



ROCK
HOMES

SEQUOIA

Reverse | Bedrooms: 4 | Bathrooms: 3 | Square Footage: 3004 +/- | Base Price: \$528,000



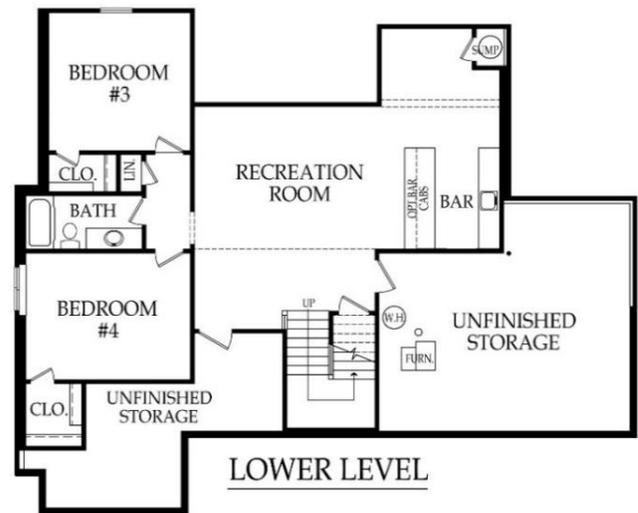
Elevation 1



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 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. 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
Main bath includes stained vanity, lower level bath includes painted
Primary bath features custom clear alder, knotty alder, or birch stained vanity cabinets with makeup vanity
Paint grade upper cabinets & hanging rod w/ Group 1 Granite or Quartz and sink in laundry room
Pantry with shelving & wood top, includes 1 outlet
Stain grade lower level back bar with sink & Group 1 Granite or Quartz top

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 hardwoods: entry, kitchen, pantry, dining room, great room, main floor hallways, & laundry
Carpet: bedrooms & closets, stairs, & LL rec room
Tile flooring: primary bath & secondary bathrooms

WINDOWS & DOORS

8' fiberglass paint grade entry door w/ 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 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. 11' x 15' 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 w/ floor to mantle tile & stained beam in great room
Trim wrapped mirror in 3/4 bath & 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 dual shower heads
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

ROCKROCK 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.

