



Spruce

Collection: The Village Collection Floor Plan: Spruce

Square Feet: 1,518 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



☐ Elevation D



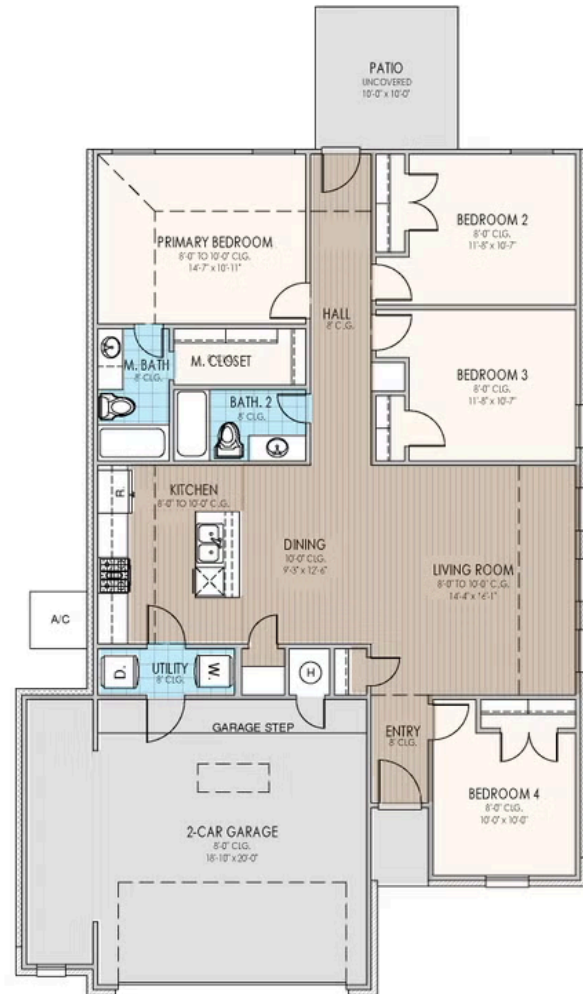
☐ Elevation E



☐ Elevation F



☐ Elevation G





Included Features

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Interior Finishes

Sink tilt-out trays at all cabinet sinks
Garage Door Opener with 2 Remotes and Wifi Connectivity
Cabinet hardware standard on all cabinets in choice of stainless steel or black
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
All bedrooms and bedroom closets come with Mohawk Carpet, complete with lifetime soil and stain resistance (homes permitted as of February 2025)

Insulated entry door (panel style may vary)
Paint grade or stain-grade cabinets in choice of style and color
Raised 10' ceiling in living areas and Primary bedrooms (single story plans only)
Interior Door and bath hardware in choice of stainless steel or black (homes permitted after August 2025)
3-1/2" paint grade baseboard and casing throughout home, including the garage (homes permitted after June 2025)

Kitchen

Water line for refrigerator icemaker
1/3 horsepower sink garbage disposal w/ air switch
All cabinets come standard with soft-close doors and drawers
Over-the-range stainless steel Samsung® microwave with exterior venting
Cabinet paneling on Kitchen Island (per plan) (homes permitted after 8/2025)

Stainless Steel Whirlpool appliance package including 5-burner range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and stainless steel dishwasher

WiFi oven integrated in the Samsung® range
Full height tile backsplash in choice of color and size
Pfister® kitchen faucet in choice of stainless steel or black
Full-Overlay, Factory-finished cabinets with 36" uppers & crown moulding
Choice of 3cm quartz kitchen countertops with 12" overhang on kitchen islands (per plan)

Safety

Class 3 Impact-rated shingles with lifetime warranty
Anchor bolts that secure perimeter walls to foundation
Hardwired-Smoke Detectors used throughout home with battery backup
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

Frost Proof-Hose Bibs (homes permitted after 05/2025)
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home

Bathroom

Towel bar that matches paper holder
Choice of 3cm Granite bathroom countertops
All cabinets come standard with soft-close doors and drawers
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included

Choice of Luxury Vinyl in all baths
Primary bath comes standard with kneespace (plan may vary)
Fiberglass shower / tub combo with choice of tile in hall bath
Pfister®, or equal, bathroom faucet in choice of stainless steel or black

Energy-efficiency

Roof Ventilation system
R-6 Insulated and mastic sealed A/C ducts
HERS testing before drywall, and before closing
97% efficient Navien water heater (gas comm. only)
Lennox all-electric 100% efficient furnace (elec comm. only)
Polycel caulking around windows, doors and joints (energy efficient caulking package)

R-38 blown-in insulation in attic
Lennox gas furnace for heating (gas comm. only)
Low-E glass with Argon Gas, tilt-in vinyl windows
R-15 blown-in insulation in external walls. Excludes garage
Radiant barrier roof decking keeping your attic up to 30 degrees cooler
High-efficiency Rinnai water heater for reliable, on-demand hot water (elec comm. only)

Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside
15.2 SEER electrical central air conditioning
Exterior 2 x 4 Hem-Fir stud-grade lumber walls (16" on center)
Structural Framing Members designed and inspected by a 3rd party engineer
HVAC system design, inspected and tested by 3rd party engineer (homes permitted 8/2025 or later)

Electric dryer connection in utility room
Expandable AquaPEX tubing and connectors for water lines
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Exterior Finishes

Diverter over front entrance
Brick exterior with James Hardie® siding and trim
Composite Shutters and/or accents (vary per plan)
Frost Proof-Hose Bibs (homes permitted after 05/2025)
Full Sod in front and side yards. For oversized lots, back yard to have 20' from back porch, side yards to have 10'

Semi-gloss exterior paint with two colors
Concrete-covered patios available (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Front Gutters standard in choice of color (homes permitted after 6/2025)

Warranties

Builder's limited one-year warranty
DUPONT TYVEK HOMEWRAP 10 year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

HomeTeam Pest Defense Termite warranty
2-10 New Home limited 10-year warranty
Manufacturer's lifetime limited shingle warranty
30 year limited warranty on James Hardie® siding and trim

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)

HVAC system design, inspected and tested by 3rd party engineer (homes permitted 8/2025 or later)

* Features subject to availability.

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

Garage

Pull-down attic access in garage (per plan)

