



Opal

Collection: The Wellington Collection Floor Plan: Opal

Square Feet: 2,030 (m.o.l.) Bedrooms: 4 Full Bathrooms: 2 Half Bathrooms: 1 Garage: 2 Car



Elevation A



Elevation B



Elevation C

 Glenwood Homes Energy Bar

Floor plans' specifications, included features, options and elevations are subject to change.





Included Features

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Interior Finishes

Full Blinds
Paint grade baseboards
Energy efficient LED lighting
Modern style electric fireplace
Insulated entry door (panel style may vary)
Pull-down attic access in garage (in single story plan)

Raised 10' ceiling in living areas (in single story plan)
Wood-look plank flooring (homes permitted after 01/01/2025)
Orange pel texture with bullnose corners in common areas (varies per plan)
Wellington Collection tile selections in kitchen, entry, dining, bathrooms and utility
Two ceiling fans - located in primary bedroom and living room. (All other bedrooms are pre-wired and box rated for ceiling fans)

Kitchen

1-hole kitchen faucet
USB outlet in kitchen
Water line for refrigerator icemaker
Under cabinet lights in kitchen (varies per plan)

Shaker cabinets with hardware (36" upper cabinets)
Stainless steel undermount kitchen sink (chrome or black)
3 cm granite or quartz kitchen countertops with subway tile backsplash
Samsung stainless steel appliances (freestanding gas range, over the range microwave, dishwasher)

Safety

Installed smoke & carbon monoxide detectors
Tornado Straps that secure perimeter walls to rafters

Anchor bolts that secure perimeter walls to foundation

Bathroom

Elongated toilets in bathrooms
Shower insert in primary bathroom
Fiberglass shower/tub combo in Hall bathroom
Garden tub with tile surround in primary bathroom

Bathroom hardware (stainless steel, chrome or black)
3 cm granite vanity tops with ceramic undermount bowls
Free-standing tub in primary bath (homes permitted after 01/01/2025)
Shower with tiled wall and acrylic base in primary bathroom (homes permitted after 01/01/2025)

Energy-efficiency

Eave roof ventilation
Perimeter slab insulation
Radiant Barrier Roof Decking
R-44 Blown-in insulation in attic
R-15 insulation in exterior walls
96% efficient tankless water heater

Insulated and mastic sealed A/C ducts
R-19 Batt insulation in sloped ceiling
Gas heating 96% high efficiency furnace
Polycel caulking around windows, doors and joints
Low-e Thermalpane tilt-in vinyl windows with screen
HERS Index Energy Efficiency Rating (varies per plan & home permit date)

Construction / Plumbing / Electric / Mechanical

Structural sheathing
Copper electrical wiring*
Category 5 structured wiring
Uponor AquaPEX tubing for water lines

Exterior 2 x 4 stud-grade lumber walls
Electric dryer connection in utility room
Protective ground fault interrupter circuits
RG6 quad shield cable wiring (minimum of 4 cable outlets)

Exterior Finishes

Video doorbell
Full brick exterior
Satin exterior paint
Concrete patio (varies per plan)
Two exterior freeze-proof water spigots

Three exterior waterproof electrical outlets
Guttering over landscape, AC pad, front and back door entry (varies per plan)
Upgraded landscape package with one tree in front yard and full sod (varies per community)
6 ft privacy fence with gate and wooden posts (excludes homes in Southridge at Lantern Hill)
Finished, 2-car garage with steel insulated, elongated-panel garage door, reinforced struts and garage door opener

Warranties

Termite company's warranty
Builder's limited one-year warranty
Samsungs' limited appliance warranty
10-year limited structural RWC warranty

Brick company's limited 100-year warranty
Manufacturer's 15 year, non-prorated shingle warranty
Manufacturer's limited heating & cooling units warranty

Buyer's Initials _____ Buyer's Initials _____ Seller's or its Representative's Initials _____

Due to constant updates and revisions of our plans, features in your home may slightly vary from the designs' features, by floor plans or products used.

