



# Charleston

Collection: Village Collection Floor Plan: Charleston

Square Feet: 1,495 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



☐ Elevation A



☐ Elevation B



☐ Elevation C

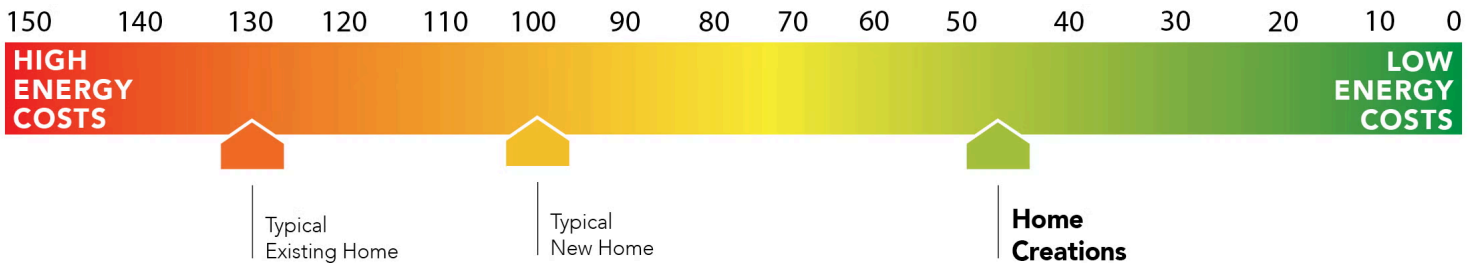


Elevation A



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





# Included Features

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## Interior Finishes

3" paint grade baseboard and casing	Insulated entry door (panel style may vary)
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)	Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Ceramic tile floor in bathrooms and utility	Raised 10' ceiling in living areas and Primary bedrooms (in single story plan)
Deako Rocker Switches (Homes permitted after 11/1/24)	Square corners
Enhanced lighting package including chandelier and coach lights	Standard wood-look tile selections in living room, dining, kitchen, entry and hall
Hand textured walls	Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets

## Kitchen

*Price Pfister® kitchen faucet	1/3 horsepower sink garbage disposal w/ air switch
Water line for refrigerator icemaker	30" soft-close upper kitchen wood cabinets (painted/stained)
2 cm granite or quartz kitchen countertops	Single bowl stainless steel 8" deep under mount kitchen sink
Tiled backsplash up to the bottom of cabinets	Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

## Safety

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

## Bathroom

Undermount sinks	Fiberglass shower / tub combo in all secondary baths
Ceramic tile floor	*Schluter-KERDI Shower System behind all primary shower walls
1.6 engineered marble countertops with 4" backsplash	One piece 3x5 insert w/ tile surround enclosure in primary bath

## Energy-efficiency

LED lights throughout	Up to 96% efficient tankless water heater
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	Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
R-8 Insulated and mastic sealed A/C ducts	Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring	Enhanced modified slab on grade foundation
Sheetrock screwed to studs/walls	Protective ground fault interrupter circuits
6 mil poly moisture barrier under slab	15.2 SEER electrical central air conditioning
*Uponor AquaPEX tubing for water lines	Exterior 2 x 4 stud-grade lumber walls (16" on center)
Electric dryer connection in utility room	*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Heat-taped condensation lines (attic only)	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty



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## Exterior Finishes

Full sod  
Village landscaping package  
2 Woodford freeze-proof exterior water spigots

Guttering over entry and AC pad (vary per plan)  
Minimum of 2 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

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)

## Garage

Pull-down attic access in garage (per plan)

Finished 2-car garage with wall texture, trim and paint