



ELEVATION A



ELEVATION B



ELEVATION C

## QUICK FACTS

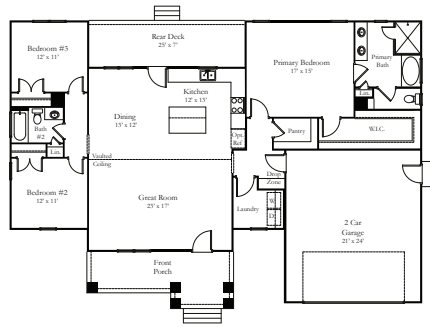


- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- 2 car garage
- Granite countertops
- Full brick foundation with conditioned crawl
- Bullnose drywall corners

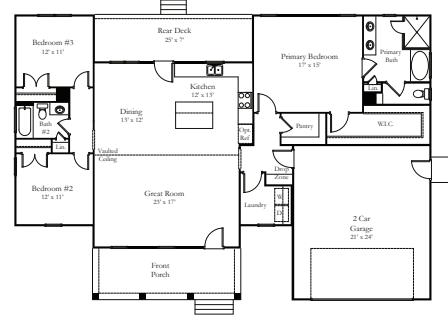
### BUILDING INFORMATION

Total Living	1813 SF
Garage	530 SF
Front Porch	Elevation A - 177 SF Elevation B - 187 SF Elevation C - 140 SF
Back Porch	182 SF

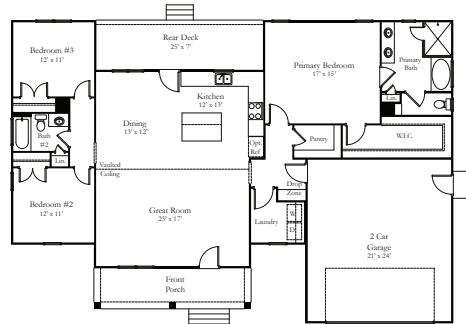
ELEVATION A



ELEVATION B



ELEVATION C



## 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 smooth fiberglass 2 lite 4 panel fiberglass
- Rear door is full lite steel, garage pedestrian door is 1/2 lite steel with two panels below
- Broom finished concrete front porch, sidewalk, rear porch, and garage apron
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Columns are per plan: square tapered PVC on brick piers, or 10" straight fiberglass
- Seamless white aluminum 5" gutters with 3x4 downspouts
- Landscaping package on front of house
- Septic system (allowance is for a 3 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Gravel driveway up to 200'
- Garage wired to code with two outlets, insulated, has drywall and is spray painted white
- Overhead garage door is insulated, with automatic opener and remote

### INTERIOR

- Ceilings 9', Cathedral, as per plan
- Oil Rubbed Bronze, Satin Nickel, Champagne Bronze, or Black lighting packages
- 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
- Scuttle attic access in hall by bedrooms 2 and 3; pull down attic access in garage
- Luxury Vinyl plank floors in great room, dining area, kitchen, hallways, all baths, and laundry room; carpet in all bedrooms and closets
- Built in drop zone with bench and coat hooks
- Site built mantel and built-in shelving on each side painted white

### 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 tub/shower unit in hall bath with curved shower rod
- Soaking tub and tiled shower with shower door in primary bath
- Comfort height elongated toilet in primary bath and standard height elongated toilet in hall bath
- Merillat Basics, standard construction, vanity cabinets. Single bowl in hall bath, double bowls in primary bath
- Sheet mirrors over vanities
- Level 1 granite counter tops with oval undermount porcelain bowls
- Exhaust fans
- Delta faucets, chrome finish
- Oil rubbed bronze, satin nickel, or black bath accessories

### ENERGY EFFICIENCY

- Insulated, single hung, white vinyl windows with Low-E glass
- HVAC - 14 SEER electric heat pump with air handler
- Conditioned crawl space
- R-60 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.*