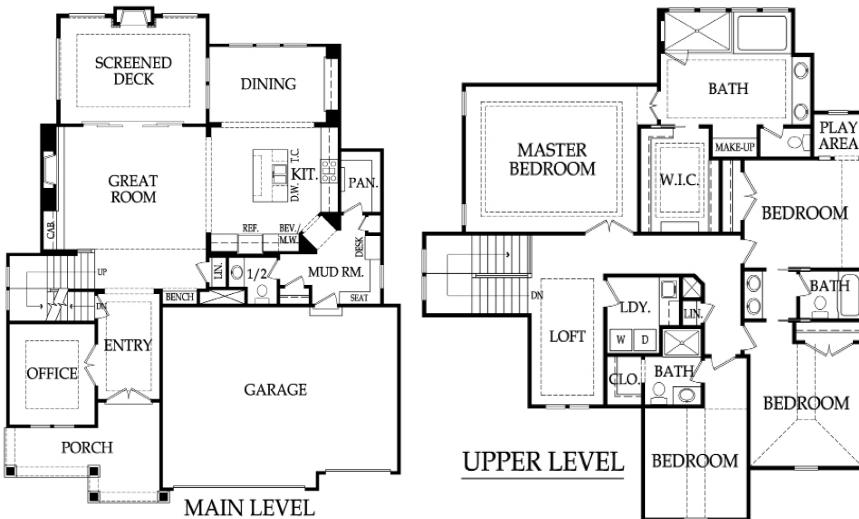




ROESER HOMES



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

the COOPER

by Roeser Homes

Base Price: \$599,950 + Lot

2 Story w/ Loft, Appr. 2,970 SQ FT

 4 Bedrooms  3 Full, 1 Half Bathrooms

1-Year Builder Home Warranty

ALLOWANCES

 **Light Fixtures:** \$4,000

 **Landscaping:** \$2,500

 **Appliances:** \$5,000

 **Carpet:** \$20 per sq. yard

 **Ceramic Tile:** Standard Tile

 **Plumbing Fixtures:** Delta Kyra Package

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
- Concrete Egress Well (If Necessary)
- Covered Porch Included

INTERIOR

- 6" Prefinished Hardwoods in Entry, Kitchen, Main Floor 1/2-Bath, Mudroom, Breakfast & Living Room w/ matching floor 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 with Under Cabinet Lighting
- Stain or Enamel Cabinets
- Decora or standard light switches
- 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
- Direct-Vent 36" Fireplace in Great Room
- Standard 10' First Floor
- Large Walk-in Pantry
- Walk-thru Mudroom w/ Bench, Hooks & Large Closet
- Energy efficient LED Can Trims
- Bull-nose or Square Drywall Corners
- Soft-close Drawers in All Cabinets
- 2nd Floor Loft w/ Vaults in Every Bedroom
- Video Drain Inspection of Sewer Line
- 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 for Future Basement Finish
- 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
- Passive Radon System Installed