



The Gruene

Collection: Elite Collection Floor Plan: The Gruene

Square Feet: 3,064 (m.o.l.) Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car



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





Included Features

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Interior Finishes

Finished 2-car garage with steel garage door
Ecobee® Programmable, Wifi-Enabled, Thermostat
Kwikset Handleset at front door in choice of finish
Choice of wood entry door with glass (panel style may vary)
Raised ceilings in living areas and master bedrooms (per plan)
5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage
Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets)

All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad
Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio
Oversized multi-slide rear patio doors to access exterior living spaces (size varies per plan)
Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen, dining, hallways, powder bath and Primary bedroom

Kitchen

1/3 horsepower sink garbage disposal
Water line for refrigerator icemaker
Motion Sensor light in Panty (per plan)
Pfister® kitchen faucet in choice of finish
Disposal Switch on kitchen island (per plan)
Trash Pull Out at Kitchen Island on select plans (per plan)
Stainless Steel Apron Front farm house sink at kitchen island

Crown Mold and Light rail with undercounter lighting included
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash
Full-Overlay, Factory-finished cabinets with 42"double-stack upper cabinets (per plan) and cabinet hardware with choice of finish
Samsung Built in Appliances including separate cooktop, oven, microwave and dishwasher. Includes wood vent hood with vent insert.

Safety

2 freeze-proof exterior water spigots
Kwikset® Smart Key locks and hardware
Anchor bolts that secure perimeter walls to foundation
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty

Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Bathroom

Choice of tile floor in bath
Framed Mirror in Master Bath
2cm Quartz countertops in all baths
Framed Mirror in Powder bath (per plan)
Soft close and full extension drawer glides
Obscure glass windows above primary bath tub
Undermount White Rectangle Vanity Sinks in all baths
Elongated Commodes with soft close toilet seat in all baths

Full-Height, Full-Overlay Cabinets with Cabinet Hardware included
Free-Standing Tub and Step-Down Shower in Primary Bath (per plan)
Enclosed Water Closet in Primary Bath with overhead cabinet for storage.
Fiberglass shower / tub combo with choice of tile to ceiling in hall bath
Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black
Wall tile with Schluter® Systems Waterproof membrane to door height in all baths
Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd Baths

Energy-efficiency

Roof Ventilation system
Radiant barrier roof decking
R-38 blown-in insulation in attic
HERS Index Energy Efficiency Rating
R-6 Insulated and mastic sealed A/C ducts
Tankless water heater, installed in the garage

Lennox gas furnace for heating (gas comm. only)
HERS testing before drywall, and before closing
Low-E glass with Argon Gas, tilt-in vinyl windows
80% Rheem water heater (homes permitted after 06/01/24)
R-15 blown-in insulation in external walls. Excludes garage
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside
Electric dryer connection in utility room
16 SEER® Lennox electrical central air conditioning
Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 quad shield cable wiring (at least 3 cable outlets)
Expandable AquaPEX tubing and connectors for water lines
Structural Framing Members designed and inspected by a 3rd party engineer
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer



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Exterior Finishes

Covered patios standard (vary per plan)

Full Guttering on plans (vary per plan)

Semi-gloss exterior paint with two colors

Composite Shutters and/or accents (vary per plan)

Minimum of 2 exterior waterproof electrical outlets

Lamp Post located in Front yard to match Garage Coach Lights

Fences to be included and are per POA requirements (per plan)

Brick and stone exteriors with Hardi Trim siding (vary per plan)

Warranties

Builder's limited one-year warranty

RWC New Home limited 10-year warranty

DUPONT TYVEK HOMEWRAP 10 year warranty

HomeTeam Pest Defense Termite warranty

Manufacturer's limited appliance warranty

Manufacturer's lifetime limited shingle warranty

Manufacturer's limited heating & cooling units warranty

Smart Home Features

Wifi-Enabled Samsung Oven

Wifi-Enabled Garage Door Opener

Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

Garage

Pull-down attic access in garage (per plan)