

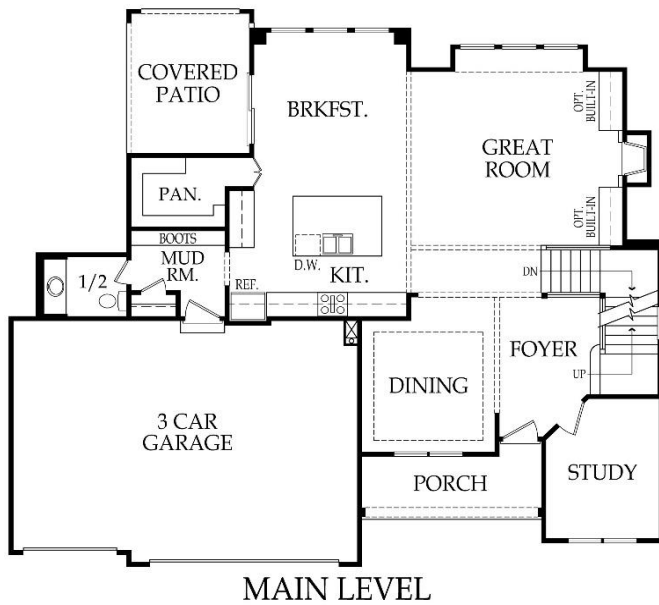
Two Story

Base Price: \$551,000

Square Footage: 2837 +/-

Bedrooms: 4

Bathrooms: 3.5



*Standard Features and price are subject to change. Artist rendering may differ from actual plans. Base price doesn't include price of homesite, city, or subdivision requirements. Square footage is estimated.

Updated 7/12/2023



ROCK HOMES

Irving Standard Features*

APPLIANCES

Stainless steel 30" electric cooktop, hood liner, 30" built-in oven, dishwasher and built-in microwave

CABINETS AND COUNTERTOPS

Kitchen cabinets with 3" drawer pulls & knobs for doors

Kitchen cabinets w/ hidden hinges & soft close drawers. Standard wood choices are clear alder, knotty alder or birch

Group 1 Granite or Quartz tops for kitchen island & surround

Cultured marble tops w/ integrated oval sinks in all baths

Secondary baths include paint grade vanities

Master bath features two custom clear alder, knotty alder, or birch stained vanity cabinets with wood top makeup vanity

Paint grade upper cabinet with hanging rod in laundry room

Pantry with shelving and wood top, includes 1 outlet

ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in great room and all bedrooms

Pre-wired for under cabinet lights in kitchen

Carbon monoxide detector

4 CAT6 Data and 2 Cable/CAT6 Data (dual drops)

HEATING AND AIR CONDITIONING

Passive radon vent with outlet in attic for future finish

96% single speed furnace & 16 SEER A/C with WiFi thermostat

One built-in humidifier

HVAC ductwork professionally cleaned prior to closing

PAINT

Interior: 2 flat wall colors, 1 trim color & 1 stain color

Exterior: 1 body color, 1 trim color & 1 accent color. Soffits painted same color as trim

FLOORING

Prefinished engineered hardwoods, kitchen, hall to kitchen, mudroom, pantry, breakfast & ½ bath

Carpet: office, great room, bedrooms & stairs

Tile flooring: master bath, secondary bathrooms & laundry room

WINDOWS & DOORS

6'8" fiberglass paint grade entry door

Interior: 6'8" hollow core paint grade doors

White or tan vinyl double-pane windows with low-e glass

EXTERIOR & INSULATION

30-year composition roof; color to be weathered wood

R-15 wall & R-50 attic insulation

3 car garage with clear span garage beam

2 chain drive garage door openers, 2 remotes & 1 exterior key pad

2 exterior hose bibs and exterior electrical outlets per code

Stucco or lap siding front with stone accent per elevation

3 sided LP SmartSide® siding

Approx. 9' foot foundation walls (not ceiling height)

8' tall insulated steel garage doors

10'10" x 12'10" covered concrete patio

FIREPLACE, TRIM AND MIRRORS

Staircase has stained handrail & iron balusters with maple end caps

Plate glass mirrors in secondary baths

Chrome framed shower doors for all bathroom showers

Direct vent gas fireplace w/ floor to mantle tile or stone in great room

Trim wrapped mirrors in master bath and ½ bath

Mudroom with paint grade boot bench

PLUMBING

Chrome plumbing fixtures

9" deep undermount stainless steel kitchen sink w/ garbage disposal

Ice maker line is included for kitchen fridge

50 gallon water heater

Master bath features free standing tub and dual shower heads

¾ bath & bar stubs in basement

Professionally inspect plumbing drain lines at closing

STANDARD ALLOWANCES

Appliances: \$3,540

Lighting: \$2,500

Landscape: \$2,000

Tile: Standard

Carpet: Standard

Sod: Up to 12,000 Sq. Ft. lot

Commission: Homesite up to \$120,000

Site Cost: \$6,000

ROCK CUSTOM EXPERIENCE

The Rodrock team provides a personal touch from start to finish. Project Managers are with you during the entire building process, including a final walkthrough of your home before closing. You will receive one-on-one time with our Interior Designers to reflect your individual style in your new home. Your Builder Liaison is available to answer any questions you have along the way.

RodrockHomes.com

913-851-0347

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