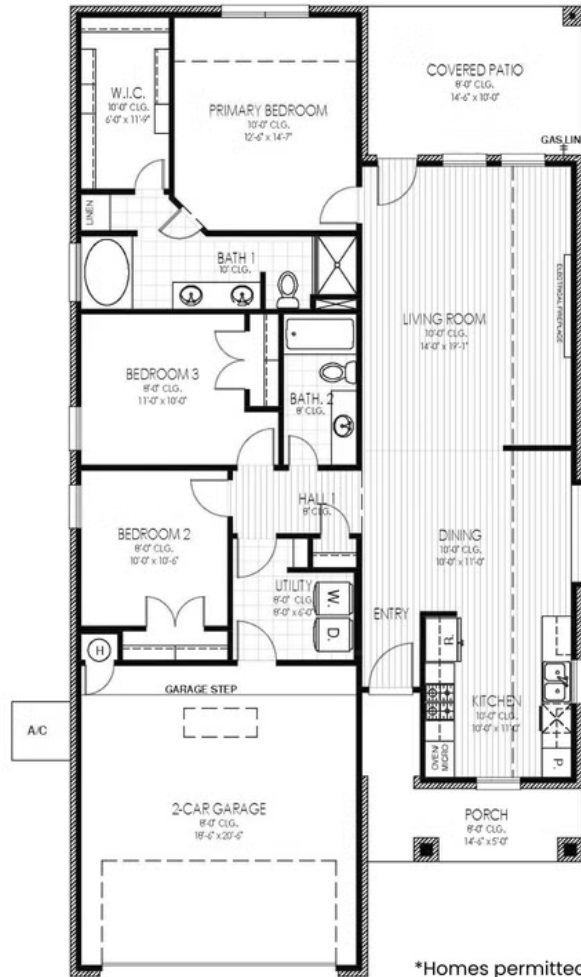




## Cooper Elite

Collection: Village Elite Collection Floor Plan: Cooper Elite

Square Feet: 1,520 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

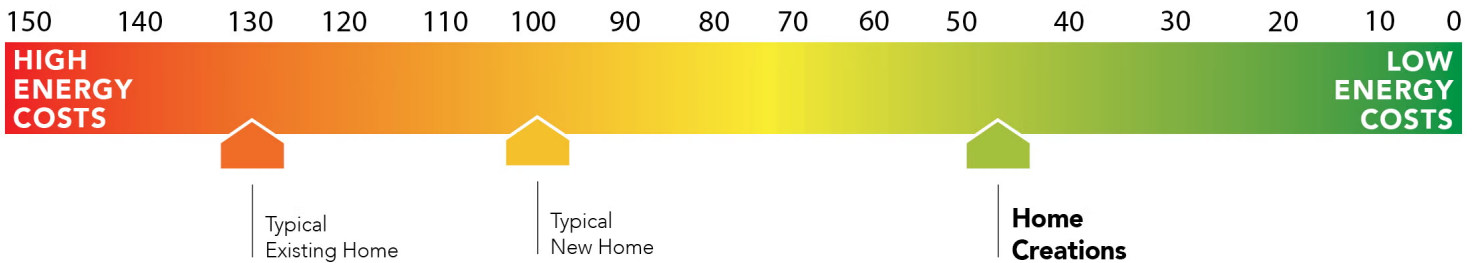


\*Homes permitted 07/01/2025



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

**Collection:** Village Elite Collection **Floor Plan:** Cooper Elite

**Square Feet:** 1,520 (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 130 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)



# Included Features

**Collection:** Village Elite Collection **Floor Plan:** Cooper Elite

**Square Feet:** 1,520 (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)