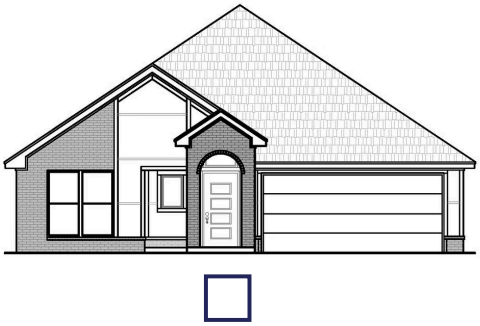
Bradford Elite

Collection: Village Elite Collection **Floor Plan:** Bradford Elite
Square Feet: 1,427 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

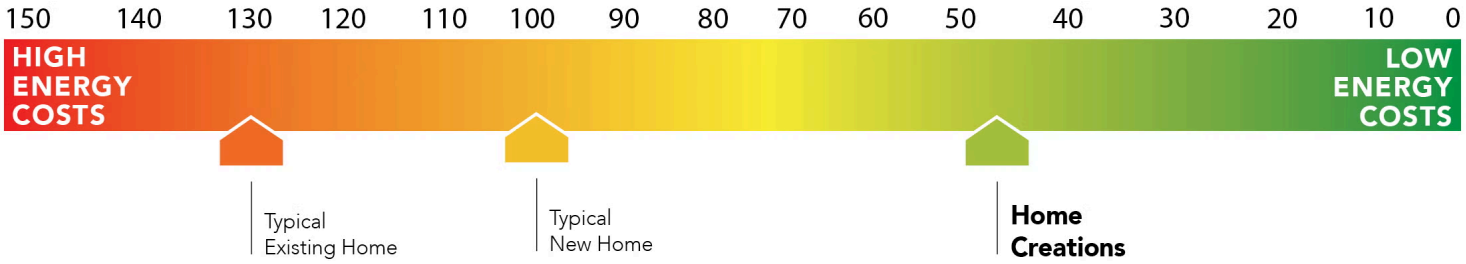






This floor plan with a HERS Index Rating of 47 is:

- 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:** Bradford Elite
Square Feet: 1,427 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Interior Finishes

- Square corners
- Hand textured walls
- 3” paint grade baseboard and casing
- Ceramic tile floor in baths and utility
- Insulated entry door (panel style may vary)
- Deako Rocker Switches (Homes permitted after 11/1/24)
- Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas
- 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)
- Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Kitchen

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

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

Energy-efficiency

- Radiant barrier roof decking
- Continuous eave roof ventilation
- R-44 blown-in insulation in attic
- R-8 Perimeter foam insulation at slab
- Up to 96% efficient tankless water heater
- R-8 Insulated and mastic sealed A/C ducts
- 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)
- 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
- Sheetrock screwed to studs/walls
- 6 mil poly moisture barrier under slab
- *Uponor AquaPEX tubing for water lines
- Electric dryer connection in utility room
- Enhanced modified slab on grade foundation
- Heat-taped condensation lines (attic only)
- Protective ground fault interrupter circuits
- 15.2 SEER electrical central air conditioning
- Exterior 2 x 4 stud-grade lumber walls (16" on center)
- Sheetrock screwed to studs/walls (except Barrel Ceilings)
- *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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Included Features

Collection: Village Elite Collection **Floor Plan:** Bradford Elite
Square Feet: 1,427 (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)

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