



# Brooke Elite

Collection: Elite Collection Floor Plan: Brooke Elite

Square Feet: 1,876 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A

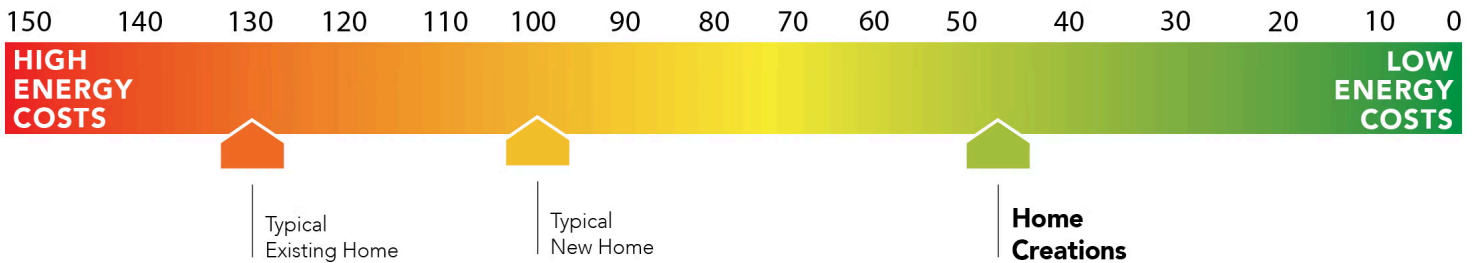


Elevation B



This floor plan with a HERS Index Rating of 47 is:

- 83% more energy efficient than a typical new home
- 53% more energy efficient than a typical existing home



Floor plans' specifications, included features, options and elevations are subject to change.





# Included Features

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## Interior Finishes

10' seasonal storage in primary closet (select plans)  
 3" paint grade casing  
 55" Electric Fireplace (Permits 7/1/25)  
 5" paint grade baseboard  
 Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
 Ceramic tile floor in baths and utility  
 Deako Rocker Switches (Homes permitted after 11/1/24)  
 Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Hand textured walls  
 Insulated entry door with glass insert (panel style may vary)  
 Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze  
 Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
 Rocker switches (homes permitted after 5/1/23)  
 Square corners  
 Standard wood-look tile selections in living room, dining, kitchen, entry and hall.  
 Ventless gas log fireplace (varies per plan)

## Kitchen

\*Price Pfister® kitchen faucet  
 Decorative vented hood to outside  
 Water line for refrigerator icemaker  
 Kitchen hardware for cabinets and drawers  
 3cm granite or quartz kitchen countertops  
 Tiled backsplash up to the bottom of cabinets  
 LED Under Cabinet Lighting (on selected plans)  
 Pendant lights over bar or island (select plans)

1/3 horsepower sink garbage disposal w/ air switch  
 Extended cabinet and countertop depth 2" at cooktop  
 Soft-close 36" upper kitchen wood cabinets (painted/stained)  
 Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black, White, or Gray)  
 \*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

## Safety

Carbon Monoxide detectors  
 Installed smoke detectors  
 Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation  
 Tornado Straps that secure perimeter walls to rafters/roof

## Bathroom

Undermount sinks  
 Ceramic tile floor  
 Framed mirrors in all baths  
 Price Pfister® bathroom faucet  
 Light over Primary bathroom showers

Steel tub with tiled walls in secondary bathroom(s)  
 \*Schluter-KERDI Shower System behind all shower walls  
 Tiled shower and tile-surrounded garden tub in Primary bath  
 2 cm granite or quartz bathroom countertops with 4" backsplash

## Energy-efficiency

LED lights throughout  
 Radiant barrier roof decking  
 Continuous eave roof ventilation  
 R-44 blown-in insulation in attic  
 R-8 Perimeter foam insulation at slab  
 R-8 Insulated and mastic sealed A/C ducts  
 Up to 96% efficient tankless water heater  
 Gas heating 96% high efficiency furnace & duct work

R-15 blown-in insulation in external walls. Excludes garage  
 Polycel caulking around windows, doors and joints (energy efficient caulking package)  
 Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss  
 Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)  
 HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
 Sheetrock screwed to studs/walls  
 6 mil poly moisture barrier under slab  
 \*Uponor AquaPEX tubing for water lines  
 Electric dryer connection in utility room  
 Heat-taped condensation lines (attic only)  
 Enhanced modified slab on grade foundation  
 Protective ground fault interrupter circuits

15.2 SEER electrical central air conditioning  
 Exterior 2 x 4 stud-grade lumber walls (16" on center)  
 \*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
 \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty  
 Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)





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## Exterior Finishes

Full sod  
Covered patio  
8/12 roof pitches  
Enhanced exterior accents  
Gas line to patio (Permits 7/1/25)

Elite landscape package with stone border  
2 Woodford freeze-proof exterior water spigots  
Guttering over entry and AC pad (vary per plan)  
Minimum of 3 exterior waterproof electrical outlets  
Brick exterior with partial siding (varies per plan)

## Warranties

Termite company's 5-year warranty  
Builder's limited one-year warranty  
RWC New Home limited 10-year warranty

Manufacturer's limited appliance warranty  
Manufacturer's lifetime limited shingle warranty  
Manufacturer's limited heating & cooling units warranty

## Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)  
Kwikset door hardware, including Smartkey functionality at all exterior doors  
2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)  
Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

## Garage

Pull-down attic access in garage (per plan)  
Finished 2-car garage with wall texture, trim and paint

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)