

RIVER KNOLL

STANDARD FEATURES

EXTERIOR FINISHES

- Architectural Asphalt Roof Shingles w /20 Year Warranty
- Durable OSB Exterior Wall Sheathing with Tek Shield House-Wrap for added protection
- Sherwin-Williams Paint (two colors per plan)
- Prefinished Brown Gutters and Downspouts with Splash Blocks
- Metal or Fiberglass Entry Doors with Hardware
- 2 Exterior Hose Bibs
- Fiber Cement Siding
- 4' wide Public Sidewalks on both sides of the street
- 10'x14' Concrete Patio with Covered Porch per plan
- Traditional Raised Panel Garage Door w/Opener & Remote
- Termite Treatment prior to drywall, Sentricon Termite Bait Stations after Landscaping (provided by HOA)
- Bermuda Sod on 4 sides, professionally designed Landscape
- Underground Utilities and Decorative Streetlights
- Garages are Fully Finished with Painted Interior Walls
- Deadbolt Locks on all Exterior Doors for Safety
- Mailboxes with Wrought Iron Posts
- Two Exterior Water Hose Connections
- Covered Rear Patio
- Pre-wired for Security System

INTERIOR FEATURES

- Two Panel Smooth Finish Hollow Core 8' Doors on Main Floor
- Standard 6'8" Doors on Upper Level
- Lighting Allowance of \$1,500.
- 10' Smooth Finish Ceilings on First Floor
- 8' Smooth Finish Ceilings on Second Floor
- 6" Colonial Baseboard Trim
- 4" Door Casing and Windows on Main
- 356 Casing Upstairs
- Laundry Center with Electric Hookup & Dryer Vented outside
- Laundry Room Tiled
- Brushed Nickel Knobs and Handles (Door Hinges to match) (See Agent for ORB Upgrade)
- 42" Wood Burning Fireplace with Natural Gas Log Lighter and Slate Surround
- Sherwin-Williams Paint (1 color per plan)
- Interior Smoke Detector(s) for Safety
- Pre-Wired for Cable TV in Owner's Suite, Family Room, Bonus Room and all Bedrooms
- Pre-Wired for Telephone in Family Room, Kitchen, Owner's Suite and Bonus Room

** Seller Selects Outside Paint Color

** Seller Selects Knobs, Drawer Pulls & Outside Hinges

Note: All information is believed to be accurate, but is not warranted. Information is subject to change without notice.

GOURMET KITCHEN

- Stained Cabinets with 42" uppers including Crown Mouldings (See Agent for White Cabinet Upgrade)
- Granite Countertops with 42" Under-Mount Stainless Steel Sink and Single Handle Sprayer (Chrome, Brushed Nickel) (See Agent for ORB/Chrome Upgrade)
- Stainless Steel Gas Range, over the Range Microwave and Dishwasher (Electric Range available)
- Garbage Disposal
- Ice Maker Connection provided
- Separate Pantry with Vinyl Clad Shelving
- Prefinished 5" Hardwood (Selections provided)
- Tile or Tumbled Marble Backsplash (Selections provided)
- Recessed Lighting (per plan)

OWNER'S SUITE

- Lush Wall-to-Wall Carpet in Master Bedroom
- One Cable TV outlet included
- Dramatic Sloped, Vaulted or Trey Ceilings (per plan)
- Master Bath with Tile Shower including Bench Seat and
- Clear Framed Shower Door
- Raised Elongated Toilet in Master Bath
- Granite in Master Bath
- Ceramic Tile Bathroom Floor
- Ceiling Light and Prewired for Ceiling Fan

BEDROOMS

- Lush Wall-to-Wall Carpet in all Bedrooms
- One Cable TV outlet in all Bedrooms
- Ceiling Lights and Prewired for Ceiling Fans in All Bedrooms
- White Vinyl Clad Shelving in All Closets

BATHROOMS

- 35" Raised Vanities / Modern White Under-Counter Mounted Sinks
- Granite Countertops on main Floor
- Standard height Toilet in Guest Bathroom & Upstairs Bathroom
- Brushed Nickel Fixtures (See Agent for ORB/Chrome Upgrade)
- Tile Flooring per selection provided in Secondary Baths/12' x 12' Standard

ENERGY EFFICIENCY

- 14 SEER Air Conditioning with Natural Gas Furnace
- Insulated Low-E Vinyl Glass Windows with Tilt Sashes & Screens
- Programmable Thermostat on each floor
- R-38 Blown Ceiling Insulation
- R-19 Batt Insulation in Exterior Walls
- Tek-Shield House-Wrap
- 50-gallon Energy Efficient Electric Water Heater
- CPVC Plumbing supply lines with shut-off valves
- Soffit and Ridge Vents at Roof Peaks
- SolarShield or Equivalent Roof Decking