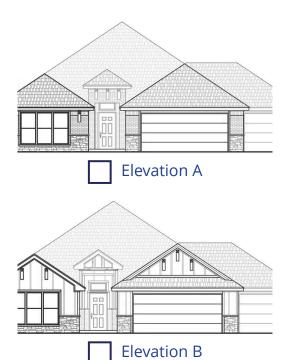


**Tiffany Elite 3-car Collection:** The Collection **Floor Plan:** Tiffany Elite 3-car

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









## **Included Features**

Collection: The Collection Floor Plan: Tiffany Elite 3-car

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

## **Interior Finishes**

Square corners

3" paint grade casing

Ventless gas log fireplace

Rocker switches (homes permitted after 5/1/23) 10' seasonal storage in primary closet (select plans) 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)

Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

Hand textured walls

5" paint grade baseboard

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24) Insulated entry door with glass insert (panel style may vary)

Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Kitchen

\*Price Pfister® kitchen faucet

Water line for refrigerator icemaker

Kitchen hardware for cabinets and drawers

LED Under Cabinet Lighting (on selected plans)

1/3 horsepower sink garbage disposal w/ air switch

Single basin undermount farm sink (stainless steel)

\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi

enabled electric oven with 36" 5-Burner Gas Cooktop

Decorative vented hood to outside

3cm granite or quartz kitchen countertops

Tiled backsplash up to the bottom of cabinets

Pendant lights over bar or island (select plans) Extended cabinet and countertop depth 2" at cooktop

Soft-close 36" upper kitchen wood cabinets (painted/stained)

Safety

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors

Anchor bolts that secure perimeter walls to foundation

**Bathroom** 

Undermount sinks

Framed mirrors in all baths

Light over Primary bathroom showers \*Schluter-KERDI Shower System behind all shower walls

2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor

Price Pfister® bathroom faucet

Steel tub with tiled walls in secondary bathroom(s)

Tiled shower and tile-surrounded garden tub in Primary bath

**Energy-efficiency** 

LED lights throughout

Continuous eave roof ventilation

R-8 Perimeter foam insulation at slab

Up to 96% efficient tankless water heater R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking

R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts Gas heating 96% high efficiency furnace & duct work

Polycel caulking around windows, doors and joints (energy efficient caulking package) 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

6 mil poly moisture barrier under slab

Electric dryer connection in utility room

Heat-taped condensation lines (attic only)

15.2 SEER electrical central air conditioning

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls \*Uponor AquaPEX tubing for water lines

Enhanced modified slab on grade foundation

Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

**Exterior Finishes** 

Full sod

8/12 roof pitches Elite landscape package with stone border

2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets

Covered patio

Enhanced exterior accents

Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

Warranties

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

Manufacturer's lifetime limited shingle warranty

Builder's limited one-year warranty

Manufacturer's limited appliance 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)

\* 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.

