

Reverse | Bedrooms: 4 | Bathrooms: 3 | Square Footage: 3207 +/- | Base Price: \$627,000



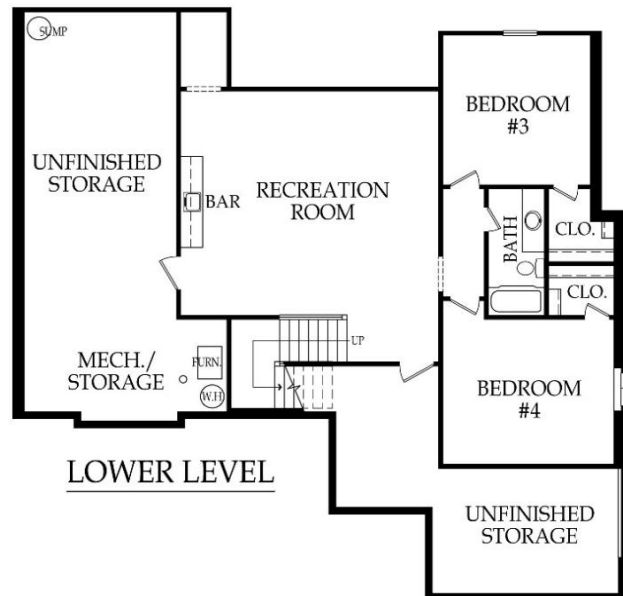
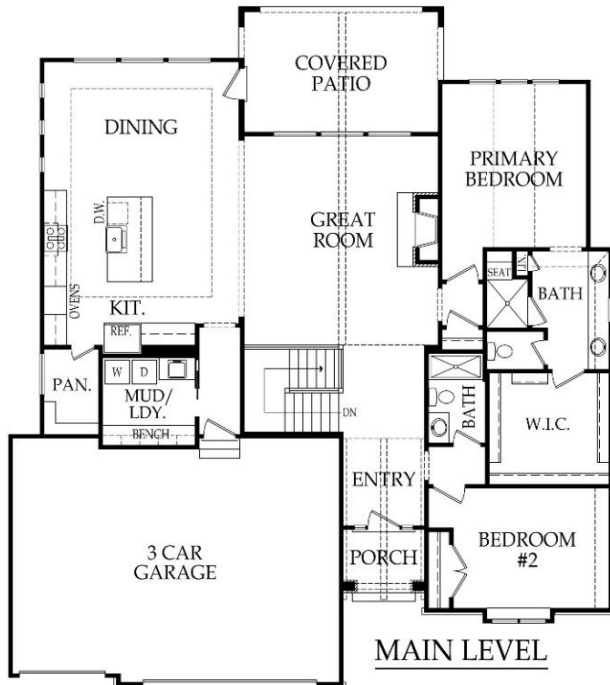
Elevation 1



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





### 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 w/ integrated oval sinks in all baths

Lower level secondary bathroom includes paint grade vanities

Primary & main guest bathrooms feature custom clear alder, knotty alder, or birch stained vanity cabinets

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

Pantry with shelving & wood top, includes 1 outlet

Stain grade lower level back bar w/group 1 Granite or Quartz top & sink

### 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, pantry, hallways on main floor, & laundry

Carpet: bedrooms & closets, stairs, & LL rec room

Tile flooring: primary bath & secondary bathrooms

### WINDOWS & DOORS

8' tall entry door w/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. 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

Zero entry frameless shower door in primary bath, & chrome shower door frame for secondary bath showers

Direct vent gas fireplace w/ floor to mantle tile in great room

Trim wrapped mirrors in 3/4 bath & primary bath

Mudroom with paint grade boot bench

Stained ridge beam in entry (per elevation) & great room

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: \$2,500

Landscape: \$2,000

Tile: Standard

Carpet: Standard

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.

