



# Lynndale Plus Elite

Collection: The Elite Collection Floor Plan: Lynndale Plus Elite

Square Feet: 1,701 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



Elevation A

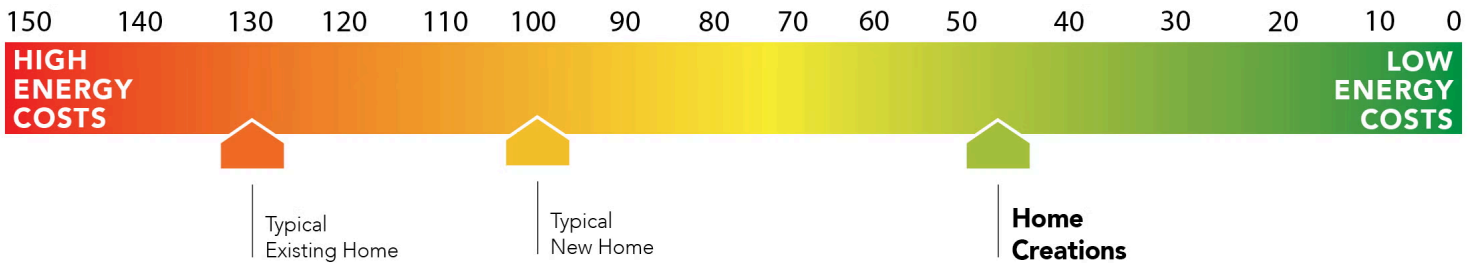


Elevation B



This floor plan with a HERS Index Rating of 48 is:

- 82% more energy efficient than a typical new home
- 52% more energy efficient than a typical existing home



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





# Included Features

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## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
 6 mil poly moisture barrier under slab  
 Electric dryer connection in utility room  
 Heat-taped condensation lines (attic only)  
 15.2 SEER electrical central air conditioning  
 \*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)  
 (Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls  
 \*Uponor AquaPEX tubing for water lines  
 Enhanced modified slab on grade foundation  
 Protective ground fault interrupter circuits  
 Exterior 2 x 4 stud-grade lumber walls (16" on center)  
 \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

## Bathroom

Undermount sinks  
 Framed mirrors in all baths  
 Light over Primary bathroom showers  
 \*Schluter-KERDI Shower System behind all shower walls  
 2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor  
 Price Pfister® bathroom faucet  
 Steel tub with tiled walls in secondary bathroom(s)  
 Tiled shower and tile-surrounded garden tub in Primary bath

## 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)

## Energy-efficiency

LED lights throughout  
 Continuous eave roof ventilation  
 R-8 Perimeter foam insulation at slab  
 Up to 96% efficient tankless water heater  
 R-15 blown-in insulation in external walls. Excludes garage  
 Polycel caulking around windows, doors and joints (energy efficient caulking package)  
 Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Radiant barrier roof decking  
 R-44 blown-in insulation in attic  
 R-8 Insulated and mastic sealed A/C ducts  
 Gas heating 96% high efficiency furnace & duct work  
 Energy Star certified home (homes permitted after 01/01/2024)  
 Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss  
 HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Garage

Pull-down attic access in garage (per plan)  
 Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)

Finished 2-car garage with wall texture, trim and paint

## Safety

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

Carbon Monoxide detectors  
 Anchor bolts that secure perimeter walls to foundation

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
 Kwikset door hardware, including Smartkey functionality at all exterior doors  
 Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)  
 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)  
 Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

## Exterior Finishes

Full sod  
 8/12 roof pitches  
 Elite landscape package with stone border  
 2 Woodford freeze-proof exterior water spigots  
 Minimum of 3 exterior waterproof electrical outlets

Covered patio  
 Enhanced exterior accents  
 Brick mailbox with cast stone address block  
 Guttering over entry and AC pad (vary per plan)  
 Brick exterior with partial siding (varies per plan)

## Warranties

Termite company's 5-year warranty  
 RWC New Home limited 10-year warranty  
 Manufacturer's lifetime limited shingle warranty

Builder's limited one-year warranty  
 Manufacturer's limited appliance warranty  
 Manufacturer's limited heating & cooling units warranty

\* 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.





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## Interior Finishes

Square corners  
3" paint grade casing  
Ventless gas log fireplace  
Rocker switches (homes permitted after 5/1/23)  
10' seasonal storage in primary closet (select plans)  
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)  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Hand textured walls  
5" paint grade baseboard  
Ceramic tile floor in baths and utility  
Deako Rocker Switches (Homes permitted after 11/1/24)  
Insulated entry door with glass insert (panel style may vary)  
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

## Kitchen

\*Price Pfister® kitchen faucet  
Water line for refrigerator icemaker  
3cm granite or quartz kitchen countertops  
LED Under Cabinet Lighting (on selected plans)  
1/3 horsepower sink garbage disposal w/ air switch  
Extended cabinet and countertop depth 2" at cooktop  
\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

Decorative vented hood to outside  
Kitchen hardware for cabinets and drawers  
Tiled backsplash up to the bottom of cabinets  
Pendant lights over bar or island (select plans)  
Single basin undermount farm sink (stainless steel)  
Soft-close 36" upper kitchen wood cabinets (painted/stained)

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