

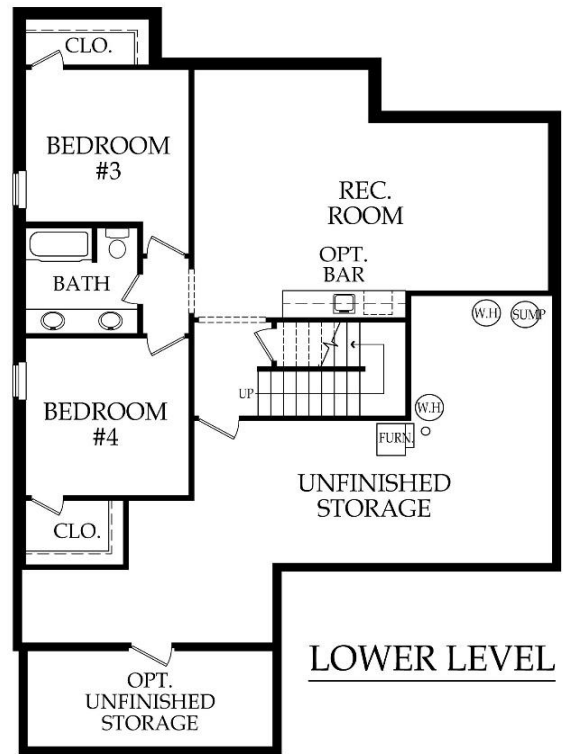
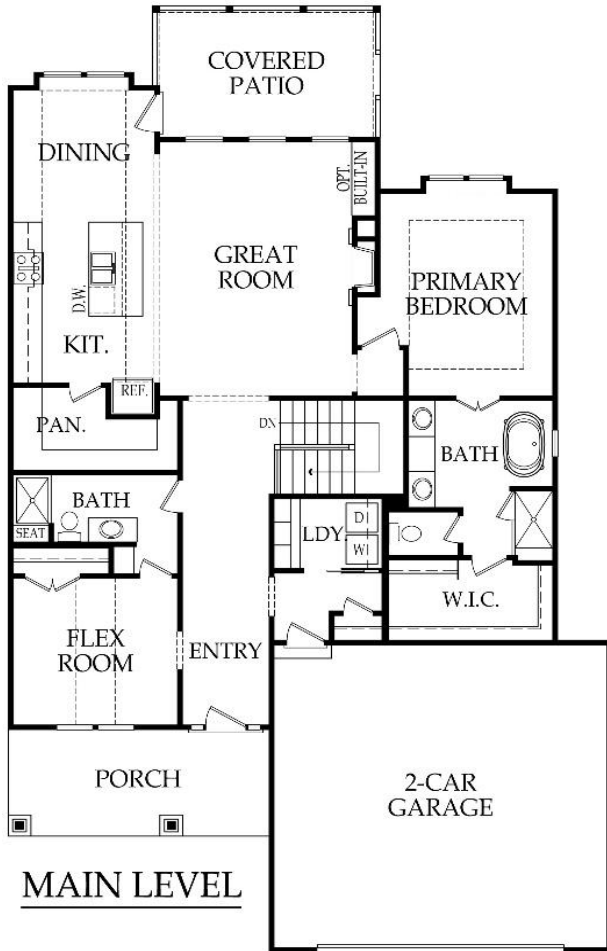
Reverse | Bedrooms: 4 | Bathrooms: 3 | Square Footage: 2862 +/- | Base Price: \$555,000



Elevation A



Elevation B



*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" 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. 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
 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.

