

Charleston

Collection: The Village Collection Floor Plan: Charleston Square Feet: 1,495 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

COVERED PATIO

MASTER BEDROOM

HALL

JTILITY

ENTRY

PORCH

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KITCHEN

DINING

LIVING ROOM

M. BATH

0

BEDROOM 2

BEDROOM 3

A/C

H O

2-CAR GARAGE







Elevation F



Elevation G

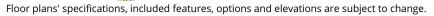


Elevation H



This floor plan with a HERS Index Rating of 54 is:

- 46% more energy efficient than a typical new home
- 76% more energy efficient than a typical existing home





Included Features

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Construction / Plumbing / Electrical / Mechanical

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30-year 130 MPH rated shingles Electric dryer connection in utility room Expandable AquaPEX tubing and connectors for water lines Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer	Kitchen Exhaust Vented to the Outside Exterior 2 x 4 stud-grade lumber walls (16" on center) Structural Framing Members designed and inspected by a 3rd party engineer 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
Bathroom	
Quartz bathroom countertops Choice of Luxury Vinyl in all baths Fiberglass shower / tub combo with choice of tile in hall bath Towel bar that matches paper holder (homes permitted after 06/01/24)	Delta®, or equal, bathroom faucet Primary bath comes standard with kneespace (plan may vary) Full-Height, Full-Overlay Cabinets with Cabinet Hardware included Schluter® Systems Waterproof membrane system behind every tub and shower wall
Interior Finishes	
Insulated entry door (panel style may vary) 1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023) Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)	Garage Door Opener with 2 Remotes and Wifi Connectiviity 4" paint grade baseboard and casing throughout, including the garage All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Inspections / Engineering	
All foundation designs reviewed and stamped by 3rd party state-certified engineer.	HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
Energy-efficiency	
Gas furnace for heating R-38 blown-in insulation in attic HERS testing before drywall, and before closing 80% Rheem water heater (homes permitted after 06/01/24) Radiant barrier roof decking keeping your attic up to 30 degrees cooler	Roof Ventilation system R-6 Insulated and mastic sealed A/C ducts Low-E glass with Argon Gas, tilt-in vinyl windows R-15 blown-in insulation in external walls. Excludes garage Polycel caulking around windows, doors and joints (energy efficient caulking package)
Garage	
Pull-down attic access in garage (per plan)	
Safety	
Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Kwikset door hardware, including Smartkey functionality at all exterior doors	Anchor bolts that secure perimeter walls to foundation Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup
Exterior Finishes	
Semi-gloss exterior paint with two colors Brick exterior with James Hardie® siding and trim Concrete-covered patios available (vary per plan) Standard Hose Bibs (homes permitted after 06/01/24) Full Sod in front and side yards. Back yard to have 20' from back porch	2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) Minimum of 2 exterior waterproof electrical outlets Diverter over front entrance (homes permitted after 06/01/24)
Warranties	
Builder's limited one-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty	RWC New Home limited 10-year warranty DUPONT TYVEK HOMEWRAP 10 year warranty Manufacturer's limited 30-year shingle warranty 30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)
Kitchen	
Delta® kitchen faucet WIFI oven integrated in the Samsung® range 2 cm quartz kitchen countertops with tile backsplash Full-Overlay, Factory-finished cabinets with 36″ uppers and choice of cabinet hardware	Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch Over-the-range stainless steel Samsung® microwave with exterior venting 4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher

Buyer's Initials ______ Buyer's Initials ______ Seller's or its Representative's Initials _____

* Features subject to availability.

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

