



the **CHLOE 2**
by Roeser Homes

Base Price: \$589,950 + Lot

2 Story, Appr. 3,050 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



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

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 Insulated Glass Vinyl Windows
- ◆ Concrete Egress Well (If Necessary)
- ◆ Covered Porch Included

INTERIOR

- ◆ 6" Prefinished Hardwood Floors in the Entry, Kitchen, 1/2 Bath, Mudroom, Living, & Breakfast Room 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
- ◆ Main Level Office
- ◆ Built-in 36" Fireplace in Great Room
- ◆ Walk-in Pantry w/ Optional Prep Cabinets
- ◆ 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
- ◆ 10' First Floor Ceiling Heights
- ◆ Upgraded Trane S 91% - 96% Furnace w/ ECM & Trane XR14, up to 16-SEER A/C (or similar)
- ◆ Trane Model THUMD300A Humidifier (or similar)
- ◆ Ecobee Wifi-Enabled "Smart Home" Compatible Thermostat (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 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