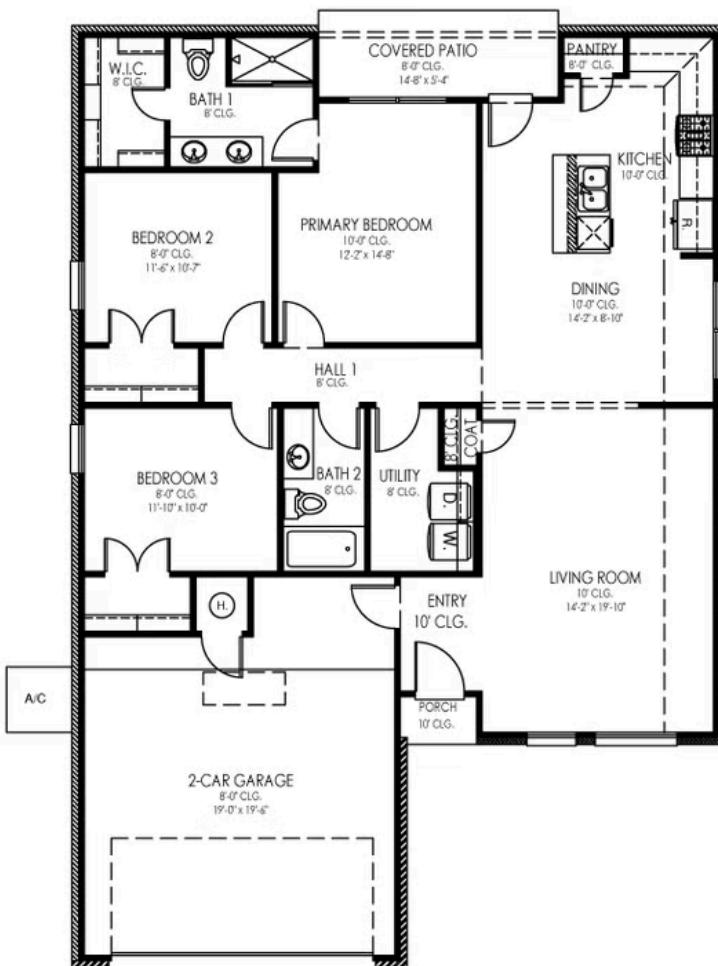
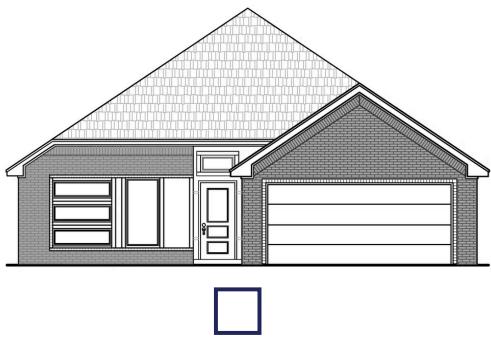




Charleston Elite

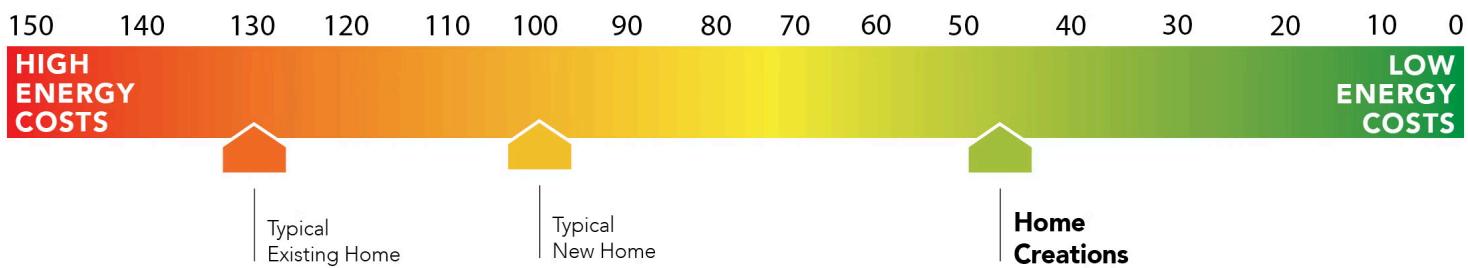
Collection: Village Elite Collection Floor Plan: Charleston Elite

Square Feet: 1,506 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



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

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



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





Included Features

Collection: Village Elite Collection **Floor Plan:** Charleston Elite

Square Feet: 1,506 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Interior Finishes

3" paint grade baseboard and casing	Hand textured walls
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)	Insulated entry door (panel style may vary)
Ceramic tile floor in baths and utility	Square corners
Deako Rocker Switches (Homes permitted after 11/1/24)	Standard wood-look tile selections in living room, dining, kitchen, entry and hall
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)	Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

Kitchen

Price Pfister kitchen faucet	Undermount single basin kitchen sink (stainless steel)
Water line for refrigerator icemaker	30" soft-close upper kitchen wood cabinets (painted/stained)
3cm granite or quartz kitchen countertops	Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range
1/3 horsepower sink garbage disposal w/ air switch	

Safety

Carbon Monoxide detectors	Anchor bolts that secure perimeter walls to foundation
Installed smoke detectors	Tornado Straps that secure perimeter walls to rafters/roof
Oriented Strand Board (OSB) exterior walls	

Bathroom

Undermount sinks	Light over primary bath showers (varies per plan)
Ceramic tile floor	2 cm granite or quartz countertops with 4" backsplash
Framed mirrors in all baths	*Schluter-KERDI Shower System behind all shower walls
Tiled shower in master bath	*Price Pfister® bathroom faucet (choice of satin nickel or black)
Fiberglass shower / tub combo in hall bath	

Energy-efficiency

Radiant barrier roof decking	Gas heating 96% high efficiency furnace & duct work
Continuous eave roof ventilation	R-15 blown-in insulation in external walls. Excludes garage
R-44 blown-in insulation in attic	Polycel caulking around windows, doors and joints (energy efficient caulking package)
R-8 Perimeter foam insulation at slab	Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)
Up to 96% efficient tankless water heater	
R-8 Insulated and mastic sealed A/C ducts	

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring	15.2 SEER electrical central air conditioning
Sheetrock screwed to studs/walls	Exterior 2 x 4 stud-grade lumber walls (16" on center)
6 mil poly moisture barrier under slab	Sheetrock screwed to studs/walls (except Barrel Ceilings)
*Uponor AquaPEX tubing for water lines	*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty
Enhanced modified slab on grade foundation	Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)
Heat-taped condensation lines (attic only)	(Homes permitted after November 1, 2024)
Protective ground fault interrupter circuits	



Included Features

Collection: Village Elite Collection **Floor Plan:** Charleston Elite

Square Feet: 1,506 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Exterior Finishes

Full sod
8/12 roof pitch
Brick on back of home
Enhanced exterior accents
Upgraded glass front door

2 Woodford freeze-proof exterior water spigots
Guttering over entry and AC pad (vary per plan)
Wellington Landscaping Package with Stone Border
Minimum of 2 exterior waterproof electrical outlets
Brick mailbox with cast stone address block (varies per community)

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

Wifi-Enabled Samsung Range
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)