

the CARTER 3

by Roeser Homes

Base Price: \$804,950 + Lot

1.5 Story w/ 16' x 14' Loft, Appr. 3,714 SQ FT

 4 Bedrooms  4 Full, 1 Half Bathrooms

1-Year Builder Home Warranty



ROESE**R HOMES**



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

- 6" Prefinished Hardwood Floors in the Entry, Kitchen, Dining, Great Room, Mud Room and ½ Bath w/ matching floor vents
- Gas Line to Kitchen
- Prep Kitchen Sink & Lower Cabinets
- Quartz or Granite on Kitchen Island & Perimeter and All Bath Vanities with Undermount Sinks
- Custom Kitchen Cabinets to 9' w/ Hidden Hinges Throughout w/ Under Cabinet Lighting
- Stain or Enamel Cabinets
- Decora or standard light switches
- Dual Shower Heads in Master Bath
- Frameless Shower Doors (2) in Master
- Metal Closet Rods

- Tile Shower/Tub Walls (Standard Options) w/ Drop-In Basin
- Two-story Great Room w/ Built-in 36" Fireplace and Open Access to Upstairs Loft
- Full Bathroom for Each Upstairs Bedroom (3)
- Walk-thru Mudroom w/ Bench & Hooks
- Energy efficient LED Can Trims
- Bull-nose or Square Drywall Corners
- Soft-close Drawers in All Cabinets
- Bench in Mud Room w/ Hall Closet
- Video Drain Inspection of Sewer Line
- (2) Upgraded Trane S 91% - 96% Furnace w/ ECM & Trane XR14, up to 16-SEER A/C (or similar)
- (2) Ecobee Wifi-Enabled "Smart Home" Compatible Thermostats (or similar)

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

- 4-Car Side Entry Garage
- 15'x22' Covered Patio or Deck (Depending on Elevation)
- 8' Steel Insulated Garage Doors and No Steel Post
- 30-Year Composite Roof
- Garage Door Openers (2) w/ Keypad (1) & Remotes (3), Belt-Drive, Wifi-Enabled
- Low-E Double-Pane Vinyl Windows
- Concrete Egress Well (If Necessary)

INTERIOR

- (2) Trane Model THUMD300A Humidifier (or similar)
- Dual HVAC Systems
- 400 amp Service Panel
- 50-gallon Electric Hot Water Heater
- Sump Pump in Basement
- ¾ Bathroom Stub in Basement for Future 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