

2 Story | Bedrooms: 4 | Bathrooms: 4.5 | Square Footage: 4133 +/- | Base Price: \$796,000



Elevation A



Elevation B



Elevation C



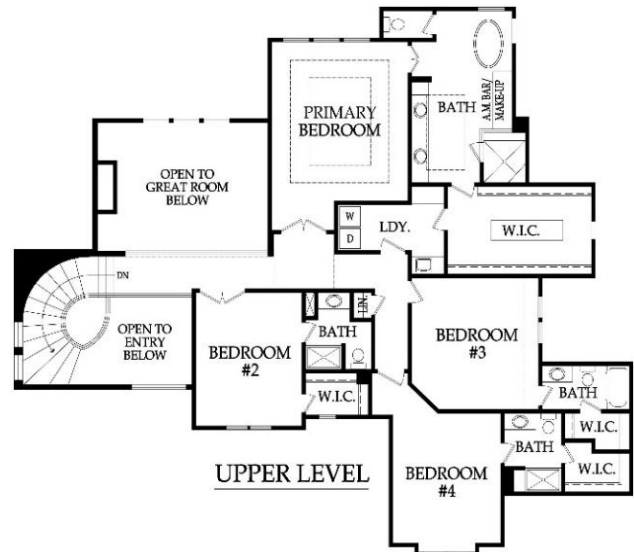
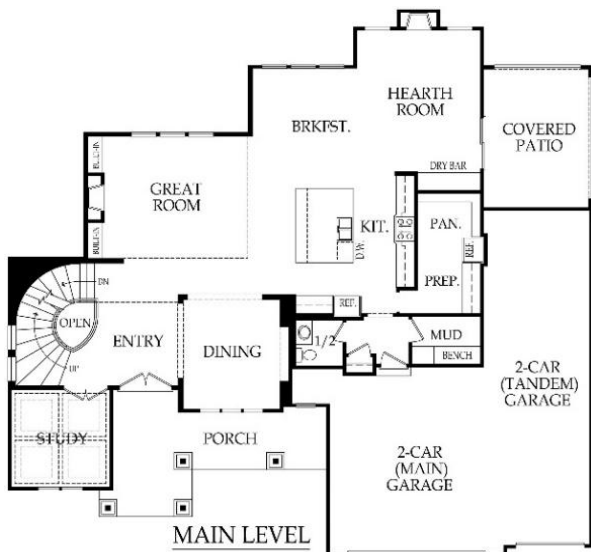
Elevation D



Elevation E



Elevation F



*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, pantry, primary bath, & 1/2 bath
Cultured marble tops with integrated oval sinks in all baths
Secondary baths include paint grade vanities
Stained vanity cabinets in primary bath with separate makeup vanity/AM bar
Paint grade cabinet w/ sink & Group 1 Granite or Quartz top in laundry
Pantry with shelving, upper cabinets, lower cabinets with group 1 granite or quartz countertops, & openings for 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, pantry, mudroom, hallway to kitchen, 1/2 bath, breakfast, & hearth room
Carpet: office, great room, bedrooms, stairs, & upstairs hall
Tile flooring: primary bath, secondary bathrooms, & laundry

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. 12' x 17' 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
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: free-standing soaker tub, shower head & rain shower head
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

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.

