



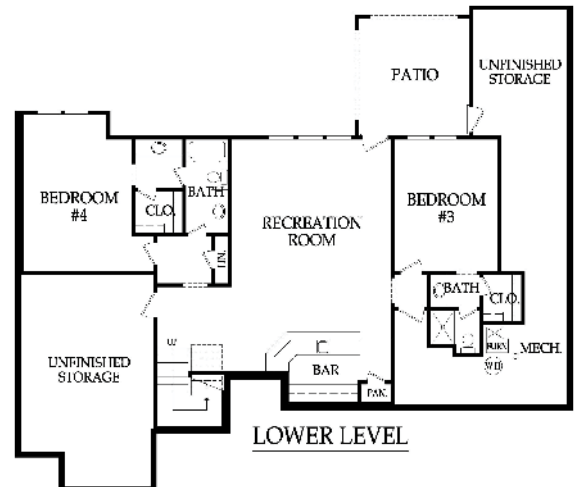
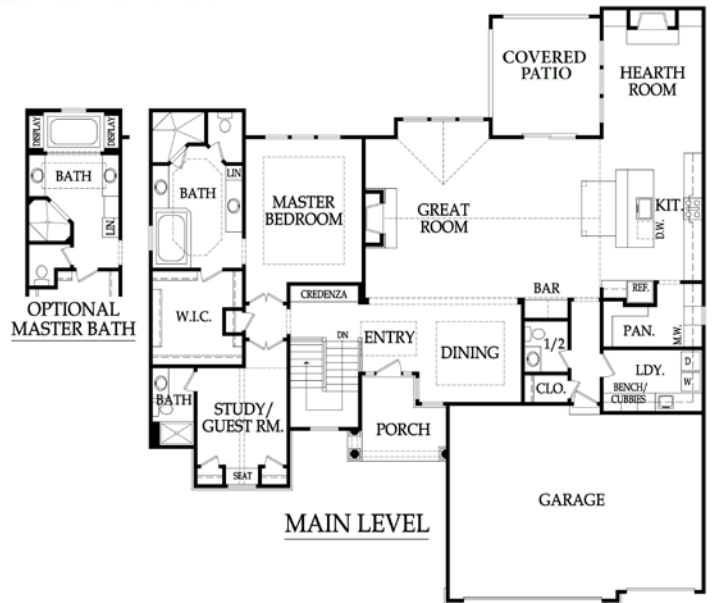
Elevation 1



Elevation 2



Elevation 3



Base Price: \$459,000
Square Footage: 3734
Bedrooms: 4
Bathrooms: 4.5

01/05/2018

Prices are subject to change

Artist rendering may differ from actual plans. Base price does not include price of homesite, city, or subdivision requirements. Square footage is estimated.



“Anthem Reverse” Standard Features

DRAMATIC INTERIORS

- 8' fiberglass front door with sidelights & trim detail
- Entry features coffered ceiling with crown moulding & smooth ceiling, and 1 light opening
- Entry hall boasts beautiful stained built-in credenza and can light
- Staircase has stained handrail & wrought iron balusters. Maple stair end caps (open ends only). 1 window at landing provides a flood of natural light in the entry
- 2-3-4" varying width rustic oak hardwoods in entry, kitchen & breakfast, great room, hearth room & ½ bath
- Dining room has coffered ceiling with crown moulding, flat ceiling, 1 light opening and 2 windows and standard carpet flooring
- Study/guest room features double doors, 2 closets with a window seat in between and an on-suite full bathroom
- Great room features vaulted ceiling, decorative trim around windows, pre-wire for 2 ceiling fans, gas fireplace with electric start, stain grade mantle and can lights
- Bar/butler's area features stain grade cabinetry, granite countertops, tile backsplash, under cabinet lighting prewire, clear glass doors on upper cabinetry & space for a beverage cooler
- Hearth room features fireplace with stain grade mantle and 3 windows with trim detail
- Choice of ceramic tile or stone on great room & hearth room fireplace surrounds below the mantle
- Paint grade mud room/utility room features lockers, coat hooks, upper cubbies, lower shoe cubbies, beadboard, tile floors, sink with storage below, laminate countertop, hanging rod with shelf, upper cabinets and can lights, and standard tile flooring
- Hall to garage has huge appliance/coat closet with 1 light opening
- Hall between study & master features a linen closet
- Double doors lead to master bedroom that has a coffered ceiling with crown moulding, indirect lighting prewire, and 3 windows with decorative trim. Master walk-in closet has paint grade cabinetry, metal hanging rods and light openings
- Downstairs features front & back bar with stain grade cabinetry, laminate countertops, tile flooring behind bar, pendant pre-wire over the front bar, mini can lights, under cabinet lighting prewire, sink, space for a microwave and a beverage refrigerator, and a pantry. Rec area has can lights and 2 light openings
- Bedrooms & great room blocked and wired for ceiling fans
- Oversized baseboards throughout the entire house
- Choice of interior door style. Knock down ceilings
- Choice of 2 paint colors for walls & 1 trim color
- Upgraded oil rubbed bronze plumbing package in kitchen, master bath & ½ bath
- Choice of 12 phone/cable/data locations

