



**ROCK**  
**HOMES**

# NEW HAMPTON

Reverse | Bedrooms: 4 | Bathrooms: 3 | Square Footage: 3234 +/- | Base Price: \$643,000



Elevation 1



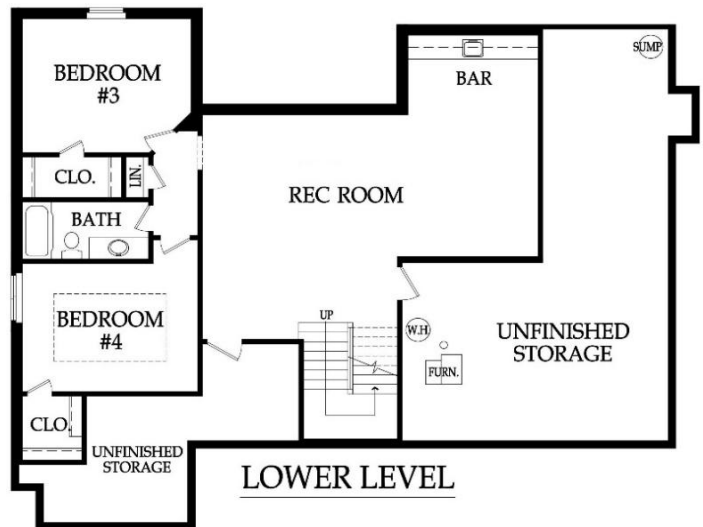
Elevation 2



Elevation 3



MAIN LEVEL



LOWER 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. Standard wood choices are clear alder, knotty alder or birch  
 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  
 Stained vanity cabinets in primary bath  
 Paint grade cabinet with sink & Group 1 Granite or Quartz top in laundry  
 Pantry with shelving, lower cabinet with wood top, & 1 outlet  
 Stain grade lower level bar with sink & Group 1 Granite or Quartz top

### 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  
 96% 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, hearth room, dining room, hallway, mudroom, pantry, main level bath & laundry room  
 Carpet: bedrooms, study/guest, stairs, & LL rec room  
 Tile flooring: primary bath & secondary bathrooms

### WINDOWS & DOORS

8' fiberglass paint grade entry door with sidelights  
 Interior doors: paint grade hollow core - 8' main level, 6' 8" lower 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 steel garage doors  
 Approx. 16' x 12' covered concrete patio  
 LP Smart Panel wrapped deck posts, deck ceiling & ridge beam, cedar accent beams in peak

### FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps  
 Plate glass mirrors in secondary baths  
 Zero entry primary bath shower with frameless door & chrome shower door frame for secondary bath showers  
 Direct vent gas fireplaces with floor to mantle tile in great room & floor to ceiling tile or stone in hearth room  
 Trim wrapped mirror in 3/4 bath  
 Stain grade ridge beam in great room  
 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 features dual shower heads  
 Professionally inspect plumbing drain lines at closing

### STANDARD ALLOWANCES

Appliances:	\$3,230
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 \$120,000
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.