



Tiffany Elite

Collection: Elite Collection Floor Plan: Tiffany Elite

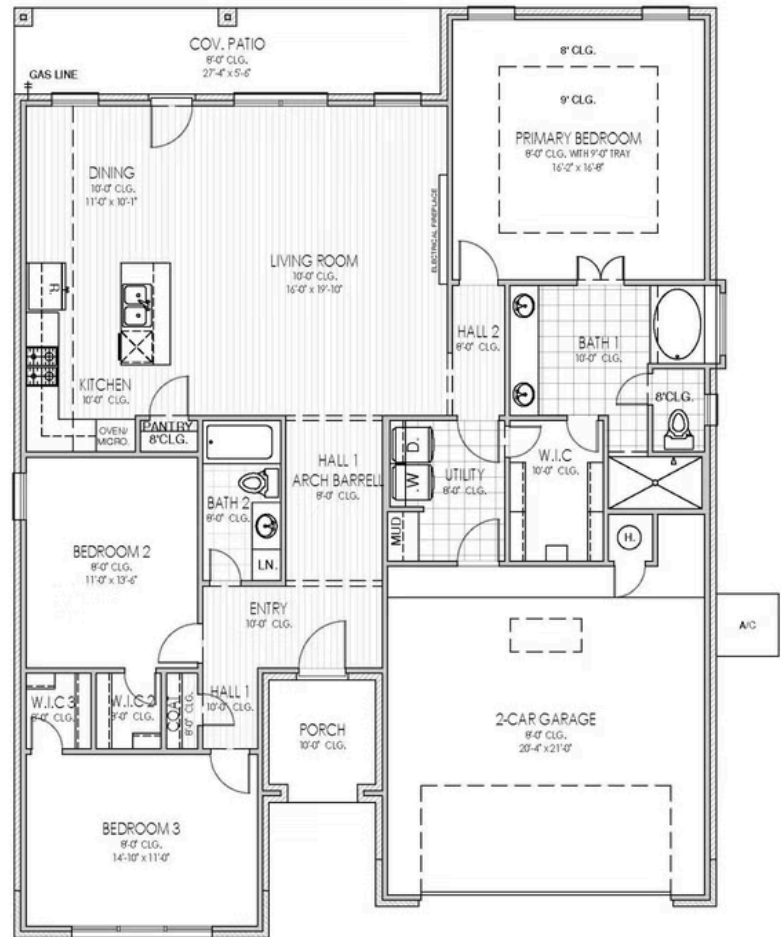
Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



☐ Elevation A



☐ Elevation B

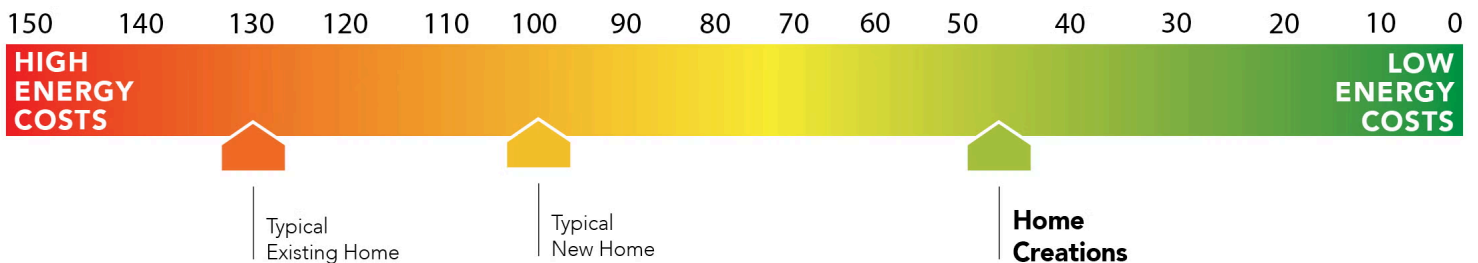


*Homes permitted 07/01/2025



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

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Interior Finishes

10' seasonal storage in primary closet (select plans)	Hand textured walls
3" paint grade casing	Insulated entry door with glass insert (panel style may vary)
55" Electric Fireplace (Permits 7/1/25)	Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
5" paint grade baseboard	Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)	Rocker switches (homes permitted after 5/1/23)
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)	Ventless gas log fireplace (varies per plan)

Kitchen

*Price Pfister® kitchen faucet	1/3 horsepower sink garbage disposal w/ air switch
Decorative vented hood to outside	Extended cabinet and countertop depth 2" at cooktop
Water line for refrigerator icemaker	Soft-close 36" upper kitchen wood cabinets (painted/stained)
Kitchen hardware for cabinets and drawers	Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black, White, or Gray)
3cm granite or quartz kitchen countertops	*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop
Tiled backsplash up to the bottom of cabinets	
LED Under Cabinet Lighting (on selected plans)	
Pendant lights over bar or island (select plans)	

Safety

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

Bathroom

Undermount sinks	Steel tub with tiled walls in secondary bathroom(s)
Ceramic tile floor	*Schluter-KERDI Shower System behind all shower walls
Framed mirrors in all baths	Tiled shower and tile-surrounded garden tub in Primary bath
Price Pfister® bathroom faucet	2 cm granite or quartz bathroom countertops with 4" backsplash
Light over Primary bathroom showers	

Energy-efficiency

LED lights throughout	R-15 blown-in insulation in external walls. Excludes garage
Radiant barrier roof decking	Polycel caulking around windows, doors and joints (energy efficient caulking package)
Continuous eave roof ventilation	Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
R-44 blown-in insulation in attic	Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)
R-8 Perimeter foam insulation at slab	HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
R-8 Insulated and mastic sealed A/C ducts	
Up to 96% efficient tankless water heater	
Gas heating 96% high efficiency furnace & duct work	

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring	15.2 SEER electrical central air conditioning
Sheetrock screwed to studs/walls	Exterior 2 x 4 stud-grade lumber walls (16" on center)
6 mil poly moisture barrier under slab	*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
*Uponor AquaPEX tubing for water lines	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty
Electric dryer connection in utility room	Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)
Heat-taped condensation lines (attic only)	
Enhanced modified slab on grade foundation	
Protective ground fault interrupter circuits	



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Exterior Finishes

Full sod
Covered patio
8/12 roof pitches
Enhanced exterior accents
Gas line to patio (Permits 7/1/25)
Elite landscape package with stone border

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
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 2-car garage with wall texture, trim and paint

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)