ROCK RIVER
— HOMES —

REEDY CREEK

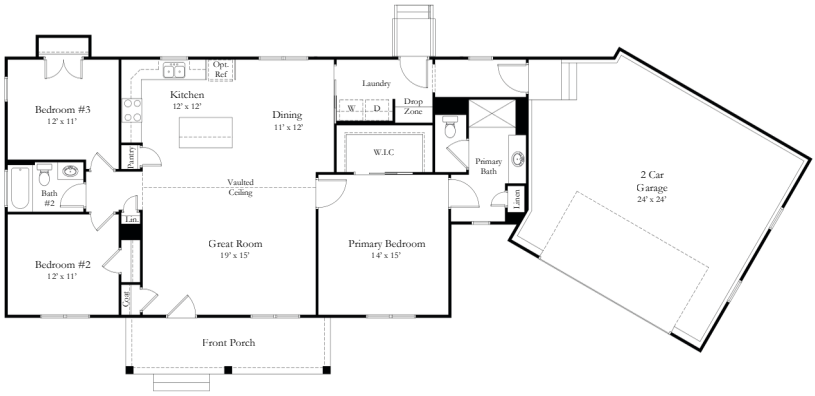


QUICK FACTS

3 2

- 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	1507 SF
Garage	648 SF
Front Porch	132 SF



First Floor Plan

(804) 561-0262 22020
Jetersville Rd, Jetersville, VA 23083

rockriverhomes.com

STANDARD FEATURES

STRUCTURAL

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

EXTERIOR

- 30 year architectural shingles
- Front door is fiberglass four panel with two lites at top
- Rear door is half lite fiberglass
- Oil-rubbed bronze, satin nickel, champagne bronze, or black lighting package
- 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
- 10” straight square fiberglass columns
- Seamless 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

- Ceiling height 9’, vaulted ceiling, as per plan
- Oil-rubbed bronze, satin nickel, champagne bronze, or black 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 shelves in laundry room and pantry
- Neutral color on walls (flat latex), white on ceilings (flat latex) and trim (semi-gloss); two color maximum
- Scuttle attic access in primary closet and in hallway
- Luxury vinyl plank flooring in dining area, great room, kitchen, laundry, baths, and hallway; carpet in all bedrooms and closets
- Built in drop zone with bench and coat hooks

KITCHEN

- Merillat Basics cabinets with standard construction
- Level 1 granite countertops
- Stainless steel undermount sink with chrome 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 vent

BATHS

- Fiberglass shower with straight rod in primary bath, fiberglass tub/shower with curved rod in hall bath
- Comfort height elongated toilet in primary bath, standard height elongated in hall and upstairs baths
- Merillat Basics, standard construction, vanity cabinets. Single bowls in primary and hall bath
- Level 1 granite counter tops with oval undermount porcelain bowls
- Exhaust fans installed as per code
- Delta fixtures with chrome finish
- Oil-rubbed bronze, satin nickel, or matte black bath accessories

ENERGY EFFICIENCY

- Insulated, single hung, white vinyl windows with Low-E glass
- HVAC - TRANE 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.

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— HOMES —

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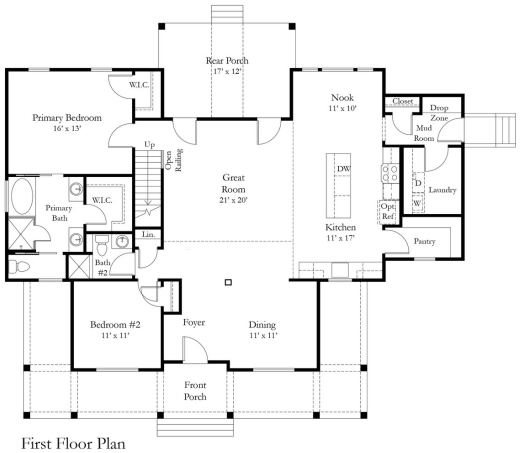


QUICK FACTS

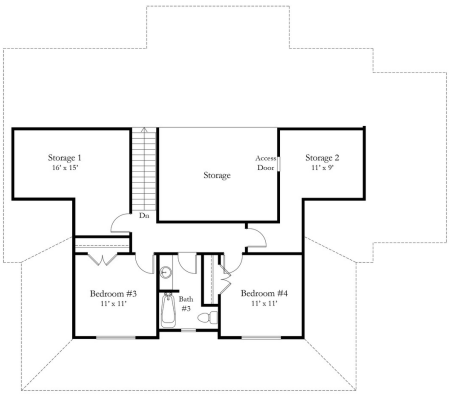
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- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Generous conditioned storage
- Bullnose drywall corners
- Full brick foundation with conditioned crawl

BUILDING INFORMATION	
First Floor	1758 SF
Second Floor	446 SF
Total Living	2204 SF
Front Porch	405 SF
Back Porch	201 SF
Storage 1	199 SF
Storage 2	161 SF



First Floor Plan



Second Floor Plan

(804) 561-0262 22020
Jetersville Rd, Jetersville, VA 23083

RRH

STANDARD FEATURES

STRUCTURAL

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

EXTERIOR

- 30 year architectural shingles
- 24-gauge metal front porch roof
- Front door is smooth fiberglass 2 lite 4 panel fiberglass
- Rear porch doors are full lite fiberglass, side pedestrian door is ½ lite fiberglass with two panels below
- Broom finished concrete front porch, sidewalk, and rear porch
- Two exterior frost-free hose bibs
- Masonry steps on front and rear porch
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- White 10" straight fiberglass columns
- Seamless white aluminum 5” gutters with 3x4 downspouts
- Landscaping package on front of house
- Septic system (allowance is for a 4 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Gravel driveway up to 200’

INTERIOR

- Ceilings 9’, great room raised to 10’, upstairs ceilings are 8' and sloped, 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 and pantry
- Neutral color on walls (flat latex), white on ceilings (flat latex) and trim (semi-gloss); two color maximum
- Two unfinished storage rooms upstairs
- Luxury Vinyl plank floors in great room, dining area, kitchen, hallways, all baths, and laundry room; carpet in all bedrooms and closets
- Stairs are stained oak treads with painted pine risers. Open handrail on the bottom three steps
- Built in drop zone with bench and coat hooks

KITCHEN

- Merillat Basics cabinets with standard construction
- Level 1 granite countertops
- Stainless steel undermount sink chrome 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 vent

BATHS

- Fiberglass soaking tub and tiled shower with semi-framless glass shower door in primary bath
- Fiberglass shower with straight rod in hall bath, fiberglass tub/shower with curved rod in upstairs bath
- Comfort height elongated toilet in primary bath and standard height elongated in hall and upstairs baths
- Merillat Basics, standard construction, vanity cabinets. Single bowls in upstairs and hall bath, two separate vanities in the 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 matte 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.