



ROCK
HOMES

LANCASTER

2 Story | Bedrooms: 5 | Bathrooms: 4.5 | Square Footage: 3236 +/- | Base Price: \$625,000



Elevation 1



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

RodrockHomes.com | 913-851-0347



price of homesite, city or subdivision requirements. Square footage is estimated.

10/10/2013



APPLIANCES

Stainless steel 30" electric cooktop, hood liner, 30" built-in oven, dishwasher & built-in 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 with built-in linen cabinet
 Paint grade cabinet with sink & Group 1 Granite or Quartz top in laundry
 Pantry has shelving with wood top, includes 1 outlet
 Dry bar with lower stain grade cabinet with wood top & opening for beverage fridge

ELECTRICAL/LOW VOLTAGE

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

HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish
 96% single speed furnace & 14 SEER A/C with programmable 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: entry, kitchen, mudroom, 1/2 bath, & breakfast
 Carpet: great room, bedrooms, stairs, upstairs hall, & dining room
 Tile flooring: primary bath, secondary bathrooms, & laundry

WINDOWS & DOORS

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-15 wall, R-50 attic insulation, & attic air seal
 3 car garage with clear span garage beam
 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. 9' foot foundation walls (not ceiling height)
 8' tall insulated steel garage doors
 Approx. 14' x 12' covered concrete patio

FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps
 Plate glass mirrors in secondary baths
 Chrome frame shower doors for all bathroom showers
 Direct vent gas fireplace with floor to mantle tile in great room
 Trim wrapped mirrors in 1/2 bath, butler's pantry & primary bath
 Mudroom with paint grade boot bench
 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
 50 gallon water heater
 Primary bath features free-standing tub & dual shower heads
 3/4 bath & bar stubs in basement
 Professionally inspect plumbing drain lines at closing

STANDARD ALLOWANCES

Appliances:	\$3,230
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

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.

