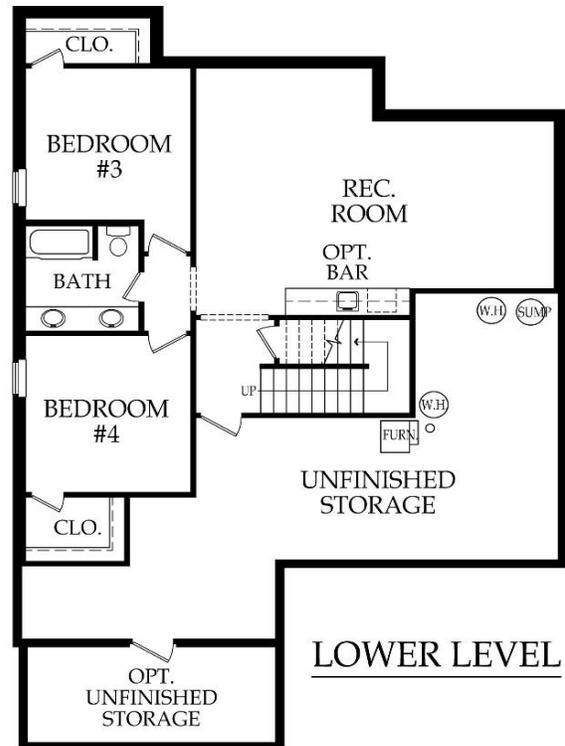




Reverse | Bedrooms: 4 | Bathrooms: 3 | Square Footage: 2862 +/- | Base Price: \$545,000



*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.

RodrockHomes.com | 913-851-0347





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

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

Primary bath has stained vanity cabinets

Paint grade upper cabinets in laundry room

Pantry with shelving & trim built lower cabinet with wood top (no doors), includes 1 outlet

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

80% 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 hardwood: Entry, great room, kitchen, dining room, pantry, main level hallways, 3/4 bath, & laundry

Carpet: All bedrooms, flex room & lower level rec room

Tile flooring: primary bath, & lower level secondary bathroom

WINDOWS & DOORS

8' fiberglass paint grade entry door with sidelights

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

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

Oversized 2 car garage

1 chain drive garage door opener, 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 door

Approx. 15' x 9' covered concrete patio

FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps

Plate glass mirrors in secondary baths

Zero entry frameless shower door in primary bath, & chrome shower door frame for secondary bath showers

Direct vent gas fireplace with floor to mantle tile in great room

Trim wrapped mirror in primary & main level bath

Wainscot trim behind primary freestanding tub

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

Professionally inspect plumbing drain lines at closing

Two shower heads in primary bath shower & freestanding tub

Lower level stubbed for bar

STANDARD ALLOWANCES

Appliances: \$3,230

Lighting: \$2,500

Landscape: \$2,000

Tile: Standard

Carpet: Standard

Sod: Up to 10,000 Sq. Ft. lot

Commission: Homesite up to \$110,000

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.

