ROCK RIVER HOMES

"The Natural Choice for Custom Homes"

SHENANDOAH

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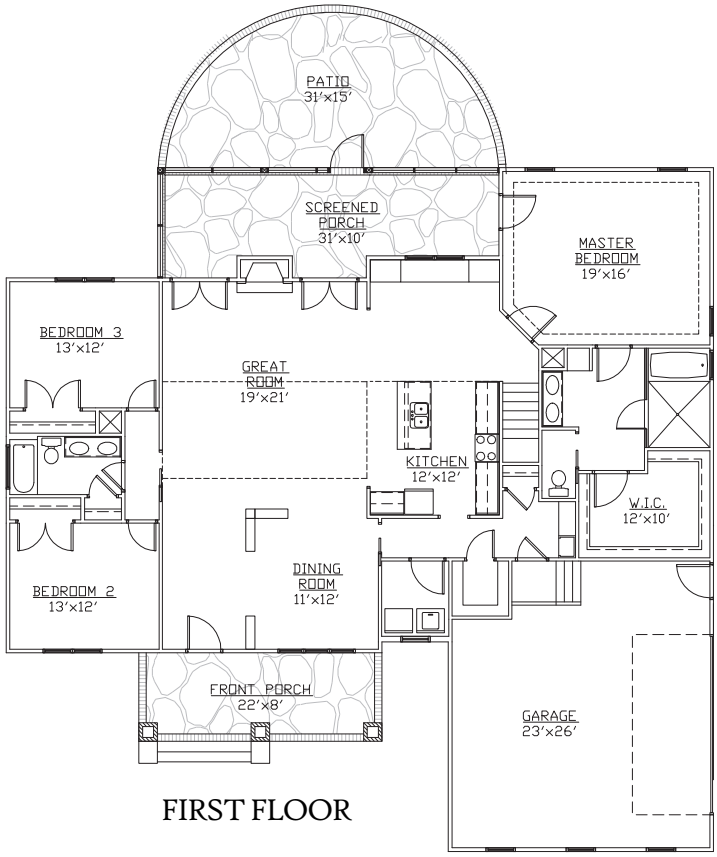
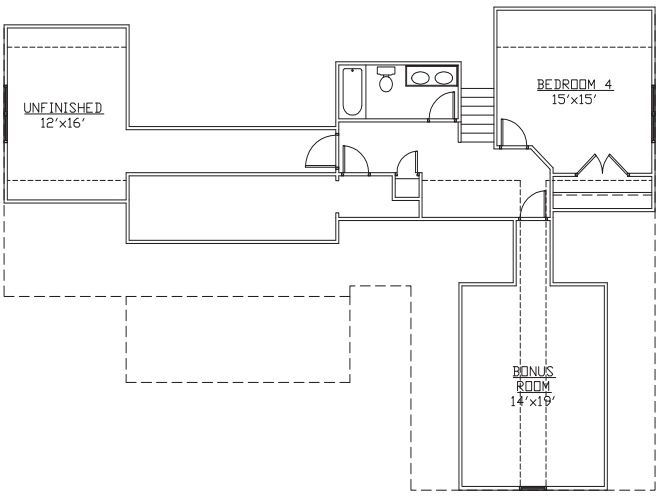


FIRST FLOOR



SECOND FLOOR

BUILDING INFORMATION	
FIRST FLOOR	2229 SQ. FT.
SECOND FLOOR	816 SQ. FT.
TOTAL LIVING	3045 SQ. FT.
UNFINISHED SPACE	297 SQ. FT.
GARAGE	601 SQ. FT.
FRONT PORCH	176 SQ. FT.
SCREENED PORCH	275 SQ. FT.
PATIO	377 SQ. FT.

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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
- Screened rear porch
- Wood grain fiberglass front door with glass accent
- Steel rear and side doors
- Garage is insulated, with drywall, sprayed white; garage door is insulated, with automatic openers
- Stamped, colored, and sealed concrete front porch, sidewalk, rear porch, patio, 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 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; 8' and sloped to kneewalls on second floor
- Ventless gas fireplace, with stone front mantel height, wood mantel painted white
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room, all bedrooms, and bonus room
- 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
- Unfinished storage room upstairs
- Hardwood floors in foyer, dining room, great room, kitchen, breakfast area, master bedroom, and hallways; carpet in all other bedrooms and bonus room; ceramic tile in bathrooms and laundry room
- Stairs are pine with painted risers and stained treads
- Built in drop zone with bench and coat hooks

KITCHEN

- Wellborn Select Series, wood dovetail drawers with soft close undermount drawer guides
- Level 1 granite countertops
- Kitchen sink is a SS undermount 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, and ice maker

BATHS

- Soaking tub and tiled shower with shower door in master bath
- Comfort height elongated toilet in master bathroom and standard height elongated toilet in hall and upstairs bathrooms
- Vanities are Wellborn Select Series, wood dovetailed drawers with soft close undermount drawer guides; double bowls in all bathrooms
- 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 hall bath, fiberglass shower upstairs, with shower rods

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
- 400 AMP electric service
- Tankless, propane 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: 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.