



ROCK RIVER HOMES

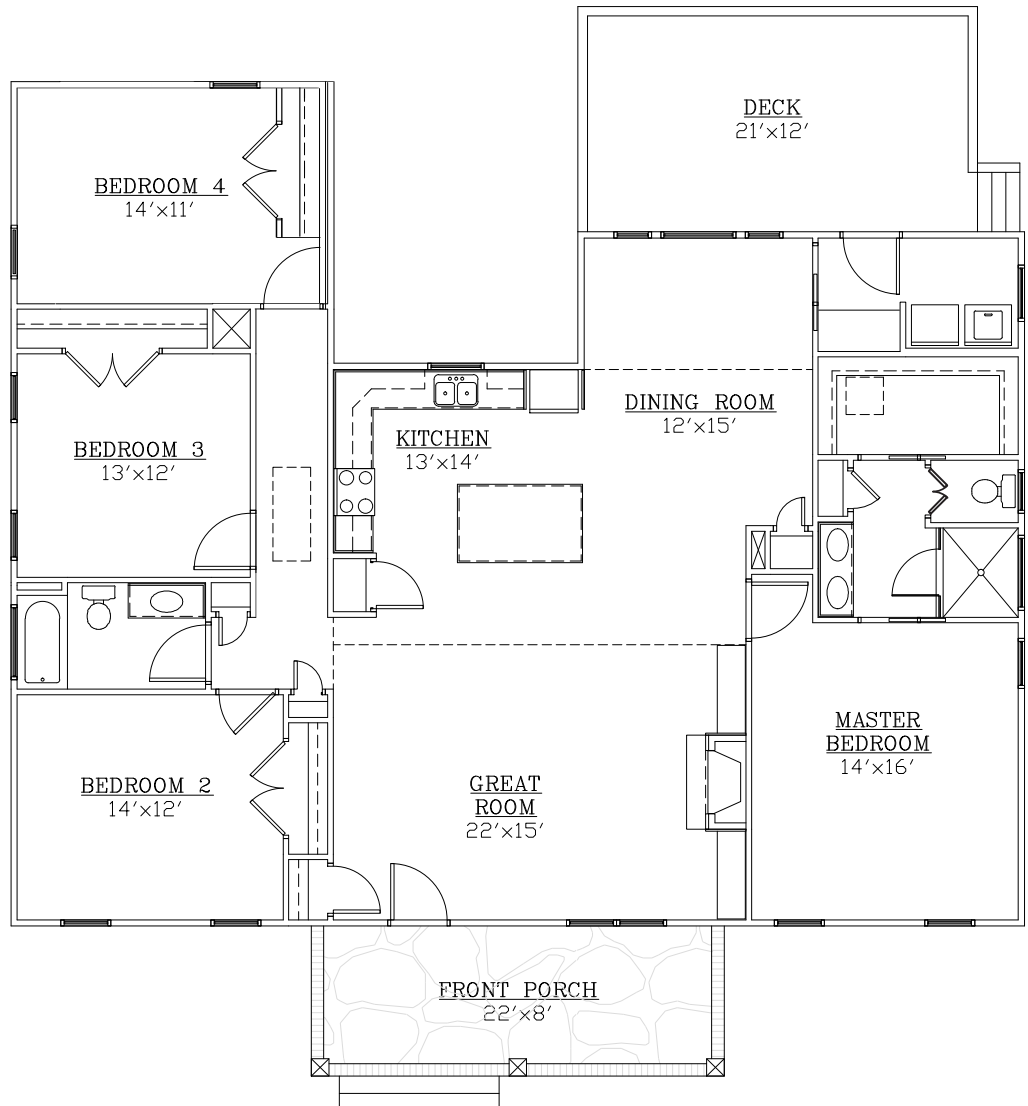
"The Natural Choice for Custom Homes"



BANISTER

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- Open concept floor plan
- Master bedroom with en suite and walk-in closet
- Hardwood floors
- Granite countertops
- Stamped concrete porch and sidewalk
- Bullnose drywall corners



BUILDING INFORMATION

TOTAL LIVING	2045 SQ. FT.
FRONT PORCH	176 SQ. FT.
DECK	256 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
- Wood grain fiberglass front door with glass accent
- Steel rear door
- Stamped, colored, and sealed concrete front porch and sidewalk
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Straight square columns
- 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

- Ceiling height 9', and cathedral 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 master closet, pull down in hallway
- Hardwood floors in dining room, great room, kitchen, and hallways; carpet in all bedrooms; ceramic tile in bathrooms and laundry room
- 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

- Tiled shower in master bathroom with shower door
- Comfort height elongated toilet in master bath, standard height toilet in hall bath
- Vanities are Wellborn Select Series, wood dovetail drawers with soft close undermount drawer guides; double bowl in master, single bowl 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 tub/shower unit in hall 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: 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.