



## Included Features

### Premium Single-Family Homes Emerald Collection

#### Foundation & Framing

- Slab - Professionally Engineered by Community Soil Testing Report, Cable Reinforcement to be Specified by Civil Engineer
- Soil Termite Pre-Treatment at Foundation Stage
- All Exterior/Interior Wall Framing on 16-24" On Centers
- Tyvek® Housewrap Throughout Perimeter of the Home
- PEX Plumbing System

#### Exterior Features

- American-Made Brick & Natural Stone or Hardie Board Siding® (Per Plan)
- Landscaped Yard with Upgraded Shrub Package and 2 Trees 2" Minimum Diameter
- St. Augustin or Bermuda Sod Throughout (Per Community)
- Full Yard Sprinkler System with Rain Sensor
- Layered Asphalt Tamko® Shingles with Minimum 30-year Limited Warranty
- Fence Per Community Specifications
- Large Covered Patio with Ceiling Fans and Recessed Lighting & Architectural Ceiling Treatment
- Weatherproof Exposed Outlet with Pre-wiring for TV in Back Porch
- Gutters in all Four Sides for Optimal Drainage
- Full Light Glass Door to Back Porch
- Plumbing Shut-off Valve Conveniently Located Inside Garage
- Outdoor Kitchen with Stainless Steel Grill (Gas) and Opening for Fridge
- Ceiling Treatment in Back Porch

#### Interior Features

- Two-tone Wall and Wood Trim PPG® Paint to Highlight Architectural Features
- Granite/Quartz Vanity Countertops with Undermount Sinks & Widespread Faucets

#### Interior Features (Continuation)

- Choice of Delta® Oil Rubbed Bronze, Satin Nickel or Chrome Plumbing Fixtures
- Choice of Oil Rubbed Bronze, Satin Nickel, or Chrome Lighting Fixtures and Hardware
- Elegant Rounded Corners in All Walls (Except for Windows)
- Ceiling Fans in Family, Flex, and All Bedrooms
- 10' to 11' Ceilings in Family, Kitchen, Dining, Entry (Per Plan)
- 10' Ceilings in All Bedrooms, Bathrooms, Closets and Utility (Per Plan)
- White Elongated Commodes in All Baths
- Kohler® Cast Iron Tub in Secondary Baths
- Pre-wired for TV (Cat 5) in Family, Flex, and All Bedrooms, & for Media in Family and Back Porch
- Hardwood Flooring in Entry-way, Family, Dining, Kitchen, and Flex (Per Plan)
- Hand-laid Tile in Baths and Utility
- Carpet in All Bedrooms and Closets
- Two Car-Garage with Liftmaster® Door Opener and Easy-access Keypad
- LED Recessed Lighting Throughout
- Decora® Electrical Switches
- Upgraded Trim Packet Including, Mud Room, 5-6" Base Board Throughout, and Architectural Accents & Ceiling Treatments in Family Room and Master Retreat
- Crown Molding Throughout
- Therma-Tru® 8' Fiberglass Front and Back Door (Per Plan)
- Jeld-Wen® 8' Solid Core Interior Doors
- Two Car-Garage with Liftmaster® Door Opener and Easy-access Keypad
- 36" Heatilator® Novus Direct-Vent Fireplace with Choice of Stone or Tile Surrounding and Mantel
- Sink in Utility Room
- Frameless Shower Stalls
- 2" Faux Blinds to Match Trim & Carpentry
- Built-in Cabinets in Family Room

## Gourmet Lifestyle Kitchen

- Walk-in Pantry with Built-in Shelving for Cans & Spices
- Granite or Quartz Countertops with Tile Backsplash
- Custom Built Cabinetry with Soft-close, Upper Cabinets to Ceiling
- Double Wastebasket Recessed Island Cabinet
- Pull-out Trays in Base Cabinets
- Thermador® Stainless Steel Appliance Package that Includes:  
Built in Fridge  
Semi-professional 36" Cooktop (6-Burner)  
Double-oven (One Convection)  
Built-in Microwave & Dishwasher  
Zephyr® Power-Pack Vent-a-hood  
Walk-In Pantry with Built-in Shelving  
Wine cooler (Per plan)
- Choice of Kohler® or Blanco® Sink with Delta® Single-handle Faucet and Vegetable Sprayer
- Food Disposer with Air-Switch
- Wet-bar (Per-plan)

## Safety & Energy Features

- All Homes Built to High Energy Efficiency Standards
- Energy Start® Certification & Energy Performance Report
- High Efficiency Trane® 16 SEER Performance Air Condition
- Trane® Touchscreen Programmable T-State with Humidity Control
- Rinnai® Tankless Water Heater(s)
- Poly Sealant on Exterior Walls, Windows, Doors, Base Plates, Lighting, AC Grills, and Electrical Boxes
- Andersen® 100 Series Vinyl Double Pane Windows with Low E Glazing
- Foam Insulation in Walls and Ceilings
- Smoke Detectors with Battery Backup for Continuous Operation
- Low Maintenance 5" Single AC Filter
- Radiant Barrier Roof Decking
- Water-conserving Commodes
- Security System – Intrusion Alarm on Exterior Doors & Windows with Attic Siren and One Keypad

## Safety & Energy Features (Continuation)

- Pre-wired for Surveillance Cameras and Surround System in Master, Family, and Back Porch

## Warranty

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing/AC/Electrical Systems Warranty & 10 Years on AC System Parts
- 10 Year Structural Warranty (Foundation & Frame)
- 1, 6 & 12 Month Warranty Request Program

## Interior Design Services

- Up to **15 hours** of individual design consultation from our interior design professional when making your selections at the Community's model home (Only applicable to custom builds).



All information (including but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' rendering and community development plans) deemed reliable as of publication date but no guaranteed and remains subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Maps and plans are not to scale and all dimensions are approximate. As-Built Condition will control. Inventory/Model Homes may include additional room options and/or upgrades to standard features. Price(s) shown may not reflect lot premiums, upgrades and options. Not an offer in any state where prohibited or otherwise restricted by law. Please see a Community Sales Professional and visit [www.rnlhomes.com](http://www.rnlhomes.com) for details. © August 2017 RNL Homebuilders, LLC All rights reserved. 8/19/17