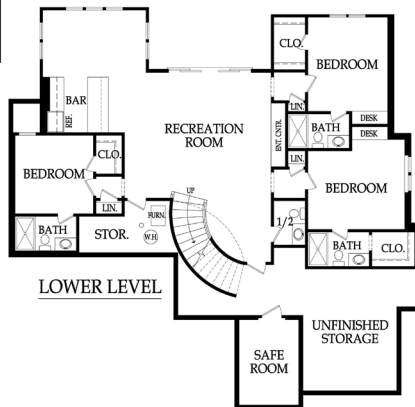
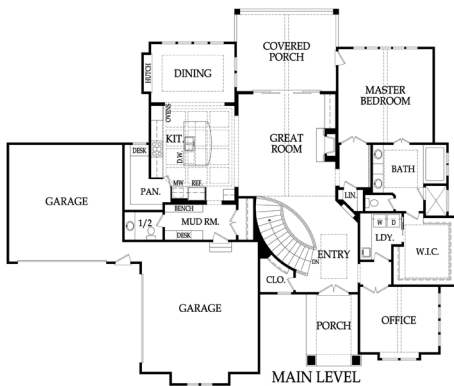




ROESER HOMES



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

the FIRETHORN

by Roeser Homes

Base Price: \$784,950 + Lot

Reverse 1.5 Story, Appr. 4,060 SQ FT

 4 Bedrooms  4 Full, 2 Half
Bathrooms

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

- 4-Car Side Entry Garage w/ Front Access Door
- Garage Door Openers (2) w/ Keypad (1) & Remotes (3), Belt-Drive, Wifi-Enabled
- 15'x18' Covered Porch or Deck (Depending on Elevation)
- Concrete Egress Well (If Necessary)
- Upgraded 8' Insulated Garage Doors and No Steel Post
- 30-Year Composite Roof
- Low-E Double-Pane Vinyl Windows

INTERIOR

- 6" Prefinished Hardwood Floors in the Entry, Kitchen, Dining, Great Room, Mud Room 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
- Main Level Office
- Great Room w/ High Vaulted Ceilings
- Dual Shower Heads in Master Bath
- Frameless Glass Shower Door in Master
- Metal Closet Rods
- Tile Shower/Tub Walls (Standard Options) w/ Drop-In Basin
- Ceramic Tile in All Wet Areas
- Access to Covered Deck/Porch from Master Bedroom
- Custom Curved Staircase to Lower Level
- Full Bathroom Attached to Each Lower Level Bedroom
- Two-story Hearth Room w/ Built-in 36" Fireplace
- 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
- 400 amp Service Panel
- Dual (2) Trane S 91% - 96% Furnaces w/ ECM Motors & (2) Trane XR14 15-SEER A/C (or similar)
- (2) Ecobee Wifi-Enabled "Smart Home" Compatible Thermostats (or similar)
- Trane Model THUMD300A Humidifier (or similar)
- 9' Basement Foundation Walls Standard
- Upgraded subfloor to reduce floor squeaks
- 50-Gallon Electric Hot Water Heater
- Sump Pump in Basement
- Upgraded Caulk & Foam Package
- Upgraded Blown-in Insulation Package - Includes All Garage Walls, R-15 Walls, R-30 Vaults & R-49 Attic
- Passive radon system installed