



# Charlotte Select

Floor Plan: Charlotte Select

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



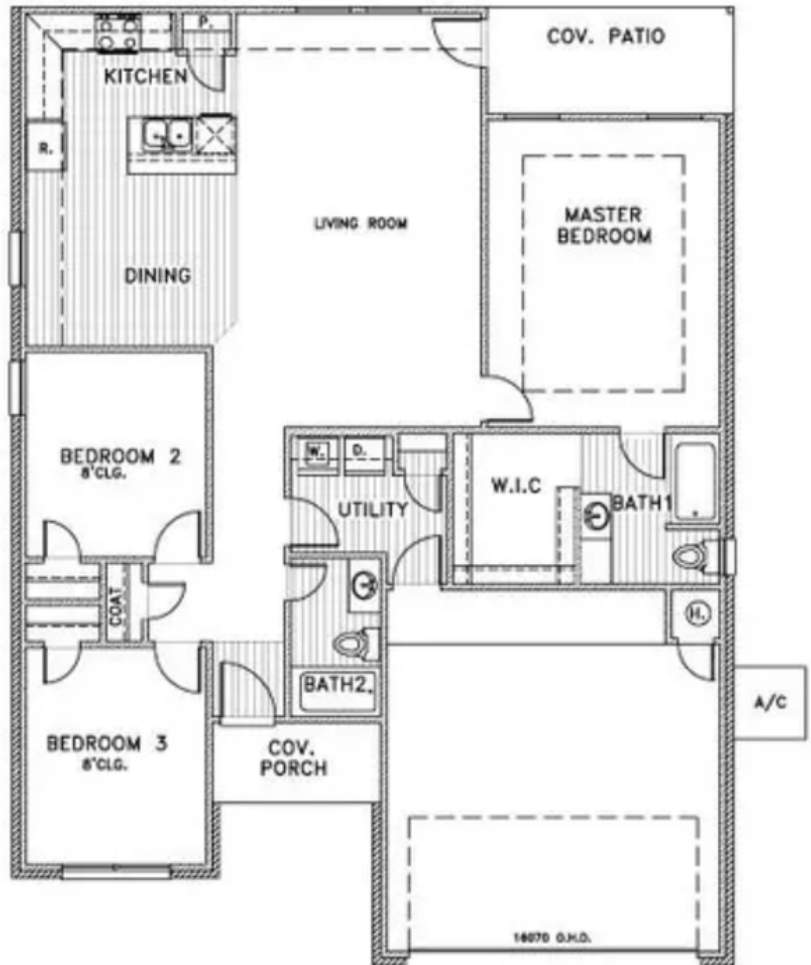
Elevation A



Elevation B



Elevation C



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

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0



Typical Existing Home

Typical New Home

Colony Fine Homes

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  
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)

## Bathroom

Undermount bathroom sink  
PEERLESS by Delta bathroom faucet  
1.6 cm Italian marble vanity countertops

Luxury vinyl plank flooring  
Fiberglass shower/tub combo in bathrooms

## Energy Efficiency

Eave roof ventilation  
93% efficient tankless water heater  
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

HERS Index Energy Efficiency Rating  
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)

## Interior Finishes

Window sills  
Hand textured walls  
Laundry cabinet above washer  
Pull down attic access in garage  
Additional shelving in bedroom closets  
Insulated entry door (panel style may vary)  
Fiberglass full lite back door with blinds insert  
10-foot ceilings in kitchen, dining, living, hallway and primary bed  
100% PET polyester carpet with level 2 pad in bedrooms & bedroom closets

Garage door opener  
3" paint grade baseboards  
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)  
Ceiling fan fixture install - living room & primary bed  
Luxury vinyl plank flooring (living, hallways, dining, & front entry)  
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

## 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)

## 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

## Kitchen

Undermount kitchen sink  
Kitchen sink garbage disposal  
Water line for refrigerator icemaker

Luxury vinyl plank flooring  
PEERLESS by Delta kitchen faucet  
Stainless-steel Frigidaire appliances including free standing 5 burner gas range, dishwasher, microwave and vent hood

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Seller's or its Representative's Initials \_\_\_\_\_

\* 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.

