

2 Story | Bedrooms: 4 | Bathrooms: 2.5 | Square Footage: 2204 +/- | Base Price: \$465,000



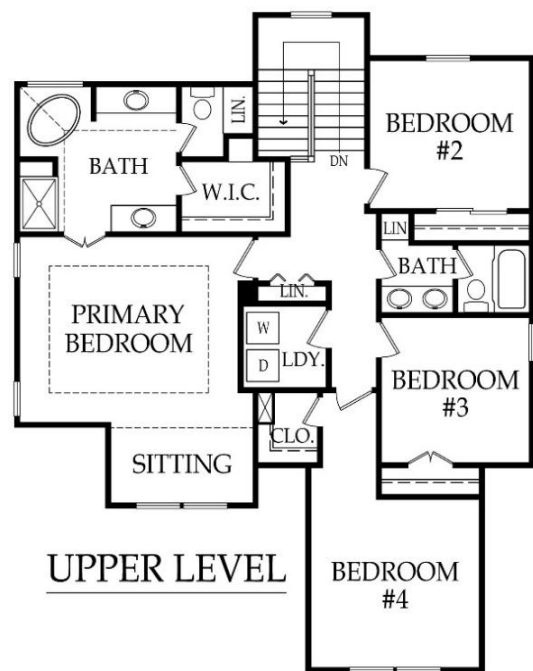
Elevation 1



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.

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WESTON

Standard Features*

APPLIANCES

Stainless steel 30" electric range, dishwasher, & over the range 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 upper cabinet with hanging rod in laundry room

ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in great room & all bedrooms

Carbon monoxide detector

4 CAT6 Data

HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish

80% variable 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 in entry, kitchen, ½ bath, & breakfast

Carpet: bedrooms, stairs, great room, dining room, & upstairs hall

Tile flooring: primary bath, secondary bathrooms, & laundry

WINDOWS & DOORS

6'8" fiberglass paint grade entry door with sidelights

Interior doors: 6' 8" paint grade hollow core

White or tan vinyl double-pane windows with low-e glass

EXTERIOR & INSULATION

30-year composition roof; color to be weathered wood

R-13 wall, R-50 attic insulation, & attic air seal

3 car garage

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. 8' foot foundation walls (not ceiling height)

8' tall insulated steel garage doors

Approx. 11' x 14' 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

Direct vent gas fireplace with floor to mantle tile in 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

40 gallon water heater

One shower head in primary bath shower & freestanding tub

Secondary baths feature one piece fiberglass tub or shower units

Professionally inspect plumbing drain lines at closing

STANDARD ALLOWANCES

Appliances: \$1,575

Lighting: \$2,000

Landscape: \$2,000

Tile: Standard

Carpet: Standard

Sod: Up to 12,000 Sq. Ft. lot

Commission: Homesite up to \$110,000

Site Cost: \$5,000

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.

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*Standard Features are subject to change. All dimensions are approximate. Updated 9/10/2026

