



# ROCK RIVER HOMES

"The Natural Choice for Custom Homes"

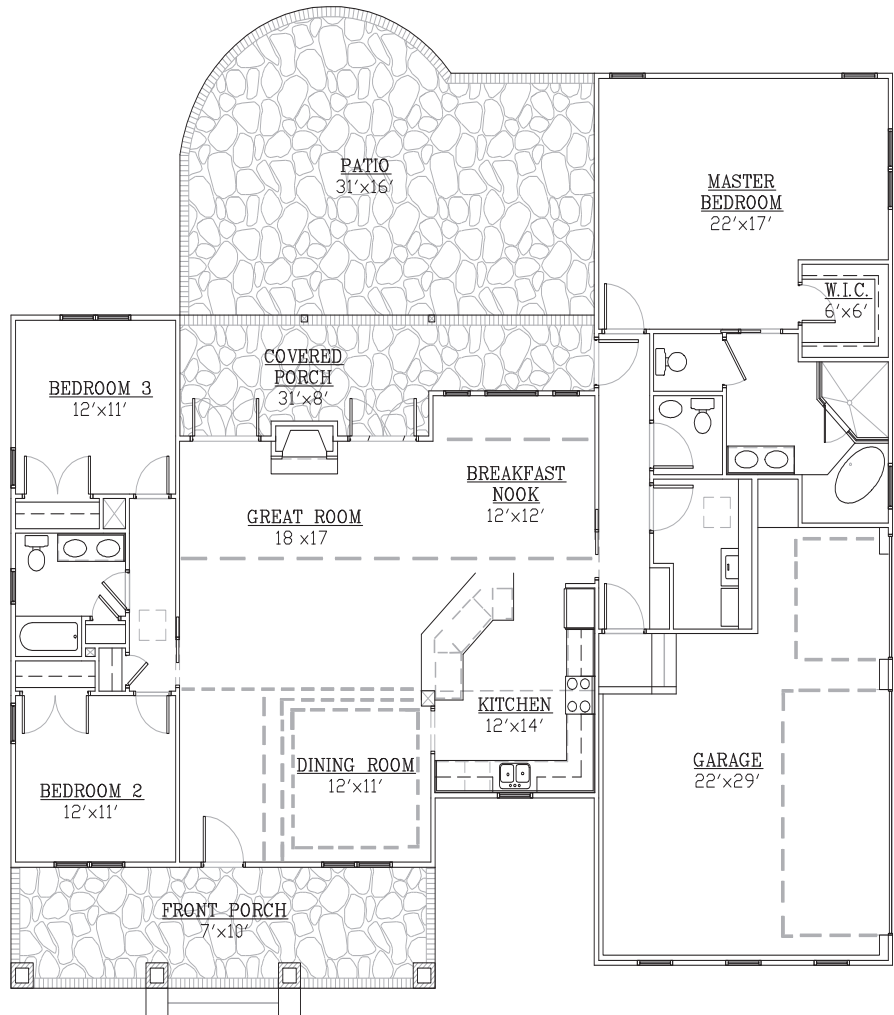


## HOLSTON

3 2.5

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

BUILDING INFORMATION	
TOTAL LIVING	2100 SQ. FT.
GARAGE	571 SQ. FT.
FRONT PORCH	256 SQ. FT.
BACK PORCH	208 SQ. FT.
PATIO	551 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
- 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, 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
- Ventless gas fireplace, with stone front mantel height, and wood mantel painted white
- 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
- Pull down attic stairs in laundry room
- Hardwood floors in foyer, dining room, great room, kitchen, breakfast area, master bedroom, and hallways; carpet in all other 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 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; standard height toilet in hall bath
- Vanities are Wellborn Select Series, wood dovetail drawers with soft close undermount drawer guides; double bowl in master and 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.