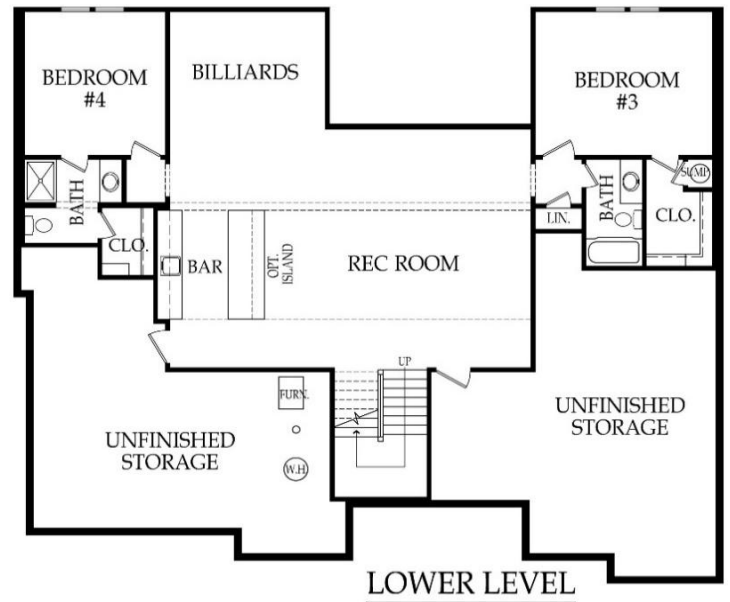




Reverse | Bedrooms: 4 | Bathrooms: 4.5 | Square Footage: 4207 +/- | Base Price: \$967,000



***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, two - 30" built-in ovens, dishwasher, & built-in microwave

CABINETS & COUNTERTOPS

Kitchen cabinets with 3" drawer pulls and knobs for doors
 Kitchen cabinets w/ hidden hinges and soft close drawers.
 Standard wood choices are clear alder, knotty alder or birch
 Group 1 Granite or Quartz tops for kitchen island & surround, prep kitchen, primary bath, 1/2 bath, laundry, & lower level bar
 Cultured marble tops w/ integrated oval sinks in secondary baths
 Laundry & secondary baths include paint grade vanities
 Primary bath features two stained vanity cabinets
 Prep kitchen with shelving, upper & lower cabinets, sink, 2nd oven & openings for dishwasher & fridge
 Stain grade lower level back bar with sink & Group 1 Granite or Quartz top

ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in living room and all bedrooms
 Pre-wired for under cabinet lights in kitchen
 Carbon monoxide detector
 4 CAT6 Data and 2 Cable/CAT6 Data (dual drops)

HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish
 Two 96% single speed furnaces & 14 SEER A/Cs with programmable thermostat
 One built-in humidifier
 HVAC ductwork professionally cleaned prior to closing

PAINT

Exterior: 1 body color, 1 trim color (all 4-sides) & 1 accent color. Soffits painted same color as trim.
 Interior: 2 flat wall colors, 1 trim color & 1 stain color

FLOORING

Prefinished engineered hardwoods: entry, kitchen, dining, living room, prep kitchen, mudroom, hallways on main floor, 1/2 bath, & laundry
 Carpet: office, bedrooms & stairs
 Tile flooring: primary bath & secondary bathrooms

WINDOWS & DOORS

8' double entry fiberglass paint grade door with clear glass inserts
 Interior doors: paint grade hollow core - 8' main level, 6' 8" lower level
 Black exterior/white interior MI laminate windows
 12' x 8' quad slider in great room
 6' x 6' 8" slider in lower level rec room & 6' x 8' slider in dining room

EXTERIOR & INSULATION

Grand Manor or similar roof w/ 6" gutters
 R-15 wall, R-50 attic insulation, & attic air seal
 2-car side entry 2-car front entry
 2 chain drive garage door openers, 4 remotes & 1 exterior key pad
 2 exterior hose bibs and exterior electrical outlets per code
 4 side lap siding or conventional stucco w/undercoat of elastomeric paint
 Front elevation w/natural thin-cut stone per plan
 Approx. 9' foot foundation walls (not ceiling height)
 8' tall insulated trim applied steel garage doors
 Approx. 17' x 14' 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
 Gas fireplace w/ floor to mantle tile in living room, & gas linear fireplace w/ floor to ceiling stone & stain grade mantle in hearth room
 Trim wrapped mirror in 1/2 bath
 Mudroom w/ paint grade lockers & catch all with wood top
 Primary closet includes open & stacked shelves w/ 6 metal pull down rods
 Metal rods in all closets

DRYWALL

Exterior drywall ceilings on front covered porch & rear covered lanai

PLUMBING

Chrome plumbing fixtures
 9" deep undermount stainless steel sink w/ garbage disposal in both the main kitchen & 2nd kitchen
 Ice maker line is included for main kitchen fridge
 Stainless steel undermount sink in laundry room
 Two - 50 gallon water heaters
 Primary bath features free-standing soaker tub & dual shower heads
 Professionally inspect plumbing drain lines at closing

STANDARD ALLOWANCES

Appliances:	\$5,615	Lighting:	\$9,000
Landscape:	\$10,000	Tile:	\$10,000 material
Carpet:	\$22.50 sq yard + \$1,000 additional		
Exterior Stone:	\$21,500		
Sod & Sprinkler:	Up to 15,000 Sq. Ft. lot		
Commission:	Homesite up to \$180,000		
Site Cost:	\$11,800		

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.