



ROESER HOMES

the PORTER PV

by Roeser Homes *Pricing varies by lot

Base Price: \$639,950* + Teardown

1.5 Story w/ 11' x 14' Loft, Appr. 2,860 SQ FT

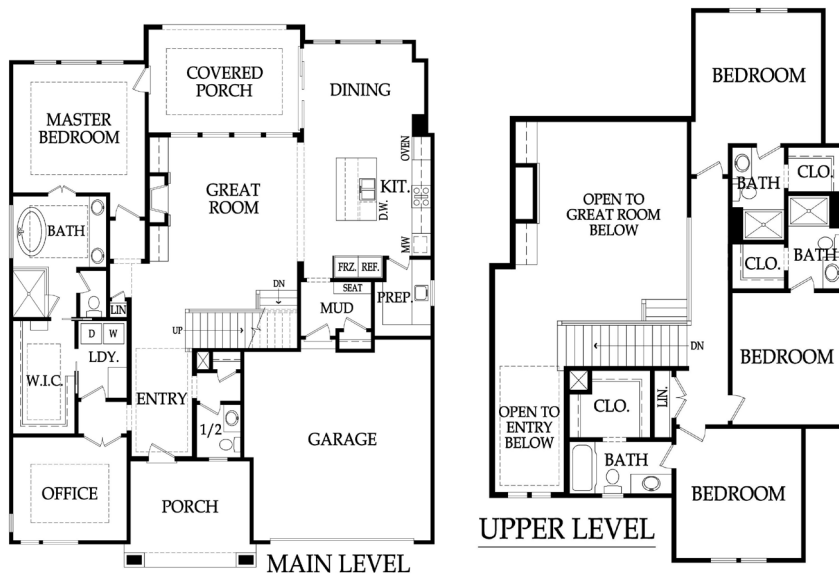
 4 Bedrooms  4 Full, 1 Half
Bathrooms

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'x17' Covered Porch or Deck (Depending on Elevation)
- 12'x12' Patio on Walkout Elevations
- 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, Dining, Great Room, Mud Room & 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
- Main Level Office
- Two-story Great Room w/ 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
- Large Master Bedroom w/ Door to Covered Porch/Deck
- Pass-thru Laundry Room w/ Access to Master Bathroom & Bedroom
- Ecobee Wifi-Enabled "Smart Home" Compatible Thermostat
- 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