Gramercy

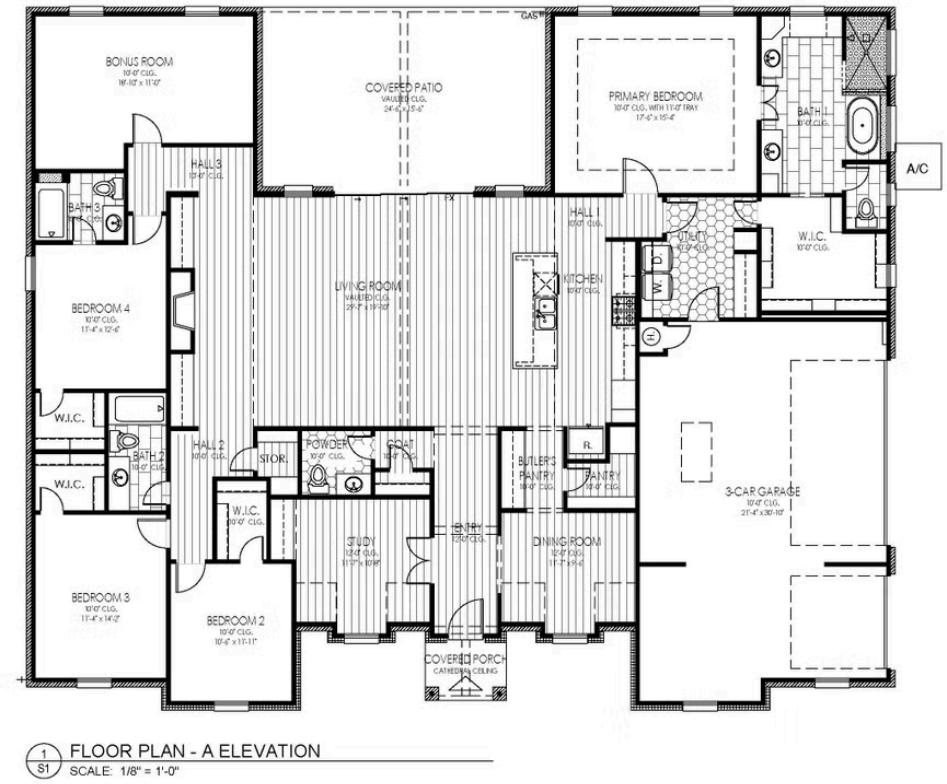
Collection: Signature Collection **Floor Plan:** Gramercy
Square Feet: 3,253 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.5 **Garage:** 3 Car



☐ Elevation A



☐ Elevation B

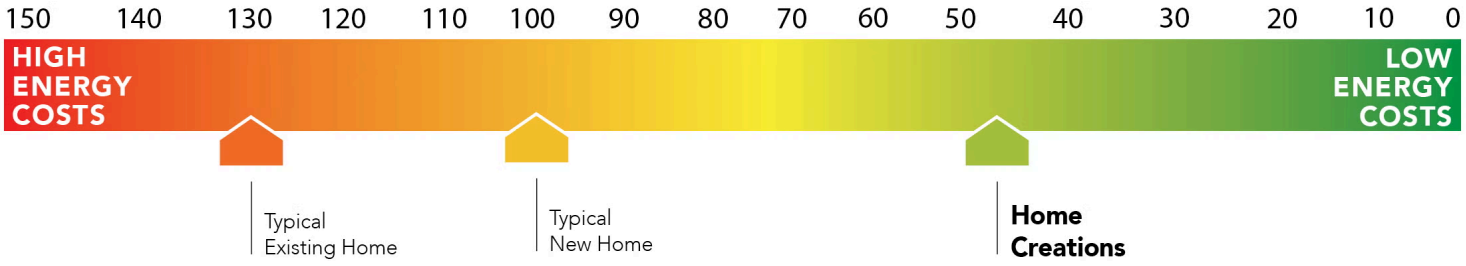


1/S1 FLOOR PLAN - A ELEVATION
SCALE: 1/8" = 1'-0"



This floor plan with a HERS Index Rating of 51 is:

- 49% more energy efficient than a typical new home
- 79% 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
Ventless gas log fireplace - elevated
10' seasonal storage in primary closet
Upgraded ceramic tile in baths and utility
Ceiling fans in all bedrooms and living room
Rocker switches (homes permitted after 5/1/23)
10’ ceilings on first floor on select floor plans
Select 8’ Interior Doors – Locations Vary Per Plan
Ceiling Fans in Bonus & Family Rooms (Varies by plan)
Deako Rocker Switches (Homes permitted after 11/1/24)
Faux beams standard in common areas (varies per plan)
Insulated entry door with glass insert (panel style may vary)
Pantry door with frosted glass (homes permitted after 11/1/24)
Wood look tile in kitchen, dining, living room, entry and halls
Pediment treatments in main living areas (locations vary per plan)
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

Kitchen

Sweep outs at toe-kick
*Price Pfister® kitchen faucet
Decorative vented hood to outside
LED under cabinet lights in kitchen
Water line for refrigerator icemaker
3 cm granite or quartz kitchen countertops
Built-in trash can drawer in the kitchen island
Pendant lights over bar or island (select plans)
Pot filler (Homes permitted after January 1, 2025)
1/3 horsepower sink garbage disposal w/ air switch
Extended cabinet and countertop depth 2” at cooktop
Soft close drawers (on cabinets delivered after 02/01/2024)
Full extension drawer glides and soft-close hinges on cabinets
Single basin undermount farm sink (stainless steel) or workstation sink
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10’ ceilings, varies per plan) (painted/stained)
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36” 5-Burner Gas Cooktop

Safety

Installed smoke detectors
Carbon Monoxide 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
Upgraded ceramic tile floor
Price Pfister® bathroom faucet
Framed mirrors in Secondary baths
Doorless shower in primary bathroom
Head knockers included in all bathrooms
Metal framed mirrors in Primary and powder bath
Light over primary bath showers (varies per plan)
Steel tub with tiled walls in secondary bathroom(s)
*Schluter-KERDI Shower System behind all shower walls
2 cm granite or quartz bathroom countertops with 4” backsplash
Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)
Tiled shower walls to the ceiling and tile-surrounded free-standing tub in Primary Bath (varies per plan)

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
*Uponor AquaPEX tubing for water lines
6 mil poly moisture barrier under slab
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)
*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

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Exterior Finishes

3-car garage
8/12 roof pitch
Gas line to patio
Sprinkler Loop at Garage
Covered back/front patios
Enhanced exterior accents
Septic System (if required)
Up to 10,000 square feet of sod
Brick mailbox with cast stone address block
2 Woodford freeze-proof exterior water spigots
Guttering over entry and AC pad (vary per plan)
Minimum of 3 exterior waterproof electrical outlets
Signature landscaping package including stone border
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

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 3-car garage with wall texture, trim and paint
Epoxy floor finish in garage (homes permitted after 12/1/21)
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

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