



# The Gruene

Collection: Elite Collection Floor Plan: The Gruene

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





# 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 farmhouse 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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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)