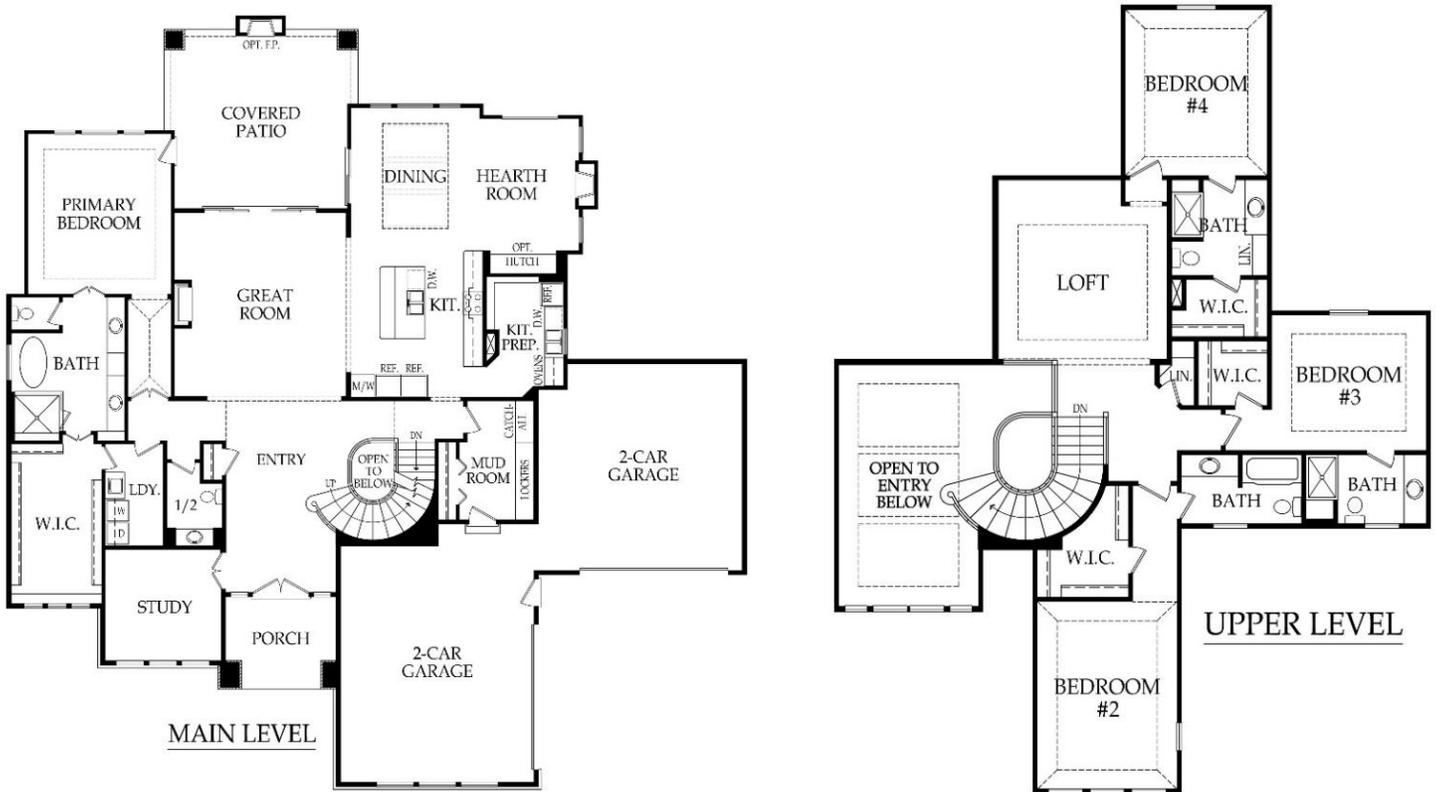


1.5 Story | Bedrooms: 4 | Bathrooms: 4.5 | Square Footage: 4398 +/- | Base Price: \$1,059,000



\*Artist rendering may differ from actual plans and show upgrades.

