

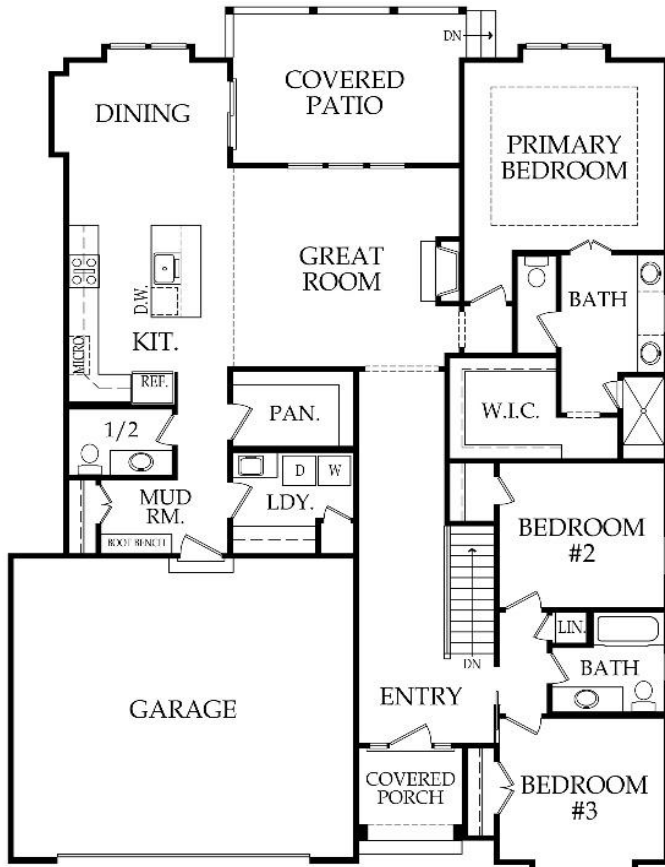
Ranch | Bedrooms: 3 | Bathrooms: 2.5 | Square Footage: 2005 +/- | Base Price: \$500,000



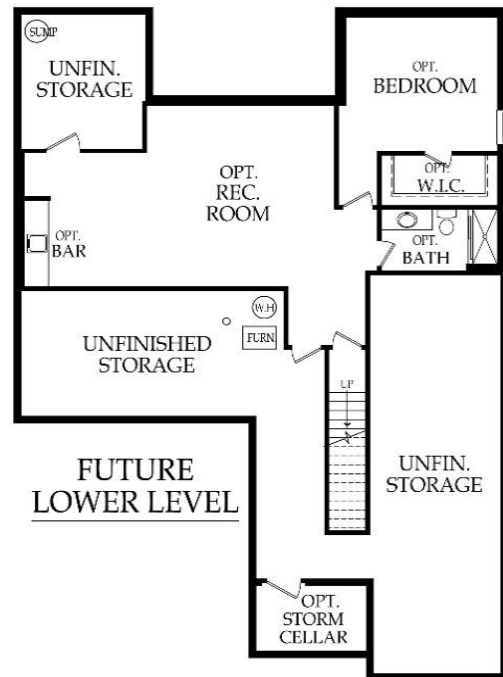
Elevation A



Elevation B



MAIN LEVEL



\*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 baths  
 Secondary baths include paint grade vanities  
 Primary bath has stained vanity cabinets  
 Paint grade upper and lower cabinets & Group 1 Granite or Quartz top w/ sink 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 hardwoods: Entry, great room, kitchen, pantry, dining room, mud room, main hallways, 1/2 bath, secondary bath, & laundry  
 Carpet: All bedrooms  
 Tile flooring: primary bath, & optional lower level bath

### WINDOWS & DOORS

8' fiberglass paint grade entry door with sidelights  
 Interior doors: paint grade hollow core - 8' main level, 6' 8" upper 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. 18' x 10' 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 1/2 bath, trim band above mirror in primary bath  
 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  
 Lower level stubbed for bar

### STANDARD ALLOWANCES

Appliances:	\$3,230
Lighting:	\$2,000
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.

