



the BAILEY

by Roeser Homes







Base Price: \$615,950 + Lot

2 Story, Appr. 3,271 SQ FT

 4 Bedrooms  3.5 Bathrooms

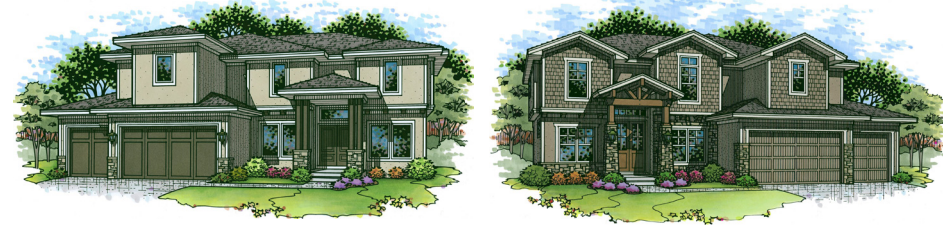
1-Year Builder Home Warranty

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

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 for Future Lower Level Bedroom
- ◆ Covered Porch Included



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, Breakfast Room, Hearth & ½ 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
- ◆ Metal Closet Rods
- ◆ Tile Shower/Tub Walls (Standard Options) w/ Drop-In Basin
- ◆ 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
- ◆ Upgraded Trane S 91% - 96% Furnace w/ ECM & Trane XR14, up to 16-SEER A/C (or similar)
- ◆ 50-gallon Electric Hot Water Heater
- ◆ Sump Pump in Basement
- ◆ Ecobee Wifi-Enabled "Smart Home" Compatible Thermostat (or similar)
- ◆ Trane Model THUMD300A Humidifier (or similar)
- ◆ ¾ Bathroom Stub in Basement for Future Finish
- ◆ 9' Basement Foundation Walls Standard
- ◆ Upgraded Blown-in Insulation Package - Includes All Garage Walls, R-15 Walls, R-30 Vaults & R-49 Attic
- ◆ Upgraded Caulk & Foam Package
- ◆ Upgraded Subfloor to reduce floor squeaks
- ◆ Passive Radon System Installed