



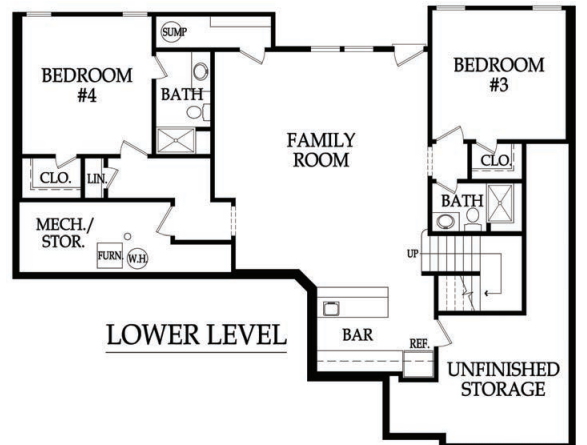
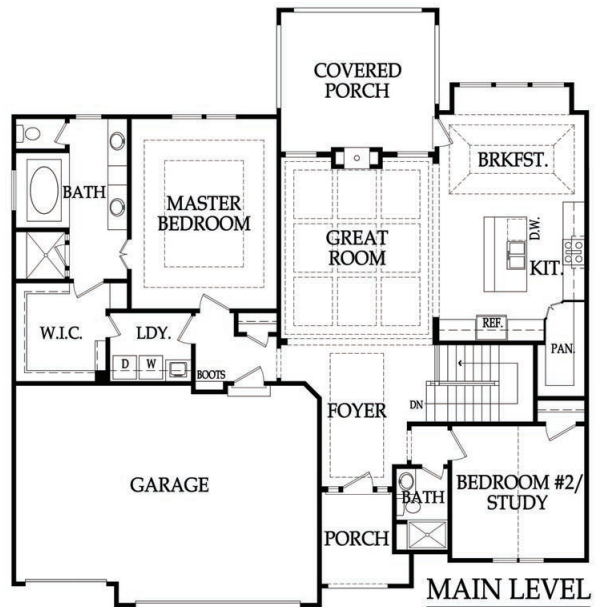
Elevation 1



Elevation 2



Elevation 3



**Base Price: \$375,000**  
**Square Footage: 3150**  
**Bedrooms: 4**  
**Bathrooms: 4**

08/28/2017

Prices are subject to change

Artist rendering may differ from actual plans. Base price does not include price of homesite, city, or subdivision requirements. Square footage is estimated.

# “Dillon” Standard Features

## DRAMATIC INTERIORS

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- 6'8" fiberglass front entry door with sidelights
- 2-3-4" varying width rustic oak hardwoods in foyer, great room, kitchen, breakfast, and mud room
- Foyer has vaulted ceiling with crown moulding
- Great room features see through fireplace to covered patio and boxed beam ceiling with crown moulding and 4 can lights
- Choice of ceramic tile or stone on interior fireplace surround below stained mantle. Gas fireplace features electric start. exterior fireplace surround is stone from floor to ceiling
- Stained handrail & wrought iron balusters. Maple stair end caps (open ends only). Wainscoting detail at staircase landing. Optional mirror at landing
- Oversized baseboards throughout first floor
- Paint grade mud room off garage features coat hooks, bench, cubbies below, and beadboard
- Utility room boasts 4 upper cabinets above washer & dryer, hanging rod with shelf, sink, faucet, laminate tops, vinyl flooring, and 2 can lights
- Master bedroom features vaulted ceiling with crown moulding & indirect lighting prewire. Walk-in closet has paint grade built-in and 2 light openings
- Lower level features clear alder, knotty alder, or birch stained front & back bar with refrigerator opening, microwave opening, niche for mirror or TV, shelves, pendant pre-wire over bar, 2 can lights & laminate tops. Standard tile flooring behind bar
- Lower level family room area comes standard with 9 can lights & the hall to bedroom # 4 has 2 can lights
- Bedrooms & great room are blocked and wired for ceiling fans
- Choice of interior door style
- Knock down ceilings
- Chrome plumbing fixtures
- Choice of 2 flat paint colors for walls & one trim color
  
