

**Two Story**

**Base Price: \$453,000**

**Bedrooms: 4**

**Square Footage: 2230 +/-**

**Bathrooms: 2.5**



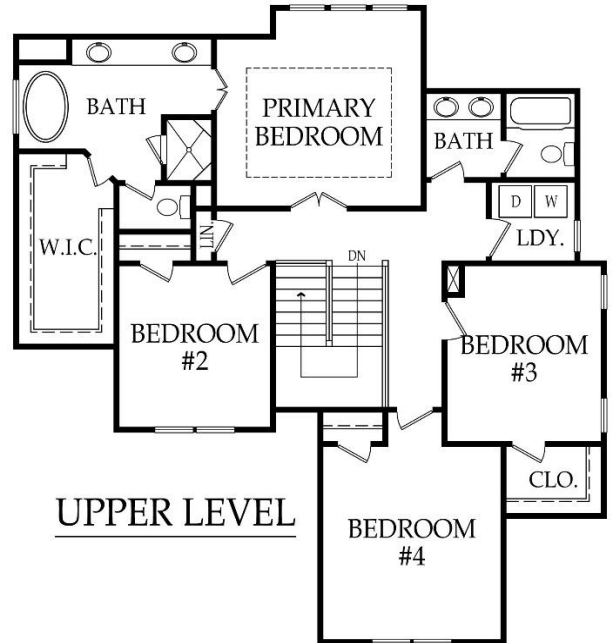
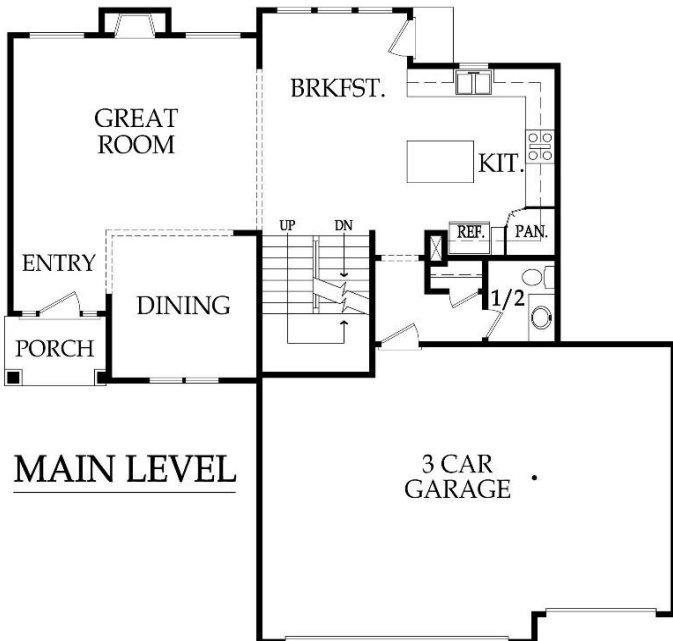
Elevation 1



Elevation 2



Elevation 3



\*Standard Features & price are subject to change. Artist rendering may differ from actual plans and show upgrades. Base price doesn't include price of homesite, city, or subdivision requirements. Square footage is estimated. Updated 3/1/2024



**RODROCK  
HOMES**

# Madison

## Standard Features\*

### APPLIANCES

Stainless steel 30" electric range, dishwasher, & over the range microwave

### CABINETS & COUNTERTOPS

Kitchen cabinets with 3" drawer pulls & knobs for doors  
 Kitchen cabinets with 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 with integrated oval sinks in all baths  
 Secondary baths include paint grade vanities  
 Stained vanity cabinets in primary bath  
 Paint grade upper cabinet with hanging rod in laundry room  
 Pantry with shelving

### ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in great room & all bedrooms  
 Carbon monoxide detector  
 4 CAT6 Data & 2 Cable/CAT6 Data (dual drops)

### HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish  
 80% variable speed furnace & 13 SEER A/C  
 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: entry, kitchen/breakfast, mudroom, & 1/2 bath  
 Carpet: dining room, great room, bedrooms & stairs  
 Tile flooring: primary bath, secondary bathrooms, & laundry

### WINDOWS & DOORS

6'8" fiberglass paint grade entry door with sidelights  
 Interior doors: 6' 8" paint grade hollow core  
 White or tan vinyl double-pane windows with low-e glass

### EXTERIOR & INSULATION

30-year composition roof; color to be weathered wood  
 R-13 wall & R-50 attic insulation  
 3 car garage  
 2 chain drive garage door openers, 2 remotes & 1 exterior key pad  
 2 exterior hose bibs & exterior electrical outlets per code  
 Stucco or lap siding front with stone accent per elevation  
 3 sided LP SmartSide® siding  
 Approx. 8' foot foundation walls (not ceiling height)  
 8' tall insulated steel garage doors  
 Approx. 10' x 13' concrete patio

### FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps  
 Plate glass mirrors in secondary baths  
 Chrome framed shower doors in all bathroom showers  
 Direct vent gas fireplace with floor to mantle tile or stone in great room

### PLUMBING

Chrome plumbing fixtures  
 9" deep undermount stainless steel kitchen sink with garbage disposal  
 Ice maker line is included for kitchen fridge  
 40 gallon water heater  
 One shower head in primary bath shower & freestanding tub  
 Secondary baths feature one piece fiberglass tub or shower units  
 Professionally inspect plumbing drain lines at closing

### STANDARD ALLOWANCES

Appliances:	\$1,575
Lighting:	\$2,000
Landscape:	\$1,250
Tile:	Standard
Carpet:	Standard
Sod:	Up to 12,000 Sq. Ft. lot
Commission:	Homesite up to \$110,000
Site Cost:	\$5,000

### RODROCK 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**

\*Standard Features subject to change. All dimensions are approximate.

Updated 3/1/2024