IDEAL KITCHENS

- Beautiful custom kitchen cabinetry with your choice of stain color, features hidden hinges & adjustable shelving. Standard wood choices are clear alder, knotty alder or birch.
- Kitchen features an incredibly spacious breakfast bar perfect for up to 5 barstools
- Soft close drawer slides – primary kitchen cabinets
- 3" cabinet pulls on drawers & a wide selection of knobs to choose from for doors
- Frigidaire stainless steel 30" built-in oven, built-in microwave located in the pantry, 30" gas cooktop, 36" vent hood & dishwasher. Gas line for gas cooktop and ice maker line are included
- Durable 9" deep under mount stainless steel sink with garbage disposal allows for easy clean-up
- Pre-wired for under cabinet lighting & pendant lighting over the island. can lights are standard in the kitchen
- Attractive tile backsplash adds beauty to function
- Granite group A countertops on kitchen island & surround, offers a solid durable surface
- Open pantry features paint grade cabinetry, window, serving countertop with 3 drawers below and a recycle bin, built-in microwave with space for an optional 2nd oven, upper cabinets and a drawer below, abundant shelving and 2 light openings

LUXURIOUS BATHS

- Master bath has custom quality clear alder, knotty alder, or birch stained cabinets with a linen cabinet. Each vanity comes standard with drawers
- Master bath has unique coffered ceiling
- Master bath features group A granite countertops
- Master bath has a 42" x 72" jetted tub with clear glass window above
- Master shower has dual shower heads, oil rubbed bronze shower frame and group A granite seat
- Master bath features tile floors, tile tub and shower surrounds & framed mirrors to create a designer touch
- Secondary baths include group A or B cultured marble colored vanity tops with integrated sinks, paint grade vanities, tile tub and shower surrounds, tile floors and chrome shower doors
- 1/2 bath has stain grade vanity, group A granite countertop and a framed mirror
- Exhaust fans are standard in all baths

CLASSIC EXTERIORS

- 9' foundation wall & ¾ bath stub in basement
- 30 year composition roof
- 3 car garage. Clear span garage beam
- 8' insulated garage doors
- 14' x 13' covered concrete patio
- Pre-wired for garage door openers
- 2 exterior hose bibs and 2 exterior electrical outlets
- 3 Sided LP smart siding & trim
- Trim around windows (4 sides). Soffits painted same color as designated trim color
- Stucco front with returns & stone accent per elevation
- Choice of body, trim, and accent color
- Choice of 3 elevations at no additional charge
- Professionally designed landscape package

COMFORT & ENERGY FEATURES

- (2) 16 SEER (4 Ton main floor & 2 Ton lower level) high efficiency air conditioners
- (2) 95% 2 pipe vent efficient furnaces
- Dual zone heating & cooling
- Built-in humidifier
- 50 gallon hot water heater
- Energy savings foam & caulk package
- JELD-WEN single hung, vinyl framed windows with tilt out sash and double-pane low-e glass
- Passive radon vent with outlet in attic for future finish
- Carbon monoxide detector for added peace of mind
- R-15 wall insulation & R-50 attic insulation
- Whole house wrap
- Programmable thermostat
- Sump pump in basement
- Sub floor screwed down

ALLOWANCES

- Sod allowance of up to 12,000 Sq. Ft. included
- Additional stair carpet allowance: \$1,000
- Additional tile allowance: \$500
- Landscape allowance: \$2,000 (Epic Landscaping)
- Lighting allowance: \$3,000
- Appliance allowance: \$3,500

* Base price includes a real estate commission for a home site up to \$125,000

RODROCK HOMES CUSTOM EXPERIENCE

- Receive 6 hours with one of our professional designers in our design center
- Homeowner involvement throughout building process. Walks include: pre-construction, electrical, low volt, pre-sheetrock, on site stain selection, landscape/patio design & layout, & 2 orientation walks
- 1 year builder warranty
- HVAC ductwork & furnace professionally cleaned by a 3rd party