



Tyler

Collection: The Sonoma Collection Floor Plan: Tyler

Square Feet: 1,285 (m.o.l.) Bedrooms: 3 Full Bathrooms: 2 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
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.

