

AMENITIES

EXTERIOR

Architecturally pleasing, pre-plotted front elevations
Fire-resistant concrete tile roofing
Stucco in sand finish and with color coat
Attached two-car garage
Fully drywalled garages
Fiberglass front door
Automatic roll-up garage door with 2 transmitters
Exterior weatherproof outlets
Satin nickel entry door hardware
Covered entries
Porte cochere and decorative iron trellis (some plans)
Front yard landscape with automatic sprinklers
Gas stub for barbecue in backyard
Rear yard slump stone masonry walls or wrought iron (per plan)
Concrete driveways
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, kitchen and baths
Designer-selected, wall-to-wall carpeting throughout living areas
Easy care vinyl flooring in 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
Smoke detectors in all bedrooms
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
Window Screens

GOURMET KITCHEN

Granite countertops with 6" granite backsplash
Full height granite backsplash at cooktop
Kitchen island (per plan)
Beech recessed panel kitchen cabinets with roller guides, concealed hinges and white-finished interiors
Adjustable shelving in upper cabinets
Spacious walk-in pantry with shelving
Stainless steel undermount kitchen sink with garbage disposal
Price Pfister satin nickel faucet with sprayer
Whirlpool Energy-Star stainless steel appliances:
Built-in 5-burner sealed cooktop
Self cleaning oven
Multi-cycle dishwasher
Built-in microwave
Vented hood
Refrigerator area plumbed for ice-maker
Recessed ceiling lighting
High-efficiency under cabinet task lighting
Bright, airy breakfast nook

LUXURY MASTER BEDROOM AND BATH

Beech recessed panel cabinets
Spacious walk-in closets
Imported marble countertops with dual undermount sinks
Oval luxury bathtub and separate shower with ceramic tile surround and clear glass shower enclosure
Price Pfister satin nickel plumbing fixtures with widespread faucets
Compartmentalized water closet
Decorator bar lighting over master sinks
Full width mirrors over bath countertop
Master closet door with full length mirror
Frameless medicine cabinets

POWDER BATH / SECONDARY BEDROOMS AND BATHS / LINEN

Powder bath pedestal sink with satin nickel plumbing fixture
Sizable secondary bedrooms with walk-in closets (most rooms)
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 satin nickel in powder and secondary baths
Vitreous china undermount sinks in secondary baths
Medicine cabinet in secondary baths

ENERGY EFFICIENT FEATURES

Elongated, low flush, water-saving toilets
Dual-glazed, Low E windows with screens
Central heating and air with energy-saving night set back thermostat
Heat-saving glass fireplace doors
Tankless water heater
Pressure balanced tub and shower valves throughout
Radiant barrier roof sheathing

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.