

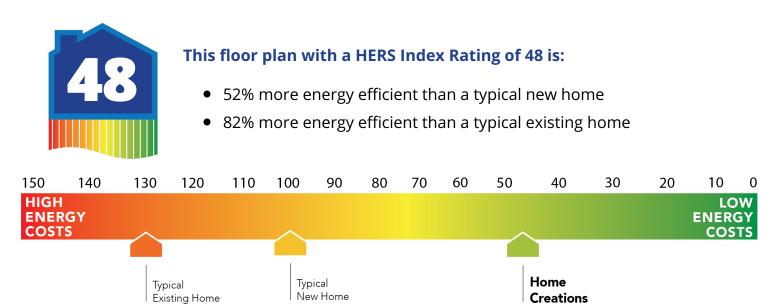
Bella Elite

Collection: The Elite Collection Floor Plan: Bella Elite Square Feet: 1,722 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A









Included Features

Collection: The Elite Collection **Floor Plan:** Bella Elite

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opper electrical wiring mil poly moisture barrier under slab lectric dryer connection in utility room leat-taped condensation lines (attic only) 5.2 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	
Indermount sinks ramed mirrors in all baths ight over Primary bathroom showers Schluter-KERDI Shower System behind all shower walls 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
nterior Finishes	
quare corners " paint grade casing entless gas log fireplace tocker switches (homes permitted after 5/1/23) O' seasonal storage in primary closet (select plans) 'ossible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze taised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single tory plans) inhanced light package including chandelier, island pendants, coach lights and vanity ghts (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)
nspections / Engineering	
Il 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	
ED lights throughout Continuous eave roof ventilation -8 Perimeter foam insulation at slab Up to 96% efficient tankless water heater -15 blown-in insulation in external walls. Excludes garage olycel caulking around windows, doors and joints (energy efficient caulking package) ow-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)
Sarage	
ull-down attic access in garage (per plan) Vifi Enabled Garage Door Opener with 2 remotes (2-car garages only)	Finished 2-car garage with wall texture, trim and paint
Safety	
nstalled smoke detectors Driented Strand Board (OSB) exterior walls fornado Straps that secure perimeter walls to rafters/roof	Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation
Smart Home Features	
ídeo Doorbell with Free Storage and Playback Data Feature Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) 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 notion sensor switch) (Homes permitted 11/1/24)	5 H 5 H 2 5 2 H
Exterior Finishes	
ull sod /12 roof pitches /lite landscape package with stone border /Woodford freeze-proof exterior water spigots /linimum 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)
Narranties	
ermite company's 5-year warranty WC New Home limited 10-year warranty /anufacturer'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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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)

