

1.5 Story | Bedrooms: 4 | Bathrooms: 4.5 | Square Footage: 4261 +/- | Base Price: \$867,000



Elevation A



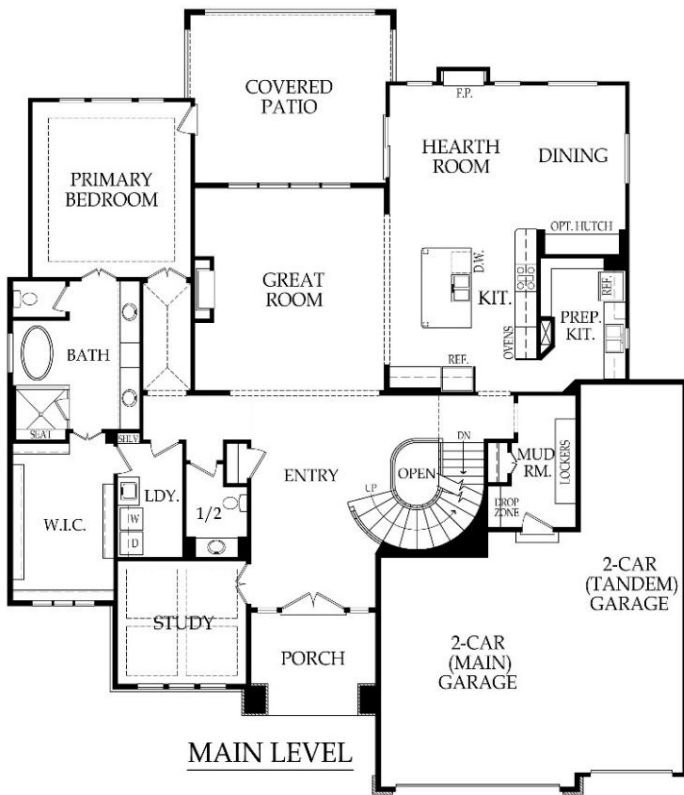
Elevation B



Elevation C



Elevation D



\*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.

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### APPLIANCES

Stainless steel 36" gas 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, primary bath, 1/2 bath & prep kitchen

Cultured marble tops with integrated oval sinks in all secondary baths

Secondary baths include paint grade vanities

Stained vanity cabinets in primary bath

Paint grade cabinet with sink & Group 1 Granite or Quartz top in laundry

Prep kitchen with shelving, upper cabinets, lower cabinets with group 1 granite or quartz countertops, sink, & openings for dishwasher, oven, & 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

Two 96% single speed furnaces & two 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, dining room, prep kitchen, mudroom, hallways on main floor, 1/2 bath, & laundry room

Carpet: office, great room, bedrooms, stairs, & loft

Tile flooring: primary bath & secondary bathrooms

### WINDOWS & DOORS

8' tall entry door

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-15 wall, R-50 attic insulation, & attic air seal

4 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 trim applied steel garage doors

Approx. 18' x 15' covered concrete patio

### FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps

Plate glass mirrors in secondary baths

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 &

floor to ceiling tile or stone in hearth room

Trim wrapped mirror in 1/2 bath

Mudroom with paint grade boot bench & drop zone with wood top

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 soaker tub & dual shower heads

3/4 bath & bar stubs in basement

Professionally inspect plumbing drain lines at closing

### STANDARD ALLOWANCES

Appliances: \$4,575

Lighting: \$4,000

Landscape: \$2,000

Tile: Standard + \$500 additional

Carpet: Standard + \$1,000 additional

Sod: Up to 12,000 Sq. Ft. lot

Commission: Homesite up to \$125,000

Site Cost: \$7,000

### ROCK 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.