



# the LILA 2

by Roeser Homes

**Base Price: \$614,950 + Lot**

1.5 Story, Appr. 3,048 SQ FT

4 Bedrooms 4.5 Bathrooms

1-Year Builder Home Warranty

## ALLOWANCES



**Light Fixtures:** \$3,000



**Landscaping:** \$2,000



**Appliances:** \$4,000



**Carpet:** \$18 per sq. yard



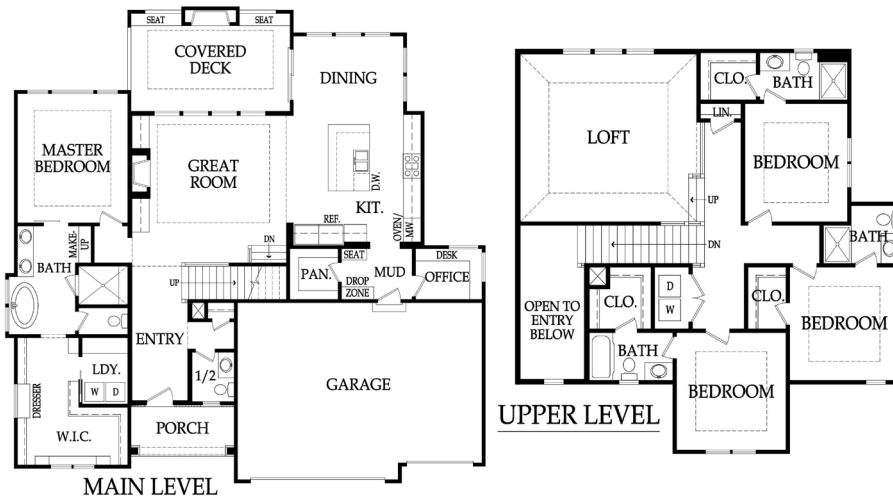
**Ceramic Tile:** Standard Tile



**Plumbing Fixtures:** Delta Kyra Package

## 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
- ◆ 12'x19' Covered Porch or Deck (Depending on Elevation)
- ◆ 12'x12' Patio (Walkout Elevations Only)
- ◆ 30-Year Composite Roof
- ◆ Low-E Double-Pane Vinyl Windows
- ◆ Concrete Egress Well (If Necessary)



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

## INTERIOR

- ◆ 6" Prefinished Hardwood Floors in the Entry, Kitchen, Pantry, Dining, Great Room, Mud Room, Office & 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
- ◆ Full Bathroom for Each Upstairs Bedroom
- ◆ Great 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
- ◆ 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)
- ◆ 50-Gallon Electric Hot Water Heater
- ◆ Sump Pump in Basement
- ◆ 3/4 Bathroom Stub in Basement for Future Finish
- ◆ 9' Basement Foundation Walls Standard
- ◆ Upgraded subfloor to reduce floor squeaks
- ◆ 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