



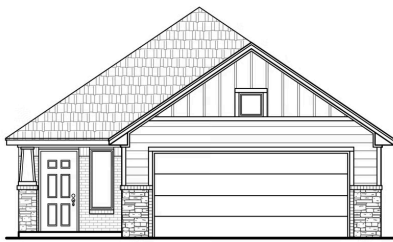
Snapdragon Elite

Collection: Village Elite Collection Floor Plan: Snapdragon Elite

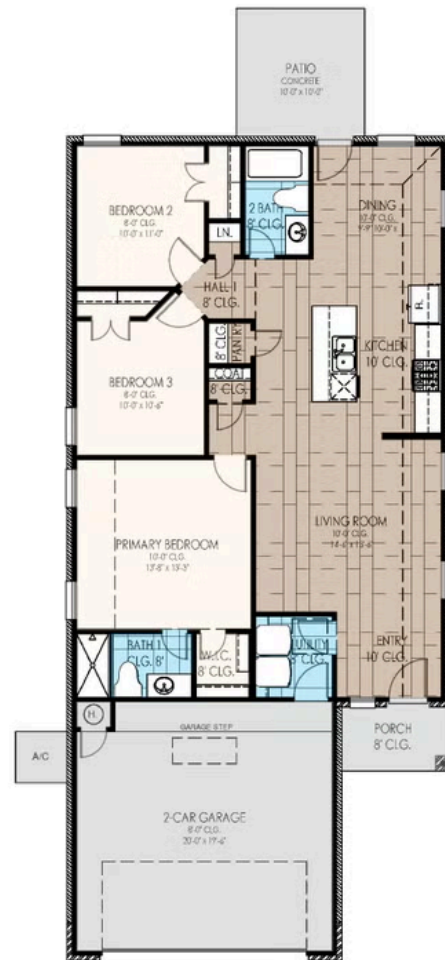
Square Feet: 1,329 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation D

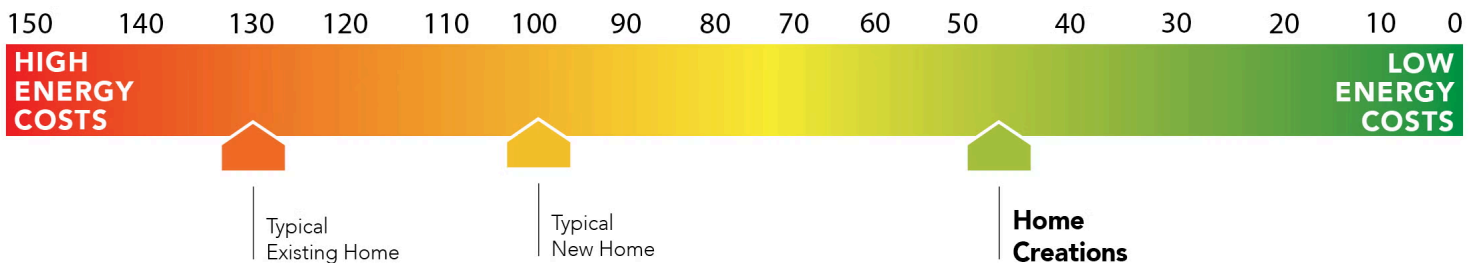


Elevation E



This floor plan with a HERS Index Rating of 46 is:

- 54% more energy efficient than a typical new home
- 84% more energy efficient than a typical existing home





Included Features

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Interior Finishes

3" paint grade baseboard and casing	Hand textured walls
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)	Insulated entry door (panel style may vary)
Ceramic tile floor in baths and utility	Square corners
Deako Rocker Switches (Homes permitted after 11/1/24)	Standard wood-look tile selections in living room, dining, kitchen, entry and hall
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)	Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

Kitchen

Price Pfister kitchen faucet	1/3 horsepower sink garbage disposal w/ air switch
Water line for refrigerator icemaker	Undermount single basin kitchen sink (stainless steel)
3cm granite or quartz kitchen countertops	30" soft-close upper kitchen wood cabinets (painted/stained)

Safety

Carbon Monoxide detectors	Oriented Strand Board (OSB) exterior walls
Installed smoke detectors	Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks	Fiberglass shower / tub combo in hall bath
Ceramic tile floor	Light over primary bath showers (varies per plan)
Framed mirrors in all baths	2 cm granite or quartz countertops with 4" backsplash
Tiled shower in master bath	*Schluter-KERDI Shower System behind all shower walls

Energy-efficiency

Radiant barrier roof decking	R-8 Insulated and mastic sealed A/C ducts
Continuous eave roof ventilation	Gas heating 96% high efficiency furnace & duct work
R-44 blown-in insulation in attic	R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation at slab	Polycel caulking around windows, doors and joints (energy efficient caulking package)
Up to 96% efficient tankless water heater	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	Protective ground fault interrupter circuits
Sheetrock screwed to studs/walls	15.2 SEER electrical central air conditioning
6 mil poly moisture barrier under slab	Exterior 2 x 4 stud-grade lumber walls (16" on center)
*Uponor AquaPEX tubing for water lines	Sheetrock screwed to studs/walls (except Barrel Ceilings)
Electric dryer connection in utility room	*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Enhanced modified slab on grade foundation	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty
Heat-taped condensation lines (attic only)	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

Full sod	2 Woodford freeze-proof exterior water spigots
8/12 roof pitch	Guttering over entry and AC pad (vary per plan)
Brick on back of home	Wellington Landscaping Package with Stone Border
Enhanced exterior accents	Minimum of 2 exterior waterproof electrical outlets
Upgraded glass front door	Brick mailbox with cast stone address block (varies per community)

Warranties

Termite company's 5-year warranty	Manufacturer's limited appliance warranty
Builder's limited one-year warranty	Manufacturer's lifetime limited shingle warranty
RWC New Home limited 10-year 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)
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Smart Home Features

Wifi-Enabled Samsung Range	Kwikset door hardware, including Smartkey functionality at all exterior doors
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode	2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)	Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Garage

Pull-down attic access in garage (per plan)	Finished 2-car garage with wall texture, trim and paint
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