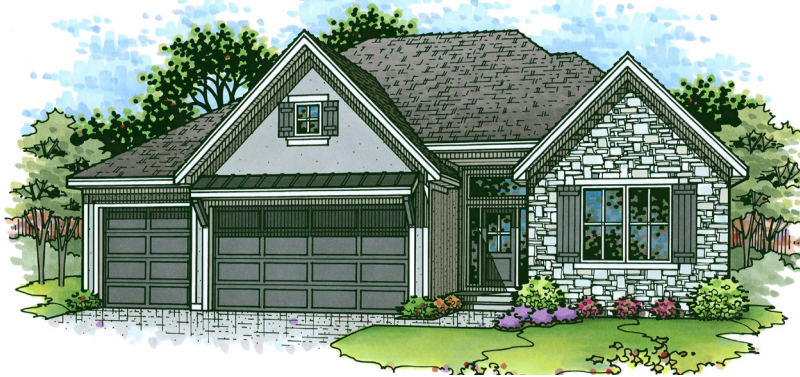# the AZALEA 2
by Roeser Homes

Base Price: $584,950 + Lot

Reverse 1.5 Story, Appr. 3,160 SQ FT

🛏 4 Bedrooms   🚽 3.5 Bathrooms

1-Year Builder Home Warranty

ALLOWANCES

Light Fixtures: $3,000

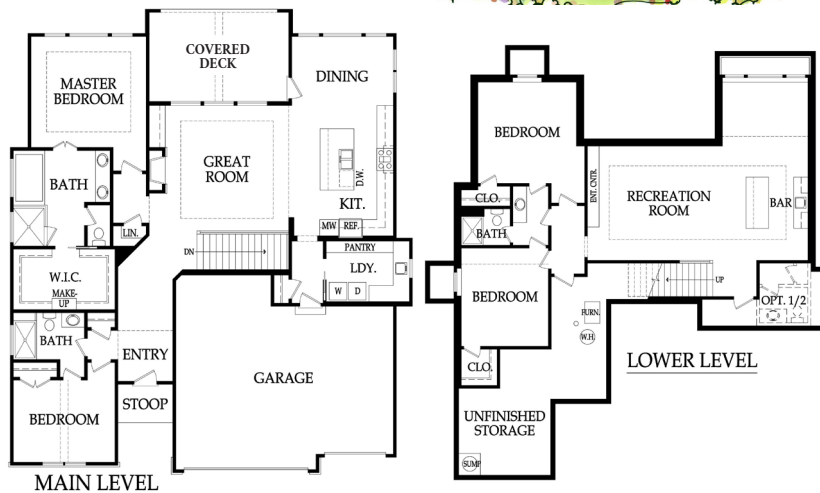**Landscaping:** $2,000

Appliances: $4,000

Carpet: $18 per sq. yard

Ceramic Tile: Standard Tile

Plumbing Fixtures: Delta Kyra Package

MAIN LEVEL

LOWER LEVEL

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

EXTERIOR

- 3-Car Garage w/ 8' Steel Insulated Garage Doors and No Steel Post
- Garage Door Openers (2) w/ Keypad (1) & Remotes (3), Belt-Drive, Wifi-Enabled
- 30-year Composite Roof
- Low-E Double-Pane Vinyl Windows
- 12' x 17' Covered Porch/Deck w/ Access from Master & Breakfast Room (Depending on Elevation)
- Concrete Egress Well (If Necessary)

INTERIOR

- 6" Prefinished Hardwood Floors in the Entry, Kitchen, Breakfast Room, Mud Room, and Great Room w/ matching wood vents
- 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
- Frameless Glass Shower Door in Master
- Metal Closet Rods
- Tile shower/tub Walls (Standard Options) w/ Drop-In Basin

- Dual Shower Heads in Master Bath
- ¾ Bathroom Off Main Level Bedroom / Office
- Great Room w/ Built-in 36" Fireplace
- Basement Rec Room w/ Access to Patio (Depending on Elevation)
- 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
- Passive radon system
- 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
- 9' Basement Foundation Walls Standard
- Upgraded Caulk & Foam Package
- Upgraded Blown-in Insulation Package - Includes All Garage Walls, R-15 Walls, R-30 Vaults & R-49 Attic
- Upgraded subfloor to reduce floor squeaks
- Standard or Decora switches