

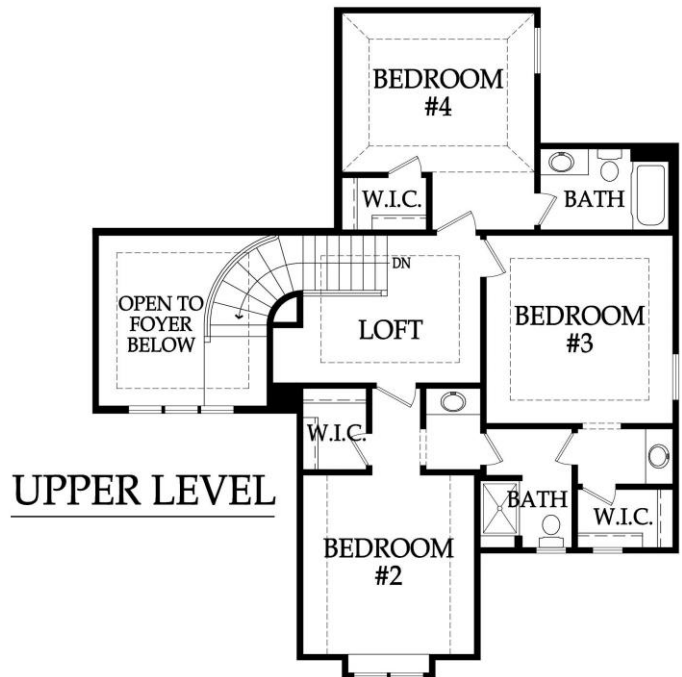
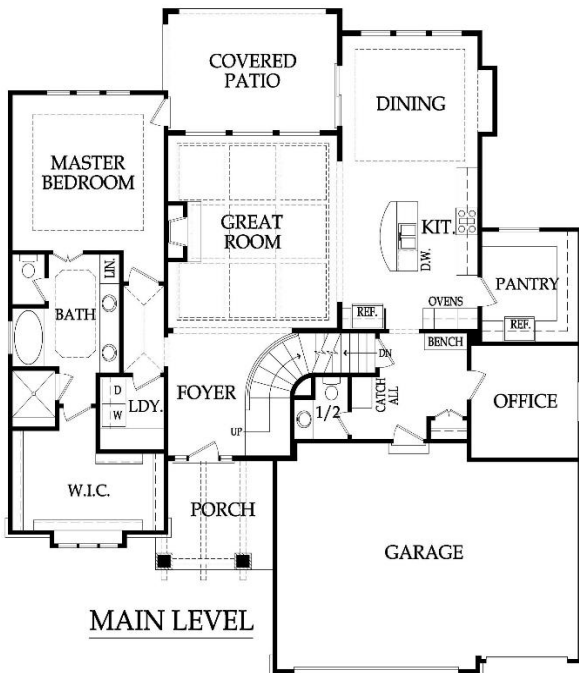
1.5 Story

Base Price: \$506,000

Bedrooms: 4

Square Footage: 3037 +/-

Bathrooms: 3.5



*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 4/1/2021

APPLIANCES

Stainless steel 30" electric cooktop, 30" built-in oven, dishwasher and built-in microwave

CABINETS AND COUNTERTOPS

Kitchen cabinets with 3" drawer pulls & knobs for doors
 Kitchen cabinets w/ hidden hinges & adjustable shelving. Standard wood choices are clear alder, knotty alder or birch
 Group A Granite or Quartz tops for kitchen island & surround
 Group A or B cultured marble tops w/ integrated oval sinks in all baths
 Secondary baths include paint grade vanities
 Master bath features two custom clear alder, knotty alder, or birch stained vanity cabinets with linen tower
 Paint grade upper cabinets with hanging rod in laundry room
 Pantry with shelving, upper & lower cabinets and opening for fridge

ELECTRICAL

Pre-wired for ceiling fan in great room and all bedrooms
 Pre-wired for under cabinet lights in kitchen

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
 Carbon monoxide detector

PAINT

Interior: 2 flat wall colors, 1 trim color & 1 stain color
 Exterior: 1 body color, 1 trim color & 1 accent color. Window trim painted on all four sides. Soffits same color as trim

FLOORING

2"-3"-4" random width rustic oak #2 hardwoods in entry, kitchen, dining room, mudroom, pantry & ½ bath
 Carpet: office, great room, bedrooms, stairs & loft
 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
 R-15 wall & R-50 attic insulation
 3 car garage with clear span garage beam
 2 chain drive garage door openers, 3 remotes & 1 exterior key pad
 2 exterior hose bibs and 2 exterior electrical outlets
 Stucco or lap siding front with stone accent per elevation
 3 sided LP Smartside® trim and siding
 Approx. 9' foot foundation walls (not ceiling height)
 8' tall insulated steel garage doors
 12'x17' covered concrete patio

FIREPLACE, TRIM AND MIRRORS

Staircase has stained handrail & iron balusters with maple end caps
 Plate glass mirrors in secondary baths
 Oil rubbed bronze shower door frame in master bath and chrome shower door frame for secondary bath showers
 Direct vent gas fireplace w/ floor to mantle tile or stone in great room
 Trim wrapped mirrors in master bath and ½ bath
 Mudroom w/ paint grade boot bench & drop zone with wood top
 Crown moulding in dining room and master bedroom

LOW VOLTAGE

Choice of 10 phone/cable/data locations

PLUMBING

Chrome plumbing fixtures
 9" deep undermount stainless steel kitchen sink w/ garbage disposal
 Ice maker line is included for kitchen fridge
 50 gallon water heater
 Master bath features free-standing soaker tub and dual shower heads
 ¾ bath & bar stubs in basement

STANDARD ALLOWANCES

Appliances:	\$2,810
Lighting:	\$1,500
Landscape:	\$2,000
Tile:	Standard
Carpet:	Standard
Sod:	Up to 12,000 Sq. Ft. lot
Commission:	Homesite up to \$115,000

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.