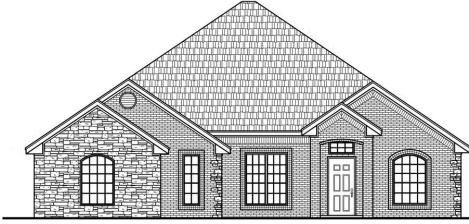




# Brookside Elite

Collection: The Elite Collection Floor Plan: Brookside Elite

Square Feet: 2,054 (m.o.l.) Bedrooms: 4 Full Bathrooms: 2 Garage: 3 Car



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 Glenwood Homes Energy Bar

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





# Included Features

Collection: The Elite Collection Floor Plan: Brookside Elite

Square Feet: 2,054 (m.o.l.) Bedrooms: 4 Full Bathrooms: 2 Garage: 3 Car

## Interior Finishes

Full Blinds  
Paint grade baseboards  
Upgraded interior hardware  
Energy efficient LED lighting  
Modern style electric fireplace  
Wellington Collection light fixture package

Bullnose corners in common areas (varies per plan)  
Phone/cable combinations in bedrooms and living room  
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)  
Two ceiling fans - located in primary bedroom and living room. (All other bedrooms are pre-wired and box rated for ceiling fans)

## Kitchen

USB outlet in kitchen  
1-hole kitchen faucet  
Cabinet hardware in Kitchen  
Water line for refrigerator icemaker

Undermount stainless steel kitchen sink  
Under cabinet lighting (on selected plans)  
3 cm granite or quartz kitchen countertops with upgraded backsplash  
Upgraded stainless-steel Samsung slide-in gas range with built-in microwave and dishwasher

## Safety

2G Smart Home Touch Screen Security System  
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  
Fiberglass shower/tub combo in hall bath  
Garden tub with tile surround in primary bathroom

Bathroom hardware (stainless steel, chrome or black)  
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  
8/12 roof pitch (varies per community covenants)  
RG6 quad shield cable wiring (minimum of 4 cable outlets)

## Exterior Finishes

Video doorbell  
Landscaping package  
Satin exterior paint  
Two exterior freeze-proof water spigots  
Three exterior waterproof electrical outlets  
Covered concrete back patio (varies per plan)

Upgraded insulated front door with decorative glass insert  
Full brick exterior with stone corners on front of home (varies per plan)  
Guttering over landscape, AC pad, front and back door entry (varies per plan)  
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.*

