

Charleston

Collection: The Village Collection Floor Plan: Charleston Square Feet: 1,495 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

COVERED PATIO

MASTER BEDROOM

HALL

JTILITY

ENTRY

PORCH

Ð

KITCHEN

DINING

LIVING ROOM

M. BATH

0

BEDROOM 2

BEDROOM 3

A/C

H O

2-CAR GARAGE







Elevation F



Elevation G

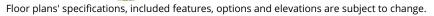


Elevation H



This floor plan with a HERS Index Rating of 54 is:

- 46% more energy efficient than a typical new home
- 76% more energy efficient than a typical existing home





Included Features

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Construction / Plumbing / Electrical / Mechanical

Construction / Plumbing / Electrical / Mechanical	
Kitchen Exhaust Vented to the Outside 15.2 SEER electrical central air conditioning Expandable AquaPEX tubing and connectors for water lines Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer	Electric dryer connection in utility room Exterior 2 x 4 stud-grade lumber walls (16" on center) Structural Framing Members designed and inspected by a 3rd party engineer
athroom	
uartz bathroom countertops hoice of Luxury Vinyl in all baths berglass shower / tub combo with choice of tile in hall bath owel bar that matches paper holder (homes permitted after 06/01/24)	Pfister®, or equal, bathroom faucet Primary bath comes standard with kneespace (plan may vary) Full-Height, Full-Overlay Cabinets with Cabinet Hardware included Schluter® Systems Waterproof membrane system behind every tub and shower wall
nterior Finishes	
sulated entry door (panel style may vary) paint grade baseboard and casing throughout, including the garage	Garage Door Opener with 2 Remotes and Wifi Connectiviity Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways
ll bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in elect areas eiling fans in living room and primary bedroom (Box rated and wired for ceiling fans all other bedrooms)	Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
nspections / Engineering	
I foundation & frame designs reviewed and stamped by 3rd party state-certified ngineer.	HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
nergy-efficiency	
oof Ventilation system -38 blown-in insulation in attic ERS testing before drywall, and before closing 0% Rheem water heater (homes permitted after 06/01/24) adiant barrier roof decking keeping your attic up to 30 degrees cooler	Lennox gas furnace for heating R-6 Insulated and mastic sealed A/C ducts Low-E glass with Argon Gas, tilt-in vinyl windows R-15 blown-in insulation in external walls. Excludes garage Polycel caulking around windows, doors and joints (energy efficient caulking package)
iarage	
ull-down attic access in garage (per plan)	
afety	
freeze-proof exterior water spigots SB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty urricane Straps on each rafter that secure perimeter walls to rafters/roof	Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup
mart Home Features	
wikset door hardware, including Smartkey functionality at all exterior doors cobee Smart thermostat with auto changeover between heat and call. Smart echnology allows for control of the HVAC system from anywhere.	Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere 7 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 2 smart switches, 3 smart dimmer switches, and 2 motion switches.
xterior Finishes	
emi-gloss exterior paint with two colors oncrete-covered patios available (vary per plan) finimum of 2 exterior waterproof electrical outlets iverter over front entrance (homes permitted after 06/01/24)	Composite Shutters and/or accents (vary per plan) Brick exterior with James Hardie® siding and trim Standard Hose Bibs (homes permitted after 06/01/24) Full Sod in front and side yards. Back yard to have 20' from back porch
Varranties	
uilder's limited one-year warranty IomeTeam Pest Defense Termite warranty fanufacturer's limited appliance warranty fanufacturer's limited heating & cooling units warranty	RWC New Home limited 10-year warranty DUPONT TYVEK HOMEWRAP 10 year warranty Manufacturer's lifetime limited shingle warranty 30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)
itchen	
fister® kitchen faucet /IFI oven integrated in the Samsung® range /ver-the-range stainless steel Samsung® microwave with exterior venting /3 horsepower sink garbage disposal w/ air switch1/3 horsepower sink garbage isposal w/ recessed switch on island (per plan)	Water line for refrigerator icemaker 2 cm quartz kitchen countertops with tile backsplash Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware Stanless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and

Buyer's Initials ______ Buyer's Initials ______ Seller's or its Representative's Initials _____

* 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.

