

2 Story | Bedrooms: 4 | Bathrooms: 2.5 | Square Footage: 2204 +/- | Base Price: \$455,000



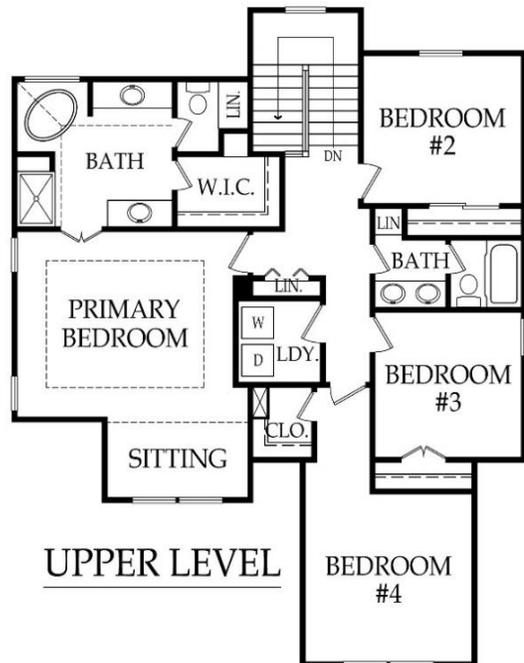
Elevation



Elevation 2



Elevation 3



*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 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

ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in great room & all bedrooms
 Carbon monoxide detector
 4 CAT6 Data

HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish
 80% variable speed furnace & 14 SEER A/C with programmable
 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 in entry, kitchen, ½ bath, & breakfast
 Carpet: bedrooms, stairs, great room, dining room, & upstairs hall
 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, & attic air seal
 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. 11' x 14' 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 in great room
 Metal closet rods in primary closet

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:	\$2,000
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.