



ROCK RIDGE ESTATES

Standard Features 4/05/07

Basement

- Basement to be partially finished
- Basement ceiling to be 9' high
- Window wells: Natural Rock, if applicable

Plumbing

- Master Bath: Deck mounted soaking tub, Mud set tile shower
- Kitchen sink: Under mounted Stainless Steel
- Faucet Style: Oil Rubbed Bronze
- Main Bath: Tub with full tile surround

Security/Sound/ Central Vac

- Security System: Complete
- Surround Sound: Whole house Audio Rough-In
- Central Vac: Complete
- Satellite Wiring; Rough-In

Heating and A/C

- Furnace: 90% Standard
- Hot Water Tank: (1) 50 Gallon, (1) 40 Gallon
- Air Conditioning: Complete

Electrical

- 200 amp Service
- Integrated panel box, stairway light dimmers
- Cable: 3 outlets
- Style of switches: Decora

Garage Doors

- Carriage Style w/Windows
- 1 Opener w/2 Controls
- Stone Wainscot

Appliances

- Stainless Steel gourmet kitchen appliances

Interior Paint

- One color throughout

Cabinets

- Staggered Upper Cabinets
- Raised panel
- Wet Bar w/Cabinets
- Built-in Entertainment Center, optional

Finish Hardware

- All doorknobs shall be: Oil Rubbed Bronze

Interior Trim and Doors

- Stained interior millwork
- All interior doors to be solid core
- Extensive wood detail throughout

Flooring

- Entry, Hall, kitchen, Nook, Greatroom and Border in Dining: hardwood
- Hardwood floor registers: Yes
- Baths, Utility Room, Wet Bar: Tile

Countertops

- Kitchen countertop is slab granite
- Master bath countertop is slab granite
- Utility counters are tile
- Main bath is tile

Siding/Gutters

- Siding: Hardiplank
- Full House Gutters

Framing

- Plant shelves at entry w/wood detail.

Decks

- Rear decking: Evergrain
- Rear patio landing material: Evergrain
- Deck railing: Black aluminum rail with smoked glass

Exterior Doors

- Front entry door style: Stained Walnut w/side lites.
- Front door jamb: stained
- Fiberglass stain grade atrium doors to back decks

Windows/Roofing

- Tan Vinyl Windows
- Solar Clean Windows
- 50 yr composition architectural shingle

Concrete Work

- Back patio exposed aggregate
- Driveway: brushed concrete
- Walkway: stamped concrete
- Front porch: stamped concrete

Landscaping

- Full yard landscaping, and maintenance
- Extensive rock retaining walls

ALL Specifications are subject to change and may vary per plan