



**RODROCK
HOMES**

PROVIDENCE

1.5 Story | Bedrooms: 5 | Bathrooms: 5.5 | Square Footage: 3732 +/- | Base Price: \$742,000



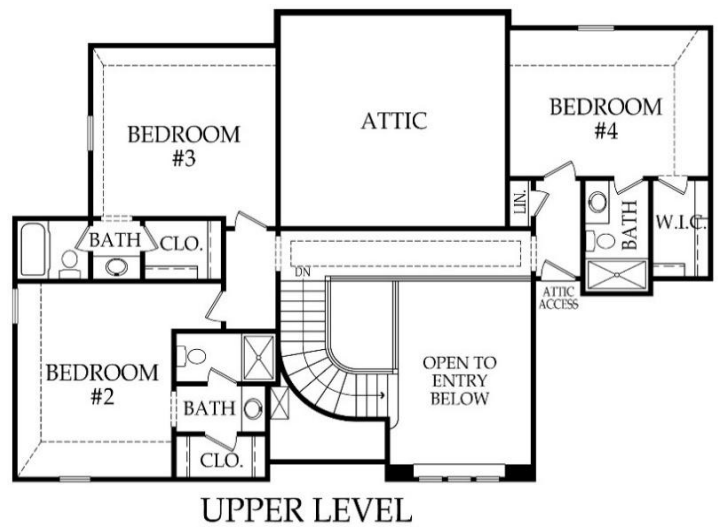
Elevation 1



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



Standard Features*

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 room
 Prep kitchen with shelving, lower cabinets, sink, & openings for oven & microwave

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, dining room, 1/2 bath, primary hallway, & laundry room
 Carpet: bedrooms, stairs & great room
 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
 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 trim applied steel garage doors
 Approx. 18' x 12' 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
 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:	\$3,000
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.