

# 2 & 4 Rieder Road-Edison

## *Custom Features at No Extra Cost*

### **Outside your home**

- Solid vinyl siding & soffits on front, sides & rear
- Partial cultured stone on front (as plan)
- Aluminum trim
- Oversize window surrounds
- Dimensional roofing with lifetime warranty
- Two exterior frost free hose bibs
- Two exterior GFI electrical receptacles
- Blacktop driveway
- Foundation draining system, with sump pump
- 2 Car Garage w/ carriage style doors
- Property graded and hydroseeded

### **Magnificent Kitchens...**

- Quality crafted Maple kitchen cabinets
- Granite kitchen countertops
- Decorative tile backsplash
- Pantry (as per plan)
- Stainless steel appliance package to include slide in gas range, dishwasher and vented exhaust hood
- Stainless steel sink under mount sink
- Moen pullout spray kitchen faucet

### **Exquisite Bathrooms**

- Designer pedestal sink in powder room with oval mirror (as per plan)
- Two sinks in master bath
- Maple vanities w/ drawers
- Granite countertops in master bath
- Ceramic tiled walls in master bath shower
- Ceramic tile flooring in all bathrooms
- Moen chrome both faucets
- Full length mirror over all vanities
- Cultured marble top in all other bathrooms
- Jacuzzi whirlpool

### **Gracious Interior Living...**

- 9' first floor ceilings
- Door chime

- Washer/dryer hookups in upstairs laundry location
- Outlet for future garage door opener
- Arched openings on 1<sup>st</sup> floor
- Coffered Ceilings in family Room
- Designer Octagon Ceilings in Dining Room & Master Bath
- Tray Ceiling in Master Bedroom
- Painted colonial interior trim
- Carpet upstairs bedrooms
- Oil rub bronzed door handles
- Hardwood flooring on entire first floor & upstairs hallway
- Solid oak stair handrails
- Oak tread staircases
- 3½" door/window trim, 5¼" base on first floor
- 5 ¼ Designer crown molding on entire first floor except kitchen.
- Gas burning fireplaces in family room with marble surround and decorative painted mantle
- Upgraded recessed lighting & lighting package

### **Energy Saving Features...**

- Insulated steel garage doors
- R-15 wall insulation, fiberglass
- R-38 ceiling insulation, fiberglass
- Carrier high efficiency 2-zone heating
- Carrier 2-zone central air conditioning (13-seer)
- 50-gallon high efficacy water heater
- Steel insulated front entry door

### **In General...**

- Superior Walls Insulated Precast Concrete Walls
- Quality Douglas fir lumber
- Wood I-joist flooring system
- Fir plywood flooring, nailed and glued
- 200 AMP electrical service
- Public sewer and water
- Natural gas heat, cooking and laundry facilities
- Capital tilt wash solid vinyl windows

Available options:

Sod & Sprinkles \$6,426.00  
Upgraded landscaping package \$4,200.00  
Slop sink \$780.00

All other options upon request

The builder reserves the right to change landscaping, specifications, and prices without notice. All renderings are artist's conceptions and are not intended to be exact depiction of either buildings or landscaping. Offering subject to errors, omissions, prior sale, change or withdrawal without notice.