



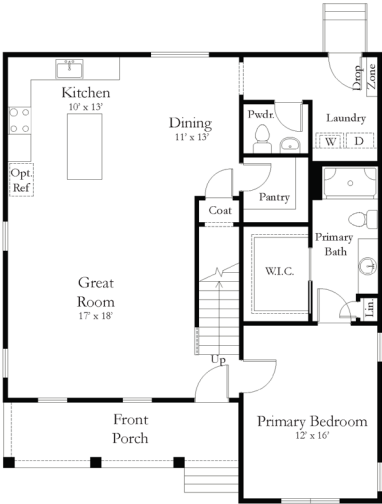
QUICK FACTS

3  2.5 

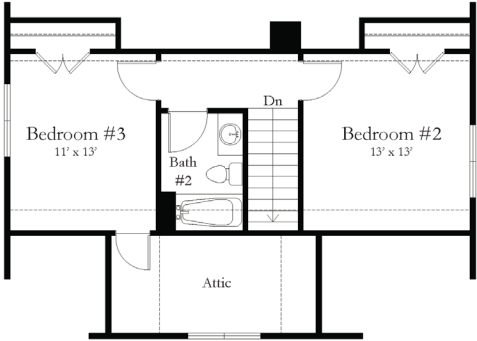
- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Luxury vinyl plank floors
- Granite countertops
- Broom finished concrete front porch and sidewalk
- Bullnose drywall corners

BUILDING INFORMATION

Total Living	1653 SF
Front Porch	129 SF
Deck	192 SF



First Floor Plan



Second Floor Plan

STANDARD FEATURES

STRUCTURAL

- Brick and block foundation an average of 40" tall
- 2x4 stud wall framing, 16" on-center
- OSB sheathing with house wrap
- Engineered truss roof system

EXTERIOR

- 30 year architectural shingles
- Front door is wood grain fiberglass two panel craftsman with glass accent
- Rear door is steel 1/2 lite with two panels below
- Broom finished concrete front porch and sidewalk
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Straight square fiberglass columns
- Seamless white aluminum 5" gutters with 3x4 downspouts
- Landscaping package on front and driveway side of house
- Septic system (allowance is for a 3 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Pressure treated rear deck 16'x12'
- Gravel driveway up to 200'

INTERIOR

- Ceilings 9', upstairs ceilings are 8', as per plan
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room and all bedrooms
- Recessed lighting and pendants as per plan
- Hollow core interior doors
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets; wood shelf in laundry room
- Neutral color on walls (flat latex), white on ceilings (flat latex) and trim (semi-gloss); two color maximum
- Luxury vinyl plank flooring in dining area, great room, kitchen, baths and hallway; carpet in all bedrooms and closets
- Built in drop zone with bench and coat hooks
- Stairs are pine with stained treads and painted risers

KITCHEN

- Merillat Basics cabinets with standard construction
- Level 1 granite countertops
- Stainless steel undermount sink with stainless steel single hole faucet with sprayer
- Stainless steel electric range, over the range vented microwave, and dishwasher
- Appliance connections for refrigerator with ice maker, washer, and electric dryer

BATHS

- Fiberglass shower unit with straight shower rod in primary bath
- Fiberglass tub/shower unit with curved shower rod in hall bath
- Standard height elongated toilet in bathrooms
- Merillat Basics, standard construction, vanity cabinets with single bowls in all baths
- Sheet mirrors over vanities
- Level 1 granite counter tops with oval undermount porcelain bowls
- Exhaust fans
- Delta faucets, chrome finish
- Oil rubbed bronze or satin nickel bath accessories

ENERGY EFFICIENCY

- Insulated, single hung, white vinyl windows with Low-E glass
- HVAC- 14 SEER TRANE electric heat pump with air handler
- Conditioned crawl space
- R-49 insulation in ceilings, R-15 in exterior walls, air sealing package
- 200 AMP electric service
- 48 gallon electric water heater (located in crawl space)

PEACE OF MIND

- Limited warranty provided by RRH
- Builder's risk insurance throughout construction
- Electric smoke alarms with battery backup (as per building code)
- Termite treatment one year warranty
- Professional cleaning prior to home closing

Note: These included standard quality features are subject to change at any time. Because of personal choice selections, the Purchaser's contract takes precedence over this features sheet.