



# Rivers Crossing Included Features

## COMMUNITY FEATURES

- Delicately Planned Streetscape design with sidewalks, streetlights and professional landscaping throughout
- Abundance of open green space
- Designated Dog Park Area
- Mailbox Kiosk
- Protective covenants and Homeowner's Association to protect the value of your home and overall appearance of the community

## ENERGY EFFICIENT FEATURES

- House Wrap for Increased Energy Efficiency
- Energy Efficient Insulation Package including R-38 Ceiling Insulation, R-13 Wall Insulation, Sealed Plates & Sealed Utility Openings
- Air Barrier/Insulation installed behind All Tubs and Interior Fireplace for Maximum Efficiency
- HVAC Ducts tested for Home Airtightness and Improved Energy Conservation
- Energy Star Appliances
- LED Lighting throughout

## FOUNDATION AND FRAME

- Monolithic Slab
- 3/4" Tongue and Groove Sub Flooring nailed, and glued for quality and durability
- Painted Craftsman Style Smooth Front Door
- Moss ® White Windows throughout

## SYSTEMS

- Smoke & Carbon Monoxide Detectors
- Cable & Cat V in Great & All Bedrooms
- Energy Efficient Electric Water Heater
- RUUD ®14 Seer HVAC System w/ Smart Thermostat

## PLUMBING

- Fiberglass Stand-Up Showers in Master Bath
- Moen ® Chrome Fixtures throughout
- Stainless Steel Single Bowl Undermount Sink w/ Garbage Disposal
- Moen ® Kitchen Faucet w/ Pull Out Sprayer
- Cultured Marble Top Double Vanities in Master Bath
- Cultured Marble Top in Secondary Bath
- Pedestal Sink in Powder Room

## TRIM PACKAGE

- 2 Panel Smooth Finish Interior Doors
- Crown Molding in Foyer & Main Living Areas
- Stool and Apron on all windows
- Open Railing at entrance of Staircase

## FLOORING

- Mohawk Ballard ® Luxury Vinyl Plank Flooring in Foyer, Kitchen, Great, Breakfast/Dining, Powder, Bathrooms and Laundry
- Mohawk Reactivate ® Carpeting with Everstrand Technology in Bedrooms and Staircase

## INTERIOR FEATURES

- 9' Smooth Ceilings Main Level
- Trey Ceiling in Master Bedroom
- Designer Brushed Nickel Lighting Package
- Ceiling Fans with light kits in Master Bedroom and Great Room
- Ventilated Shelving in All Closets and Pantry
- Premium Quality Sherwin Williams ® Interior Paint, Flat Finish on Walls
- Semi-Gloss White Finish on Trim
- Schlage ® Satin Exterior and Interior Doorknobs
- Glass Mirrors in Master Bath
- Framed Glass Enclosure in Master Bath

## KITCHEN FEATURES

- GE ® Stainless Steel Appliance Package w/ Free Standing Electric Range, Dishwasher, Microwave above Range with Recirculating Vent
- Granite Kitchen Countertops with White or Gray Subway Backsplash
- Shaker Style Cabinets in White or Gray

## EXTERIOR FEATURES

- Custom Elevations with Cemplank Siding w/ Shakes and Board & Batten Accents
- 5" Aluminum Gutters w/ Downspouts on Front & Rear
- Double Car Garages w/ Remotes
- GAF ® Royal Charcoal 3-Tab Roof Shingles
- Premium Quality Sherwin Williams ® Exterior Paint
- Exterior Openings Sealed for Secured Tightness
- Exterior Water Faucet with Interior Shut-off Valves
- Professional Landscape Package

## CUSTOMER ASSURANCE & WARRANTY

- 8 Year Structural Warranty provided by Residential Warranty Company
- One Year Builders Warranty
- Dow Always Active Sentricon Baiting System for termite protection
- Design Consultation
- Pre-Drywall Orientation
- Home Orientation and Closing Handbook