



# Gramercy

**Collection:** The Signature Collection **Floor Plan:** Gramercy

**Square Feet:** 3,239 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.5 **Garage:** 3 Car



# 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

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

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

## Bathroom

Undermount sinks  
Price Pfister® bathroom faucet  
Doorless shower in primary bathroom  
Metal framed mirrors in Primary and powder bath  
Steel tub with tiled walls in secondary bathroom(s)  
2 cm granite or quartz bathroom countertops with 4" backsplash  
Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary bath (varies per plan)

Upgraded ceramic tile floor  
Framed mirrors in Secondary baths  
Head knockers included in all bathrooms  
Light over primary bath showers (varies per plan)  
\*Schluter-KERDI Shower System behind all shower walls  
Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)

## Interior Finishes

Square corners  
3" paint grade casing  
Ventless gas log fireplace - elevated  
Upgraded ceramic tile in baths and utility  
Rocker switches (homes permitted after 5/1/23)  
Select 8' Interior Doors - Locations Vary Per Plan  
Faux beams standard in common areas (varies per plan)  
Pantry door with frosted glass (homes permitted after 11/1/24)  
Pediment treatments in main living areas (locations vary per plan)

Hand textured walls  
5" paint grade baseboard  
10' seasonal storage in primary closet  
Ceiling fans in all bedrooms and living room  
10' ceilings on first floor on select floor plans  
Deako Rocker Switches (Homes permitted after 11/1/24)  
Insulated entry door with glass insert (panel style may vary)  
Wood look tile in kitchen, dining, living room, entry and halls  
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold

Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

## 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  
R-8 Insulated and mastic sealed A/C ducts  
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  
Up to 96% efficient tankless water heater  
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)  
Epoxy floor finish in garage (homes permitted after 12/1/21)  
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)

Finished 3-car garage with wall texture, trim and paint  
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

## 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

Video Doorbell with Free Storage and Playback Data Feature  
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)

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)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

## Exterior Finishes

3-car garage  
Gas line to patio  
Covered back/front patios  
Septic System (if required)  
Brick mailbox with cast stone address block  
Guttering over entry and AC pad (vary per plan)  
Brick exterior with partial siding (varies per plan)

8/12 roof pitch  
Sprinkler Loop at Garage  
Enhanced exterior accents  
Up to 10,000 square feet of sod  
2 Woodford freeze-proof exterior water spigots  
Minimum of 3 exterior waterproof electrical outlets  
Signature landscaping package including stone border

## Warranty

\* Features subject to availability.

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## Kitchen

Sweep outs at toe-kick  
Decorative vented hood to outside  
Water line for refrigerator icemaker  
Built-in trash can drawer in the kitchen island  
Pot filler (Homes permitted after January 1, 2025)  
Extended cabinet and countertop depth 2" at cooktop  
Full extension drawer glides and soft-close hinges on cabinets  
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood

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

\*Price Pfister® kitchen faucet  
LED under cabinet lights in kitchen  
3 cm granite or quartz kitchen countertops  
Pendant lights over bar or island (select plans)  
1/3 horsepower sink garbage disposal w/ air switch  
Soft close drawers (on cabinets delivered after 02/01/2024)  
Single basin undermount farm sink (stainless steel) or workstation sink  
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)

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