



Exterior

Architecturally pleasing, pre-plotted elevations
Fire-resistant concrete tile roofing
Stucco in sand finish and with color coat
Attached two-car garage
Fully drywalled garage
Fiberglass front door
Automatic roll-up garage door(s) with 2 transmitters
Exterior weatherproof outlets
Satin nickel entry door hardware
Covered entries
Common area landscape with automatic sprinklers
Gas stub for barbeque in private yard
Lighted address plaque

Interior

Large, livable family room with 36" gas fireplace and hearth surround
Raised panel interior and closet doors with satin nickel hardware
12" x 12" Ceramic tile flooring in entry and kitchen
Designer-selected wall-to-wall carpeting throughout living areas
Easy-care, no wax vinyl flooring in secondary baths and laundry room
Spacious interior laundry room with gas dryer hook-up
Elegant stair rails with painted balusters
Bullnose drywall corners

9' First floor ceilings
Baseboards throughout
Pre-wired for seamless integration of high-speed Cat-5 wiring for broadband, in-house networking, telephone, TV and satellite
RG-6 cable TV outlets
Smoke detectors in all bedrooms
Window screens

Gourmet Kitchen

Granite countertops with 6" granite backsplash
Full height granite backsplash at cooktop
Kitchen island (per plan)
Beech recessed kitchen cabinets with roller guides, concealed hinges and white-finished interiors
Adjustable shelving in upper cabinets
Spacious pantry with shelving
Price Pfister satin nickel kitchen faucet with sprayer
Whirlpool Energy-Star stainless steel appliances:
Built-in 5-burner sealed cooktop
Self-cleaning oven
Built-in microwave
Multi-cycle dishwasher

Vented hood
Stainless steel undermount kitchen sink with garbage disposal
Refrigerator area plumbed for ice-maker
Recessed ceiling lighting
High-efficiency under cabinet task lighting

Luxury Master Bedroom and Bath

Beech recessed panel cabinets
Marble slab countertops with dual undermount sinks
Oval luxury bathtub and separate shower with ceramic tile surround and clear glass shower enclosure
Price Pfister widespread satin nickel plumbing fixtures
Compartmentalized water closet
Decorator bar lighting over bath sinks
Full width mirror over bath countertop
Frameless medicine cabinet
Spacious walk-in closets

Powder Bath / Secondary Bedrooms and Baths / Linen

Powder bath pedestal sink with Price Pfister satin nickel plumbing fixture
Sizable secondary bedrooms with spacious closets (some with walk-ins)
Beech recessed panel cabinets in secondary baths and linen
Marble slab countertops in secondary baths
Double sinks in most secondary baths
Price Pfister plumbing fixtures in chrome finish
Medicine cabinet in secondary baths

Energy Efficient Features

Elongated, low flush, water-saving toilets
Water-saving shower heads
Pressure balanced tub and shower valves throughout
Dual-glazed Low E windows with frames
Central heating and air with energy-saving night setback thermostat
Tankless water heater
Heat-saving glass fireplace doors
Polyseal weatherproofing of all exterior openings
Radiant barrier roof sheeting

CityView Rosedale 98 L.P. reserves the right to modify features, plans, specifications, materials and pricing without prior notice. Variations in plans do exist. The dimensions and the square footages included in the sales materials from this project are approximate only, and are based upon the design measurements provided by seller's architect and should not be relied upon as final. The as-built dimensions and square footages may vary from such preliminary measurements. CityView Rosedale 98 L.P. is not the master developer of either the North Rosedale Community or the South Rosedale Community, but is only one of several builders in the master planned community, and the builder of your home.

