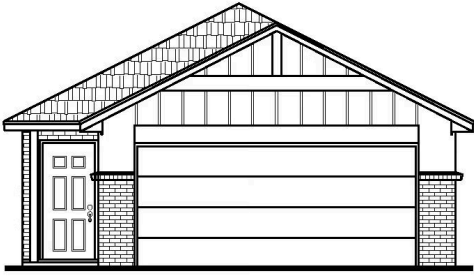




# Lady Bird

Collection: The Sonoma Collection Floor Plan: Lady Bird

Square Feet: 1,166 (m.o.l.) Bedrooms: 3 Full Bathrooms: 2 Garage: 2 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 Sonoma Collection Floor Plan: Lady Bird

Square Feet: 1,166 (m.o.l.) Bedrooms: 3 Full Bathrooms: 2 Garage: 2 Car

## Interior Finishes

Full Blinds  
Paint grade baseboards  
Orange peel texture walls  
Energy efficient LED lighting  
Light fixture and hardware package  
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)  
Hard Surface Flooring (LVT) in common areas (varies per plan)  
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  
Subway tile backsplash  
2 cm granite countertops

Water line for refrigerator icemaker  
Shaker cabinets with hardware (30" upper cabinets)  
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  
Smart Security alarm with touchscreen panel, exterior door sensor and video doorbell

## Bathroom

Elongated toilets in bathrooms  
Bathroom hardware (stainless steel, chrome or black)  
2cm Granite vanity tops with ceramic undermount bowls

Fiberglass shower/tub combo in primary & hall bathroom  
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  
Landscaping package  
Satin exterior paint  
Concrete patio (varies per plan)  
Two exterior freeze-proof water spigots  
Three exterior waterproof electrical outlets  
Insulated fiberglass front door (panel style may vary)

6/12 standard roof pitch (varies per community covenants)  
Full sod yard with landscape package (varies by neighborhood)  
Guttering over landscape, AC pad, front and back door entry (varies per plan)  
Brick exterior with Smart Trim siding & brick ledge on back with low sheen exterior paint  
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.*