Standard Features & price are subject to change. Base price doesn't include price of homesite, city or subdivision requirements. Square footage is estimated.

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### APPLIANCES

Stainless steel 36" gas cooktop, hood liner, two - 30" built-in ovens, dishwasher, & built-in microwave

### CABINETS & COUNTERTOPS

Kitchen cabinets with 3" drawer pulls and knobs for doors

Kitchen cabinets w/ hidden hinges, soft close drawers, 50qt trash pullout.

Standard wood choices are clear alder, knotty alder or birch

Group 1 Granite or Quartz tops for kitchen island & surround,

2nd kitchen, primary bath, 1/2 bath, and laundry

Cultured marble tops w/ integrated oval sinks in secondary baths

Laundry & secondary baths include paint grade vanities

Primary bath features two custom clear alder, knotty alder, or birch

stained vanity cabinets

Prep kitchen with shelving, upper & lower cabinets, sink, 2nd oven & openings for dishwasher & fridge

### ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in living 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 & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish

Two 96% single speed furnaces & 14 SEER A/Cs with programmable thermostat

One built-in humidifier

HVAC ductwork professionally cleaned prior to closing

### PAINT

Exterior: 1 body color, 1 trim color (all 4-sides) & 1 accent color. Soffits painted same color as trim.

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

### FLOORING

Prefinished engineered hardwoods: entry, kitchen, dining, family room, great room, 2nd kitchen, mudroom, main floor hallways, 1/2 bath, & laundry

Carpet: office, bedrooms & stairs

Tile flooring: primary bath & secondary bathrooms

### WINDOWS & DOORS

8' double entry door with clear glass inserts

Interior doors: paint grade hollow core - 8' main level, 6' 8" upper level

Black exterior/white interior MI laminate windows

12' x 8' quad slider in great room

6' x 8' slider in dining

### DRYWALL

Exterior drywall ceilings on front covered porch area

Exterior drywall ceilings on rear covered lanai

### EXTERIOR & INSULATION

Grand Manor or similar roof w/ 6" gutters

R-15 wall, R-50 attic insulation, & attic air seal

4 car garage with clear span garage beam

2 chain drive garage door openers, 4 remotes & 1 exterior key pad

2 exterior hose bibs and exterior electrical outlets per code

4 side lap siding or conventional stucco w/undercoat of elastomeric paint

Front elevation w/natural thin-cut stone per plan

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

8' tall insulated trim applied steel garage doors

Approx. 20'x19' covered concrete patio

### FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps

Plate glass mirrors in secondary baths

Frameless shower door in primary bath & chrome shower door frame for secondary bath showers

Gas linear fireplace w/ floor to ceiling faux stone in great room &

gas fireplace w/ floor to ceiling faux stone in hearth room

Trim wrapped mirror in 1/2 bath

Mudroom w/ paint grade lockers & catch all with wood top

Primary closet includes open & stacked shelves & 6 pull down rods

Metal rods in all closets

### PLUMBING

Chrome plumbing fixtures

9" deep undermount stainless steel sink w/ garbage disposal in both the main kitchen and 2nd kitchen

Ice maker line is included for main kitchen fridge

Stainless steel undermount sink in laundry room

Two - 50 gallon water heaters

Primary bath features free-standing soaker tub & dual shower heads

Lower level includes 3/4 bath stub & bar stub

Professionally inspect plumbing drain lines at closing

### STANDARD ALLOWANCES

Appliances: \$5,615

Lighting: \$9,000

Landscape: \$10,000

Tile: \$10,000 Material

Carpet: \$22.50 sq yard + \$1,000 additional

Exterior Stone: \$13,000

Sod & Sprinkler: Up to 15,000 Sq. Ft. lot

Commission: Homesite up to \$180,000

Site Cost: \$11,800

### 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.