



Cleveland Plus Elite

Collection: The Elite Collection Floor Plan: Cleveland Plus Elite

Square Feet: 2,774 (m.o.l.) Bedrooms: 3 Full Bathrooms: 2 Half Bathrooms: 1 Garage: 2 Car



 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
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.