- Choice of 10 phone/cable/data locations

## IDEAL KITCHENS

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- Beautiful custom kitchen cabinetry with your choice of stain color, features hidden hinges & adjustable shelving. Standard wood choices are clear alder, knotty alder, or birch. 2 glass cabinet doors are standard in the butlers area along with space for a wine refrigerator
- 3" cabinet pulls on drawers & a wide selection of knobs to choose from for doors
- Frigidaire stainless steel 30" gas cooktop, 36" hood, 30" built-in wall oven, built-in microwave & dishwasher. Ice maker line included
- Durable 9" deep stainless steel under mount sink with garbage disposal allows for easy clean-up
- Pre-wired for under cabinet lighting & pendant lighting over the island. 4 can lights are standard
- Attractive ceramic tile backsplash adds beauty to function
- Granite kitchen island & laminate surround
- Huge walk-in kitchen pantry with shelving has 1 light opening

## LUXURIOUS BATHS

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- Master bath features custom quality clear alder, knotty alder or birch stained vanity cabinets and has a storage tower with drawers between sinks. Framed mirrors create a designer touch
- Master bath features group A or B cultured marble counter-tops, tile floors & tile tub and shower surrounds

- Master bath has a jetted tub with a clear glass window above
- Master shower features dual shower heads, oil rubbed bronze shower frame, and group A or B cultured marble seat, and 1 corner shampoo shelf
- Lower level secondary baths include group A or B cultured marble vanity tops with integrated sinks, paint grade vanities, tile shower surrounds with chrome shower doors, vinyl flooring, and 1 light opening
- Main level 3/4 bath features stain grade vanity with group A or B cultured marble top, framed mirror, tile floors, tile shower surround with chrome door
- Exhaust fans are standard in all baths

## CLASSIC EXTERIORS

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- 9' foundation wall & ¾ bath stub in basement
- 30 year composition roof
- 3 car garage. Clear span garage beam
- 8' insulated garage door
- 14' x 15' covered concrete patio
- Pre-wired for garage door openers
- 2 exterior hose bibs and 2 exterior electrical outlets
- 3 sided LP smart siding & trim
- Trim around windows (4 sides). Soffits painted same color as designated trim color
- Stucco front and stone accent per elevation
- Choice of body, trim, and accent color
- Choice of 3 elevations at no additional charge
  
- Professionally designed landscape package

## COMFORT & ENERGY FEATURES

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- 4 TON 16 SEER high efficiency air conditioning system
- 95% 2 pipe vent efficient furnace
- Built-in humidifier
- 50 gallon hot water heater
- Energy savings foam & caulk package
- JELD-WEN single hung, vinyl framed windows with tilt out sash and double-pane low-e glass
- Passive radon vent with outlet in attic for future finish
- A carbon monoxide detector is installed for added peace of mind
- R-15 wall insulation & R-50 attic insulation
- Whole house wrap
- Programmable thermostat
- Sump pump in basement
- Sub floor screwed down

## ALLOWANCES

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- Sod Allowance of up to 12,000 Sq. Ft. included
- Landscape Allowance: \$2,000 (Epic Landscaping)
- Lighting Allowance: \$1,500 (Wilson Lighting)
- Appliance Allowance: \$2,765 (Factory Direct)

\*Base price includes a real estate commission for a home site up to \$120,000

## RODROCK HOMES CUSTOM EXPERIENCE

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- Receive 6 hours with one of our professional designers in our design center
- Homeowner involvement throughout the building process. Walks include: pre-construction, electrical, low volt, pre-sheet-rock, on site stain selection, landscape/patio design & layout & 2 orientation walks
- 1 year warranty through a 3rd party vendor– BBSG
- HVAC ductwork & furnace professionally cleaned