



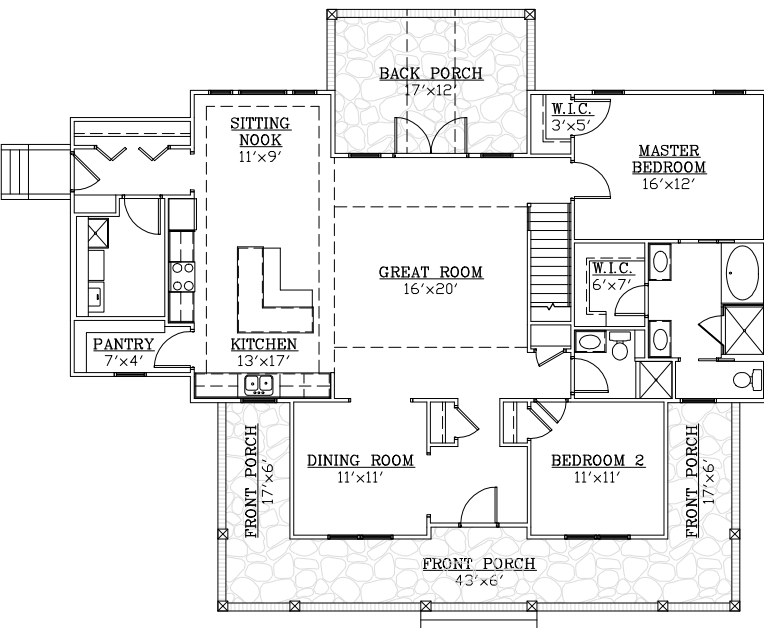
# ROCK RIVER HOMES

"The Natural Choice for Custom Homes"

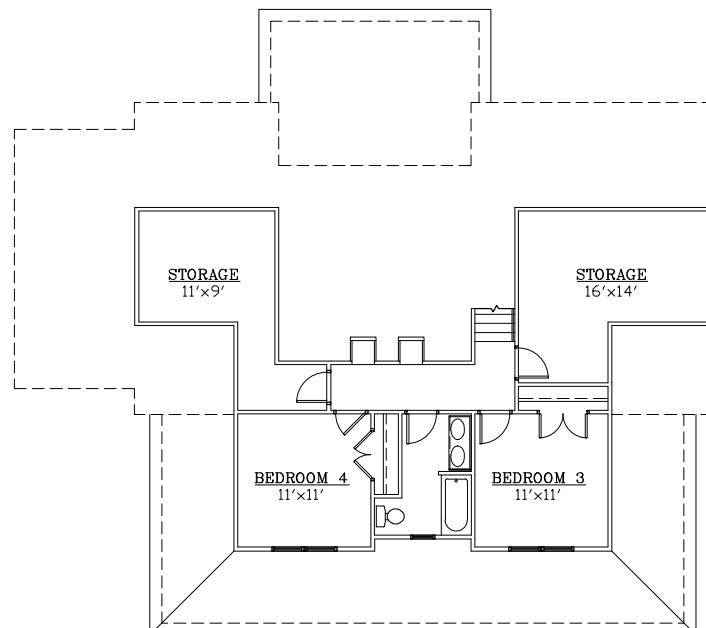


## RIVANNA

4 3



FIRST FLOOR



SECOND FLOOR

BUILDING INFORMATION	
FIRST FLOOR	1732 SQ. FT.
SECOND FLOOR	458 SQ. FT.
TOTAL LIVING	2190 SQ. FT.
FRONT PORCH	405 SQ. FT.
BACK PORCH	201 SQ. FT.
STORAGE 1	199 SQ. FT.
STORAGE 2	161 SQ. FT.



# 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, metal on front porch
- Wood grain fiberglass front door with glass accent
- Steel rear and side doors
- Stamped, colored, and sealed concrete front porch, sidewalk, and rear porch
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Columns are square, straight white
- 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', raised, 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
- Hardwood floors in foyer, great room, dining room, kitchen, sitting nook, and hallways; carpet in all bedrooms; ceramic tile in bathrooms and laundry
- 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 bath, and standard height in hall bath; upstairs bath
- Vanities are Wellborn Select Series, wood dovetail drawers with soft close undermount drawer guides; double bowls in master, and upstairs, single in hall 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 shower in hall bath, with straight shower rod, fiberglass tub/shower with curved shower rod in upstairs bath

### 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: 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.