

the ROANOKE

by Roeser Homes

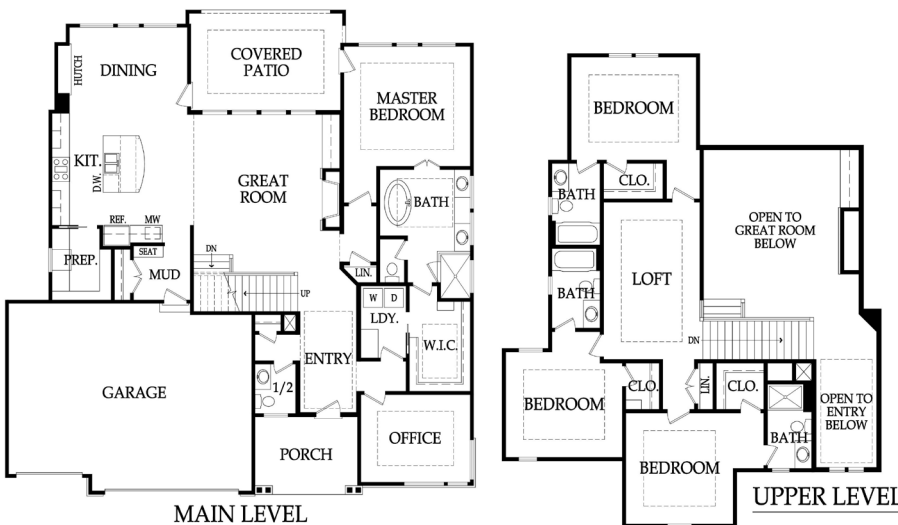
Base Price: \$654,950 + Lot

1.5 Story w/ 12' x 16' Loft, Appr. 3,063 SQ FT

 4 Bedrooms  4 Full, 1 Half
Bathrooms



ROESER HOMES



Please Note: Front elevations and floor plan layouts shown do not necessarily reflect "standard" features. Please ask builder for pricing on specific features.

ALLOWANCES



Light Fixtures: \$3,000



Landscaping: \$2,000



Appliances: \$4,000



Carpet: \$18 per sq. yard



Ceramic Tile: Standard Tile



Plumbing Fixtures: Delta Kyra Package

EXTERIOR

- 3-Car Garage w/ 8' Insulated Garage Doors and No Steel Post
- 12' x 18' Covered Porch or Deck (Depending on Elevation)
- Garage Door Openers (2) w/ Keypad (1) & Remotes (3), Belt-Drive, Wifi-Enabled
- 30-Year Composite Roof
- Low-E Double-Pane Vinyl Windows
- Concrete Egress Well (If Necessary)

INTERIOR

- 6" Prefinished Hardwood Floors in the Entry, Kitchen, Dining, Great Room, Mudroom and 1/2 Bathroom w/ matching vent covers
- Gas Line to Kitchen
- Quartz or Granite on Kitchen Island & Perimeter and All Bath Vanities with Undermount Sinks
- Custom Kitchen Cabinets to 9' w/ Hidden Hinges Throughout and Under Cabinet Lighting
- Stain or Enamel Cabinets
- Decora or standard light switches
- Dual Shower Heads in Master Bath
- Frameless Glass Shower Door in Master bathroom
- Metal Closet Rods
- Tile Shower/Tub Walls (Standard Options) w/ Drop-In Basin
- Main Level Office
- Two-Story Great Room w/ Built-in 36" Fireplace
- Pass-thru Laundry Room w/ Access to Master Closet
- Full Bathrooms for Each Upstairs Bedroom and Walk-in Closets w/ Tile Showers
- Walk-thru Mudroom w/ Bench & Hooks
- Energy efficient LED Can Trims
- Bull-nose or Square Drywall Corners
- Soft-close Drawers in All Cabinets
- Video Drain Inspection of Sewer Line
- Upgraded Caulk & Foam Package
- Upgraded Trane S 91% - 96% Furnace w/ ECM & Trane XR14, up to 16-SEER A/C (or similar)
- Ecobee Wifi-Enabled "Smart Home" Compatible Thermostat (or similar)
- Trane Model THUMD300A Humidifier (or similar)
- 50-gallon Electric Hot Water Heater
- Sump Pump in Basement
- 3/4 Bathroom Stub in Basement for Future Finish
- 9' Basement Foundation Walls Standard
- Passive Radon System Installed
- Upgraded Blown-in Insulation Package - Includes All Garage Walls, R-15 Walls, R-30 Vaults & R-49 Attic