



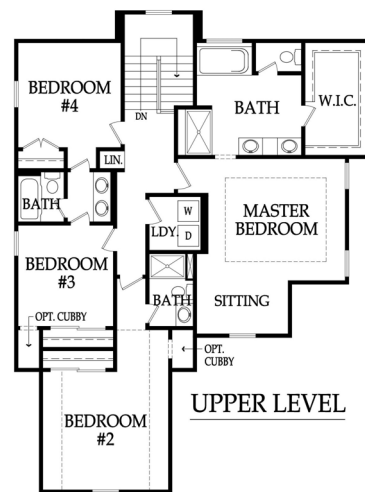
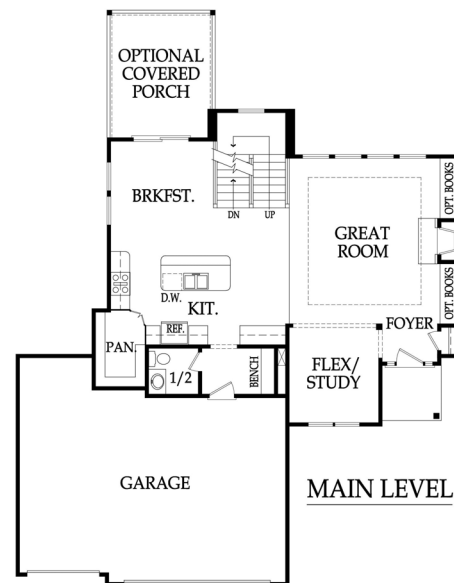
Elevation 1



Elevation 2



Elevation 3



Base Price: \$304,000
Square Footage: 2499
Bedrooms: 4
Bathrooms: 3.5

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.

“Weston III” Standard Features

DRAMATIC INTERIORS

- 6' 8" fiberglass front entry door with sidelights
- 2-3-4 varying width rustic oak hardwoods in entry, kitchen, dining, mud room, & ½ bath
- Entry features coat closet and 1 light opening
- Great room features curved niches on both sides of the fireplace, vaulted smooth ceiling with crown moulding, decorative trim around windows & 2 can lights
- Choice of ceramic tile or stone on fireplace surround below enameled mantle
- Flex/study features decorative trim around windows
- Dining room features decorative trim around windows & a sliding glass door leading out to the optional covered patio
- Elegant stairway with stained handrail & wrought iron balusters. Maple stair end caps (open ends only)
- Staircase features 1 window and decorative ledges at mid landing. Staircase to basement is finished down one flight of stairs to the door at the first landing
- Oversized baseboards throughout first floor
- Paint grade mud room features operable bench, coat hooks, bead board, storage tower with cubbies, & 2 can lights
- Upstairs hallway has a linen closet and 2 light openings
- Utility room features convenient hanging rod with shelf, cabinet with 2 doors above the washer & dryer, vinyl flooring, & 1 can light
- Master bedroom features a vaulted ceiling with 1 light opening, and a sitting area with 1 can light
- Master closet has ample built-ins and 2 light openings
- Secondary bedrooms come standard with 1 light opening
- All bedrooms & great room are blocked & wired for ceiling fans
- Choice of interior door style
- Knock down ceilings
- Chrome plumbing fixtures
- Choice of 2 flat paint colors for walls & 1 trim color
- Choice of 10 phone/cable/data locations

IDEAL KITCHENS

- 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
- 3" cabinet pulls on drawers & a wide selection of knobs to choose from for doors
- Frigidaire stainless steel 30" electric range, over the range microwave, & dishwasher. Ice maker line is included
- Durable 9" deep undermount stainless sink with garbage disposal allows for easy clean-up
- Pre-wired for under cabinet lighting & pendant lighting over the island, and kitchen is standard with 3 can lights
- Tile backsplash adds beauty to function
- Group A granite kitchen island and laminate surround
- Oversized walk-in kitchen pantry with abundant shelving and 1 light opening
- Stain grade butler's pantry features wood top and 3 glass doors on upper cabinets

LUXURIOUS BATHS

- Master bath features custom quality clear alder, knotty alder, or birch stained vanity cabinets and a storage tower between the sinks with 1 door and 2 drawers
- Master bath features group A cultured marble countertops
- Master bath has a soaker tub with a clear glass window above
- Master bath features tile floors, tile tub and shower surrounds,

- and framed mirrors to create a designer touch
- Master shower has one shower head, chrome shower frame, 2 corner shampoo shelves, 1 can light, and group A cultured marble seat
- Secondary baths include group A cultured marble vanity tops with integrated sinks, paint grade vanities, 6 x 6 white tile tub and shower surrounds & vinyl flooring
- 1/2 bath features a stain grade vanity with group A cultured marble top and a framed mirror
- Exhaust fans are standard in all baths

CLASSIC EXTERIORS

- 8' foundation wall
- 30 year composition roof
- 3 car garage
- 7' garage door
- 11' x 14' concrete patio
- Pre-wired for garage door openers
- 2 exterior hose bibs and 2 exterior electrical outlets
- 3 sided LP smart siding & trim
- 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 enhances curb appeal

COMFORT & ENERGY FEATURES

- 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

- Sod allowance of up to 12,000 Sq. Ft. included
- Landscape allowance: \$1,250 (Epic Landscaping)
- Lighting allowance: \$1,300 (Wilson Lighting)
- Appliance allowance: \$1,250 (Factory Direct)

*Base price includes a real estate commission for a home site up to \$90,000

RODROCK HOMES CUSTOM EXPERIENCE

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

