Tiffany Elite 3-car

Collection: Elite Collection **Floor Plan:** Tiffany Elite 3-car
Square Feet: 1,876 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 3 Car



Elevation A



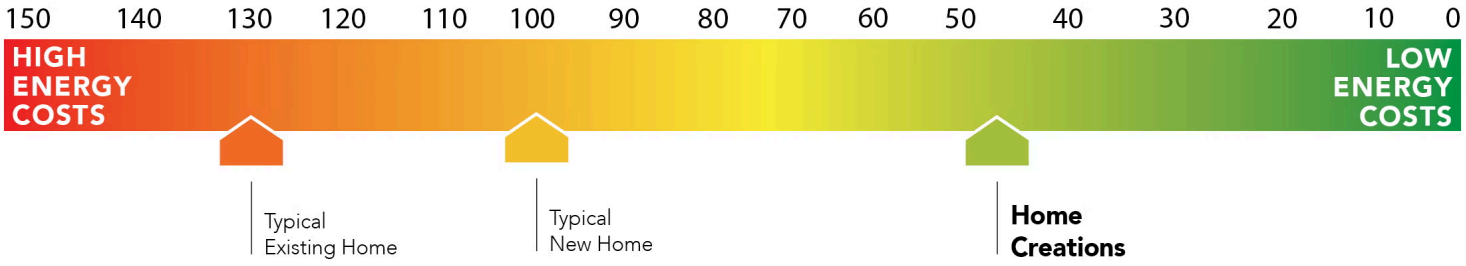
Elevation B





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

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Interior Finishes

Square corners
Hand textured walls
3” paint grade casing
5” paint grade baseboard
55” Electric Fireplace (Permits 7/1/25)
Ceramic tile floor in baths and utility
Ventless gas log fireplace (varies per plan)
Rocker switches (homes permitted after 5/1/23)
Deako Rocker Switches (Homes permitted after 11/1/24)
10' seasonal storage in primary closet (select plans)
Insulated entry door with glass insert (panel style may vary)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.
Raised 10' ceiling in living areas and Primary bedrooms (trays 9’) (on certain single story plans)
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (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 160 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

Covered patio
8/12 roof pitches
Enhanced exterior accents
Gas line to patio (Permits 7/1/25)
Full Sod on ¼ acre or smaller home sites
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)
Up to 10,000 SQFT of sod on home sites larger then ¼ acre

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)

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