

**Two Story**

Base Price: \$482,000

Bedrooms: 4

Square Footage: 2499 +/-

Bathrooms: 3.5



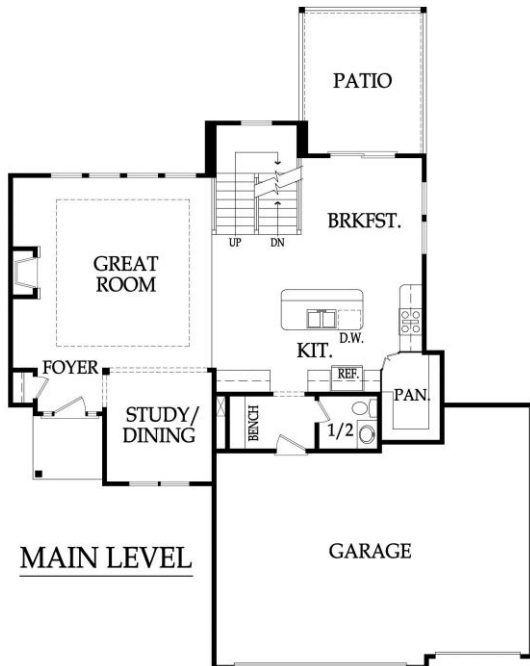
Elevation 1



Elevation 2



Elevation 3



\*Standard Features and price are subject to change. Artist rendering may differ from actual plans. Base price doesn't include price of homesite, city, or subdivision requirements. Square footage is estimated.

Updated 7/12/2023

### APPLIANCES

Stainless steel 30" electric range, dishwasher and over the range microwave

### CABINETS AND COUNTERTOPS

Kitchen cabinets with 3" drawer pulls & knobs for doors  
 Kitchen cabinets w/ 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 w/ integrated oval sinks in all baths  
 Secondary baths include paint grade vanities  
 Master bath features custom clear alder, knotty alder, or birch stained vanity cabinets  
 Paint grade upper cabinet in laundry room  
 Pantry with shelving, includes 1 outlet

### ELECTRICAL/LOW VOLTAGE

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

### HEATING AND AIR CONDITIONING

Passive radon vent with outlet in attic for future finish  
 96% single speed furnace & 16 SEER A/C with WiFi 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, pantry & mudroom  
 Carpet: bedrooms, stairs, great room & dining room  
 Tile flooring: master bath, secondary bathrooms & laundry room

### WINDOWS & DOORS

6'8" fiberglass paint grade entry door w/ sidelights  
 Interior: 6'8" hollow core paint grade doors  
 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  
 3 car garage  
 2 chain drive garage door openers, 2 remotes & 1 exterior key pad  
 2 exterior hose bibs and 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  
 12' x 14' concrete patio

### FIREPLACE, TRIM AND MIRRORS

Staircase has stained handrail & iron balusters with maple end caps  
 Plate glass mirrors in secondary baths  
 Chrome framed shower doors in all bathroom showers  
 Direct vent gas fireplace w/ floor to mantle tile or stone in great room  
 Mudroom with paint grade boot bench

### PLUMBING

Chrome plumbing fixtures  
 9" deep undermount stainless steel kitchen sink w/ garbage disposal  
 Ice maker line is included for kitchen fridge  
 40 gallon water heater  
 One shower head in master bath shower and freestanding tub  
 Secondary baths feature one piece fiberglass tub or shower units  
 ¾ bath stub in basement  
 Professionally inspect plumbing drain lines at closing

### STANDARD ALLOWANCES

|             |                          |
|-------------|--------------------------|
| Appliances: | \$1,660                  |
| 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.