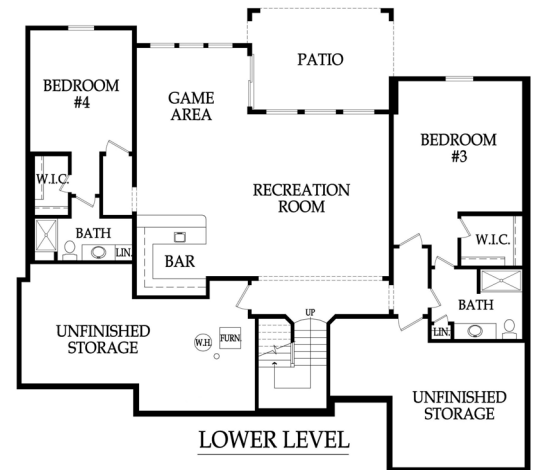
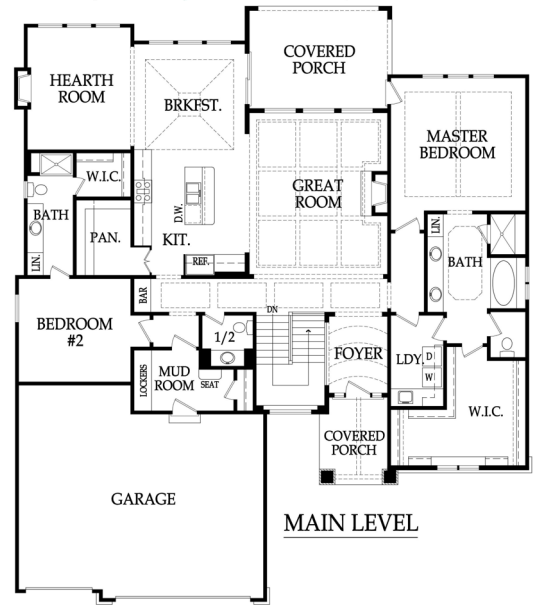




Elevation A



Elevation B



Base Price: \$471,000
Square Footage: 4243
Bedrooms: 4
Bathrooms: 4.5

08/28/2017

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.



“Monterey” Standard Features

DRAMATIC INTERIORS

- 8' fiberglass front door with sidelights & transom
- Impressive entry features a barrel vault ceiling, trim detail, smooth ceiling and 1 light opening
- Entry hall boasts boxed beam ceiling (4 boxes) with crown moulding and 4 can lights
- Staircase has stained handrail & wrought iron balusters. Maple stair end caps (open ends only). Window at landing features a wood ledge
- 2-3-4" varying width rustic oak hardwoods in foyer, hallway to bar and mud room, kitchen & breakfast, pantry, great room, hearth room & ½ bath
- Breakfast room has vaulted ceiling with crown moulding, trim detail around 3 windows and a sliding glass door that leads to the covered porch
- Great room features boxed beam smooth ceiling with 4 can lights, pre-wire for ceiling fan, trim detail around windows, gas fireplace with electric start and stain grade mantle
- Bar/butler's area features stain grade cabinetry, granite countertops, tile backsplash, under cabinet lighting prewire, & space for a beverage cooler
- Hearth room features fireplace with stain grade mantle, 2 mini can lights over fireplace, 3 windows with trim detail & 1 light opening
- Choice of ceramic tile or stone on great room & hearth room fireplace surrounds below the mantle
- Paint grade mud room features coat hooks, upper cubbies, lower drawers, wainscoting, 3 can lights and coat closet
- Paint grade laundry room has upper cabinets, sink with storage cabinet below & 2 can lights
- Hall to master has 2 can lights
- Master bedroom features vaulted ceiling with stained beam, crown moulding, indirect lighting prewire, door to deck & decorative trim detail below windows
- Huge master closet has paint grade cabinetry, built in cubbies, abundant shelving, metal hanging rods, 3 light openings, and 2 upper windows provide natural light. The built-in dresser is optional
- Downstairs features front & back bar with stain grade cabinetry & laminate countertops. Front bar has pendant pre-wire, sink, space for a microwave & a beverage refrigerator, drawers & cabinets. Back bar has lower cabinets, shelves on each side of the mirror, and 2 light openings in between front & back bar. Rec room hallway has prewire for 2 sconces, and rec room has 4 can lights & decorative trim detail under windows
- 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. Decorative end panel on refrigerator
- 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 wall oven, built-in microwave, 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. 4 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
- Pantry features paint grade cabinetry, abundant shelving, cabinets & 2 light openings

LUXURIOUS BATHS

- Master bath has custom quality clear alder, knotty alder, or birch stained cabinets and 2 linen towers
- Master bath has vaulted ceiling with smooth ceiling
- Master bath features group A granite countertops
- Master bath has a jetted tub with clear glass on the twin casement window above. A can light is standard over the tub
- Master shower has dual shower heads, oil rubbed bronze shower frame, group A granite seat and 2 corner shampoo shelves
- 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, framed mirror to ceiling & pre-wire for 2 sconces
- 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
- 17' x 12' 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) highefficiency 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 (Wilson Lighting)
- Appliance allowance: \$3,500 (Factory Direct)

*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 warranty through a 3rd party vendor– BBSG
- HVAC ductwork & furnace professionally cleaned by a 3rd party vendor