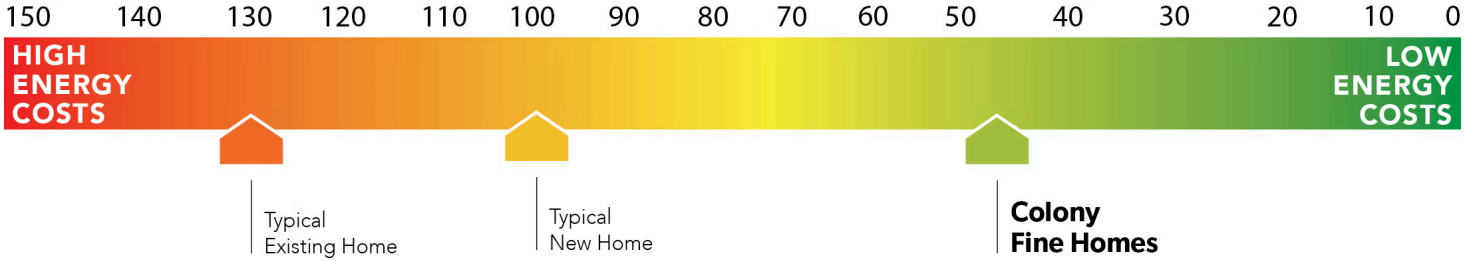
Charlotte

Floor Plan: Charlotte
Square Feet: 1,458 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

☐ Elevation A

This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% 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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Warranties

Termite company's warranty
RWC New Home limited 10-year warranty
Manufacturer's vinyl siding material warranty
Builder's limited one-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited lifetime shingle warranty

Interior Finishes

Hand textured walls
Garage with wind resistant steel door
5" baseboards in living room and hallway
All bedrooms are box rated for ceiling fans
Raised 9' ceiling in living areas (vary per plan and package)
Vinyl floor in kitchen, dining room, living room, entry, hallway, bathrooms, and utility room
Pull down attic access in garage
Interior doors (panel style may vary)
Insulated entry door (panel style may vary)
Wall to wall carpet in all bedrooms and bedroom closets
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

Energy Efficiency

Eave roof ventilation
HERS Index Energy Efficiency Rating
Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace
Polycel caulking around windows, doors and joints
R-15 blown-in insulation in external walls; excluding garage
93% efficient tankless water heater
R-38 blown-in insulation in the attic
R-19 batt insulation in sloped ceiling
R-8 Perimeter foam insulation under slab
Low-e Thermalpane tilt-in vinyl windows with screen
Energy Star certified home (homes permitted after 01/01/2024)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
Exterior 2x4 stud-grade lumber walls
Gas heating 96% high efficiency furnace
Electric dryer connection in utility room
Protective ground fault interrupter circuits
Category five structured wiring (2 phone outlets)
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)
Sheetrock screwed to studs/walls
Uponor AquaPex tubing for water lines
Garage pre-wired for garage door opener
Heat-taped condensation lines in the attic
RG6 quad shield cable wiring (two cable outlets)
Dupont Tyvek Housewrap air and moisture barrier house wrap
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Safety

Installed smoke detectors
Oriented Strand Board (OSB) Exterior Walls
Anchor bolts that secure the perimeter walls to the foundation
Kwikset Smart Key locks and hardware
Tornado straps that secure the perimeter walls to rafters

Exterior Finishes

Full sod
Concrete patio (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)
Landscape package
Shutters and or dormers (vary per elevation)
Minimum of two exterior waterproof electric outlets

Kitchen

Kitchen sink garbage disposal
Water line for refrigerator icemaker
Stainless steel appliances including free standing 5 burner gas range, dishwasher, and microwave
PEERLESS by Delta kitchen faucet
2 cm quartz kitchen countertops with tile backsplash

Bathroom

PEERLESS by Delta bathroom faucet
Fiberglass walk-in shower in primary bathroom
1.6 cm Italian marble vanity countertops
Fiberglass shower/tub combo in secondary bathroom

* 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.