ROCK RIVER HOMES

"The Natural Choice for Custom Homes"

COPPER CREEK

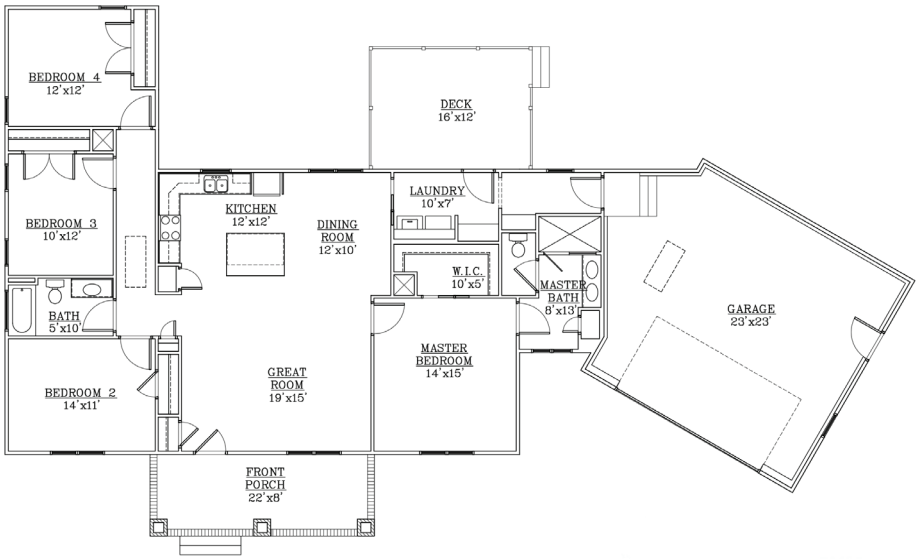
4 2

HOME FEATURES

- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Hardwood floors
- Granite countertops
- Stamped concrete front porch, sidewalk, & garage apron
- Bullnose drywall corners
- Two Car Garage

BUILDING INFORMATION	
TOTAL LIVING	1793 SQ. FT.
GARAGE	648 SQ. FT.
FRONT PORCH	176 SQ. FT.
REAR DECK	192 SQ. FT.

FLOORPLAN



ROCK RIVER HOMES
22020 Jetersville Road
Jetersville, VA 23083
P: (804) 561-0262

www.rockriverhomes.com

Home & community information including pricing, included features, terms, availability and amenities are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Rock River Homes, Rev 3.1.2021

ROCK RIVER HOMES

"The Natural Choice for Custom Homes"

STANDARD FEATURES

STRUCTURAL

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

EXTERIOR

- 30 year architectural shingles
- Wood grain fiberglass front door with glass accent
- Steel rear and side doors
- Garage is insulated, with drywall, sprayed white; garage doors are insulated, with automatic openers
- Stamped concrete front porch, sidewalk, & garage apron
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Columns are square tapered PVC, with brick piers
- 4" Seamless, aluminum white gutters and 3x4" downspouts
- Landscaping package on front and driveway side of house
- Septic System designed for home
- Class IIIC Well, drilled

INTERIOR

- Ceilings 9', cathedral, and tray, as per plan
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room and all bedrooms
- Recessed lighting as per plan
- Hollow core interior doors
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets
- Neutral color on walls (flat latex), white on ceilings and trim (semi-gloss); 2 color maximum
- Scuttle attic access in hall by bedrooms 2 and 3
- Hardwood floors in great room, dining room, kitchen, and hallways; carpet in all bedrooms; ceramic tile in bathrooms and laundry
- Built in drop zone with bench and coat hooks

KITCHEN

- Wellborn Select Series, wood dovetail drawers with soft close under mount drawer guides
- Level 1 granite countertops
- Kitchen sink is a SS under mount 60/40 split with a Delta stainless steel single hole kitchen faucet with sprayer
- Stainless steel dishwasher, vented micro/hood, and electric range
- Appliance connection for refrigerator, washer, electric dryer vent, & ice maker

BATHS

- Tiled shower with shower door in primary bath
- Comfort height elongated toilet in primary bath, and standard height elongated toilet in half bath
- Vanities are Wellborn Select Series, wood dovetail drawers with soft close under mount drawer guides; double bowl in primary bath single bowl in half bath
- Plate glass mirrors
- Level 1 granite countertops
- Exhaust fans
- Delta, chrome finish fixtures and faucets
- Oil rubbed bronze or satin nickel bath accessories
- Fiberglass tub/shower unit in half bath, with curved shower rod

ENERGY EFFICIENCY

- Insulated, double hung, white vinyl windows
- HVAC – 14 SEER heat pump
- Conditioned crawl space
- R-38 in ceilings, R-15 in exterior walls, air sealed
- 200 AMP electric service
- 50 gallon electric water heater

PEACE OF MIND

- Warranty per Virginia Statute 55-70.1
- Builder's Risk Insurance throughout construction
- Electric smoke alarms with battery backup (as per building code)

Note: Due to Personal Choice Selections, the Purchaser's contract takes precedence over this feature sheet.

ROCK RIVER HOMES
22020 Jetersville Road
Jetersville, VA 23083
P: (804) 561-0262

www.rockriverhomes.com

Home & community information including pricing, included features, terms, availability and amenities are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Rock River Homes, Rev 3.1.2021