



# Tiffany Elite

**Collection:** Elite Collection **Floor Plan:** Tiffany Elite

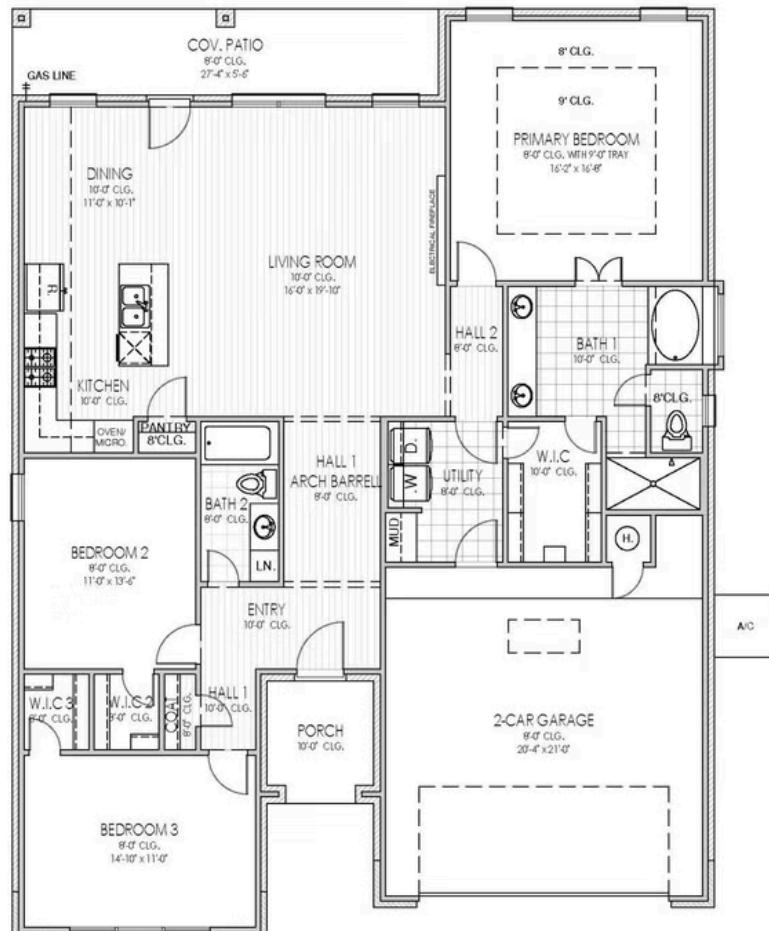
**Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car**



 Elevation A



## Elevation B

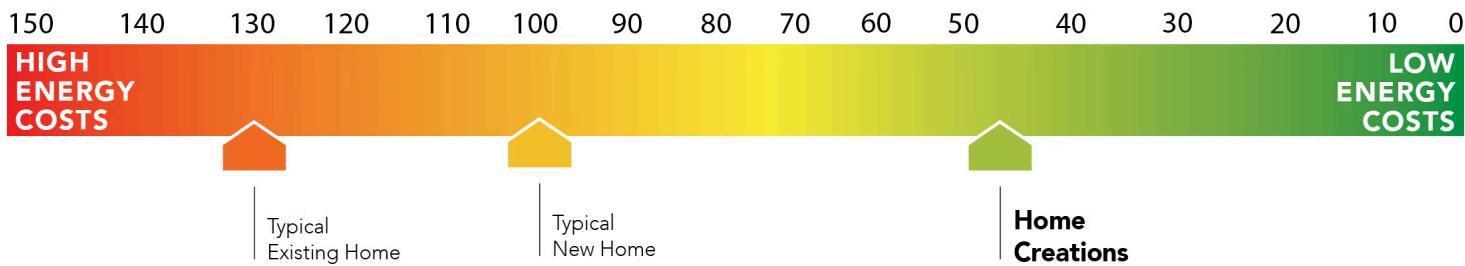


\*Homes permitted 07/01/2025



**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



Floor plans' specifications, included features, options and elevations are subject to change.





# Included Features

**Collection:** Elite Collection **Floor Plan:** Tiffany Elite

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

## Interior Finishes

10' seasonal storage in primary closet (select plans)

3" paint grade casing

55" Electric Fireplace (Permits 7/1/25)

5" paint grade baseboard

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Hand textured walls

Insulated entry door with glass insert (panel style may vary)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Rocker switches (homes permitted after 5/1/23)

Square corners

Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ventless gas log fireplace (varies per plan)

## Kitchen

\*Price Pfister® kitchen faucet

Decorative vented hood to outside

Water line for refrigerator icemaker

Kitchen hardware for cabinets and drawers

3cm granite or quartz kitchen countertops

Tiled backsplash up to the bottom of cabinets

LED Under Cabinet Lighting (on selected plans)

Pendant lights over bar or island (select plans)

1/3 horsepower sink garbage disposal w/ air switch

Extended cabinet and countertop depth 2" at cooktop

Soft-close 36" upper kitchen wood cabinets (painted/stained)

Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black, White, or Gray)

\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, WiFi enabled electric oven with 36" 5-Burner Gas Cooktop

## 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

Price Pfister® bathroom faucet

Light over Primary bathroom showers

Steel tub with tiled walls in secondary bathroom(s)

\*Schluter-KERDI Shower System behind all shower walls

Tiled shower and tile-surrounded garden tub in Primary bath

2 cm granite or quartz bathroom countertops with 4" backsplash

## 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

6 mil poly moisture barrier under slab

\*Uponor AquaPEX tubing for water lines

Electric dryer connection in utility room

Heat-taped condensation lines (attic only)

Enhanced modified slab on grade foundation

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 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)



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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)