ADDED BENEFITS

- Meetings with a personal Design Consultant at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
  Comprehensive 1 year warranty and a 15 year structural warranty through Home Buyers Warranty® Corporation plus manufacturer's warranties.

Rev 9/18/2026

*Our policy of continual attention to design detail and construction techniques requires that all floor plans, dimensions, specifications, and brand/plan names are subject to changes without notice or obligation. All marketing materials contain artist/conceptual renderings and may show features that are separately priced options. Prices include clearing, grading, up to 40 loads of fill (does not apply to fill required due to removal of organic or de-muck materials), compaction, density tests, City required trees, an allowance for applicable City of Palm Coast impact fees, and conventional (standard) footings for lots with approved bore test. The final impact fee amount is variable and is included in the base price as specified in the contract. For illustrative purposes, the estimated total for all City of Palm Coast impact fees for a 2,000-square-foot three-bedroom single-family home is approximately $18,161. Except for the calculation of impact fees, pricing is based on up to 10,000 sq ft lots with a 25 ft front set back. Prices do not include lot cost; site related costs above the standard allowances; construction financing fees; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base flood elevations. Prices, terms, and availability are subject to change without notice or obligation.

Ryan's Landing

- Age-Restricted 55+
- Low HOA community with lawn care
- NO CDD
- Gated Entrances
- Amenities Center with Pool & More
- Lake-Front & Treed Sites Available
- Coastal Exterior Designs
- Open Floor Plans
- Block Construction
- 15-Year Structural Warranty

CALL TODAY
386-357-0970
SeaGateHomes.com

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