



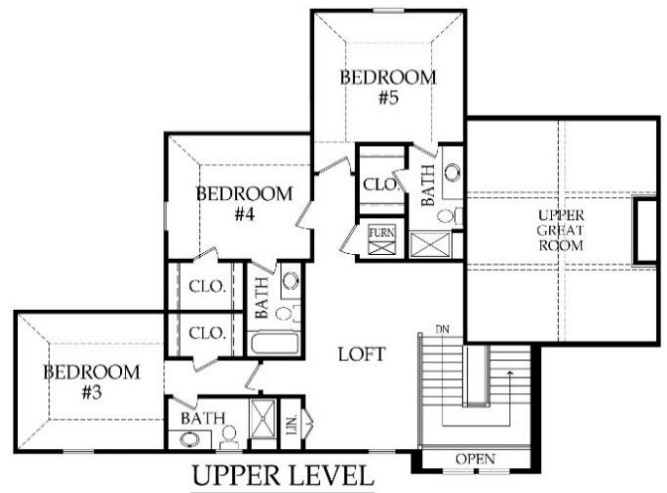
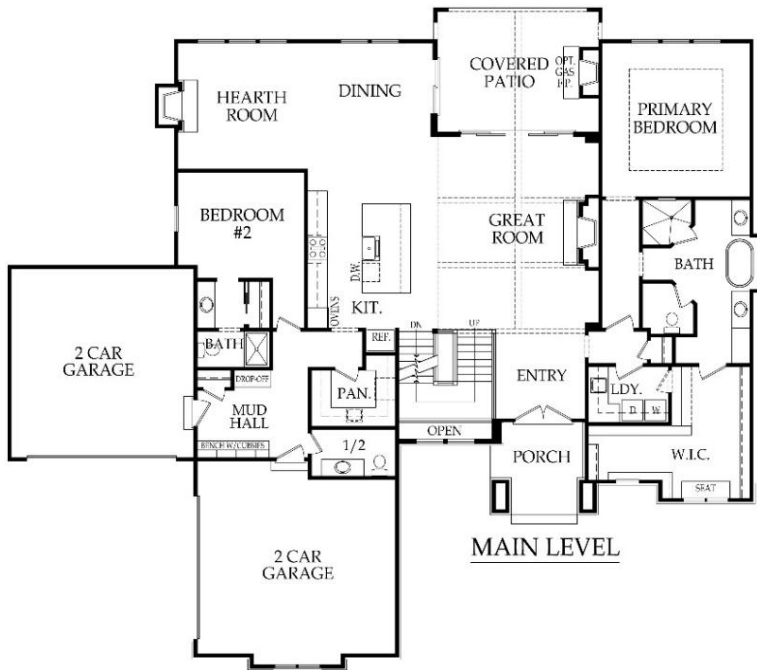
1.5 Story | Bedrooms: 5 | Bathrooms: 5.5 | Square Footage: 3923 +/- | Base Price: \$1,030,000



Elevation 2



Elevation 1



\*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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## Standard Features\*

### 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, pantry, primary bath, 1/2 bath, & laundry  
 Cultured marble tops w/ integrated oval sinks in secondary baths  
 Laundry & secondary baths include paint grade vanities  
 Primary bath features two stained vanity cabinets  
 Pantry with shelving & base cabinets, & 2nd oven

### ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in living room & 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, living room, kitchen, dining, hearth room, pantry, mud hall, 1/2 bath, & laundry  
 Carpet: study/guest, 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" upper level  
 Black exterior/white interior MI laminate windows  
 12' x 8' quad slider in living 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 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	Exterior Stone:	Elev. 1 - \$18,000
Lighting:	\$9,000		Elev. 2 - \$12,000
Landscape:	\$10,000		
Tile:	\$10,000 Material		
Carpet:	\$22.50 sq yard + \$1,000 additional		
Sod & Sprinkler:	Up to 15,000 Sq. Ft. lot		
Commission:	Homesite up to \$180,000		
Site Cost:	\$11,800		

### 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.