# Charlotte Select

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



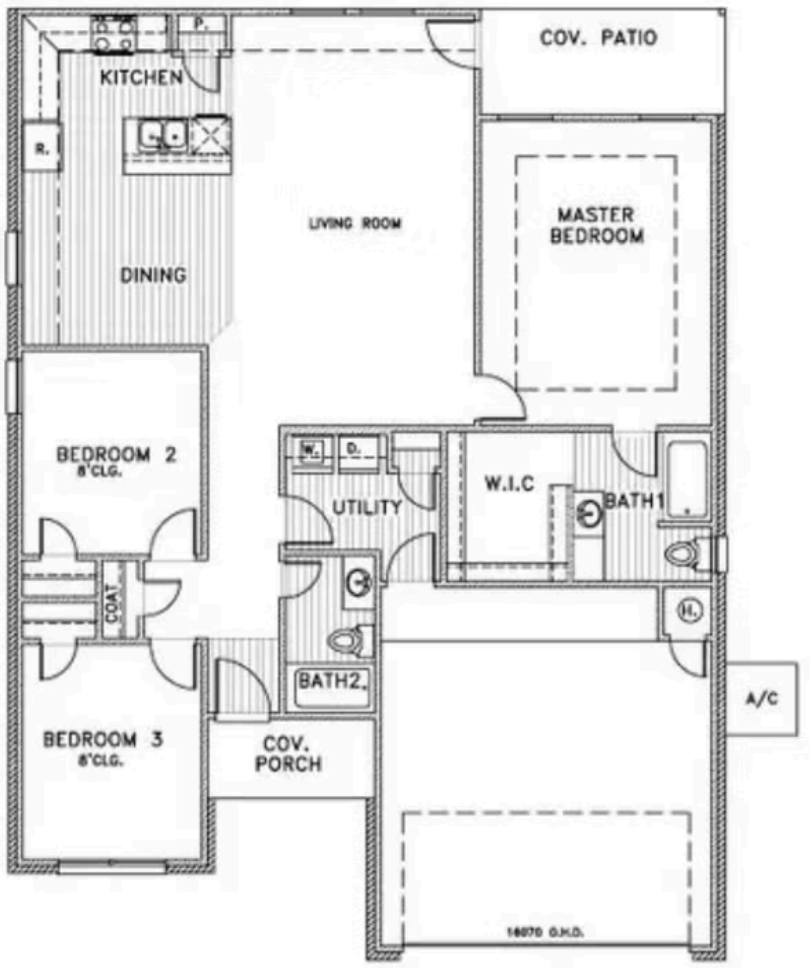
☐ Elevation A



☐ Elevation B



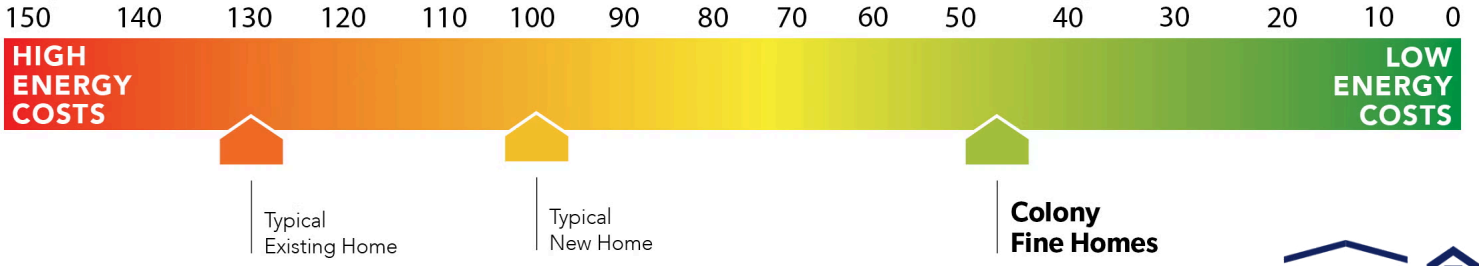
☐ Elevation C




**49**

## 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

- Window sills
- Hand textured walls
- Laundry cabinet above washer
- Upgraded lighting in dining room
- Garage with wind resistant steel door
- Finished garage - texture, trim and paint
- Upgraded interior doors (2 panel or 5 panel)
- 5" baseboards in living room, hallway, and dining room
- Wall to wall carpet in all bedrooms and bedroom closets
- 100% PET polyester carpet with level 2 pad in bedrooms & bedroom closets
- Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)
- Garage door opener
- 3" paint grade baseboards
- Pull down attic access in garage
- Soft close cabinet drawers and doors
- Additional shelving in bedroom closets
- Insulated entry door (panel style may vary)
- Fiberglass full lite back door with blinds insert
- Ceiling fan fixture install - living room & primary bed
- 10-foot ceilings in kitchen, dining, living, hallway and primary bed
- 3" baseboards and door easing in bedrooms, bedroom closets, and bathrooms
- Luxury vinyl plank flooring (living room, kitchen, hallways, dining room, front entry, and utility room)

## Energy Efficiency

- Eave roof ventilation
- 93% efficient tankless water heater
- R-38 blown-in insulation in the attic
- Gas heating 96% high efficiency furnace
- Polycel caulking around windows, doors and joints
- R-15 blown-in insulation in external walls; excluding garage
- HERS Index Energy Efficiency Rating
- Insulated and mastic sealed A/C ducts
- 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
- 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)
- Sheetrock screwed to studs/walls
- Uponor AquaPex tubing for water lines
- 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)

## 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
- Carriage lights on garage
- Concrete patio (vary per plan)
- Two Woodford Freeze-Proof Exterior Water Spigots
- Brick exterior on front and sides of elevation; siding on back (front accents may apply; varies per plan)
- Landscape package
- Guttering over front of house
- Shutters and or dormers (vary per elevation)
- Minimum of two exterior waterproof electric outlets
- *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

## Kitchen

- Tiled backsplash
- Luxury vinyl plank flooring
- 2 cm quartz kitchen countertops
- Water line for refrigerator icemaker
- Undermount kitchen sink
- Kitchen sink garbage disposal
- PEERLESS by Delta kitchen faucet
- Stainless-steel Frigidaire appliances including free standing 5 burner gas range, dishwasher, microwave and vent hood

## Bathroom

- Undermount bathroom sink
- PEERLESS by Delta bathroom faucet
- Fiberglass walk-in shower in primary bathroom
- Luxury vinyl plank flooring
- 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.