

RIVER CREEK FEATURES

EXTERIOR & CONSTRUCTION FEATURES

- 12 coarse block masonry foundation
- Brick face foundation to standard grade (walkout and daylight additional)
- Drain tile foundation
- 2-car garage with floor drain
- Underground utilities
- City water, storm and sanitary sewer
- Concrete drive, front walk, city walk (where applicable)
- Low maintenance vinyl siding
- Aluminum soffits, fascia, gutters & downspouts
- 30-year dimensional shingles
- Insulated steel carriage-style garage door
- Wood cased insulated vinyl "Windsor" windows with screens and low E
- Cultured stone accent per plan
- Insulation (R-13, R-19, R-30)
- Tyvek house wrap

MECHANICAL FEATURES

- 90+ high efficiency gas furnace with 10 seer central air conditioning (Rheem)
- Honeywell Media air cleaner
- Honeywell humidifier
- Honeywell programmable thermostat
- Exhaust fans in all bathrooms

PLUMBING FEATURES

- 50-gallon gas hot water tank
- Hot and cold garage, 1 exterior frost proof Silcock
- Garbage disposal
- Kohler "Undertone" stainless steel sink
- Kohler tub/shower units (Cape Hatteras/Veracruz)
- Kohler Wellworth water closet
- Kohler Caxton 17 x 14 undermount lavatory bowls
- Forte/Coralais
- Kohler Mariposa whirlpool
- Basement bath underground

ELECTRICAL FEATURES

- 200 AMP electrical service to code
- (10) recess lights
- (5) RG-6 quad shielded for cable/satellite
- (5) CAT 5-E for phone (4 lines each)
- (3) CAT 5-E for data (in-home computer network)
- PVC pipe for future expansion
- Pre-wire for security system
- Smoke detector with battery backups on all levels & in each bedroom

DECORATING FEATURES

- 9' and vaulted ceilings on main level (textured)
- Selection of cabinets with generous allowance
- Granite/Corian in kitchen & baths
- Full-width mirrors above all vanities
- Solid core smooth paneled Masonite doors (paint) only
- Poplar trim, 3-1/4" casing, 4-1/4" base
- Hardwood or ceramic tile in foyer, kitchen, laundry, dining rom, hallways and all baths.
- Carpeting in bedrooms, Great Room, Den (\$27 sq. yd.)
- Painted closets and ceilings
- Woodwork painted or stained
- 2 coats of flat paint on all walls

ADDITIONAL FEATURES

- Gas fireplace with cultured stone to ceiling
- Master walk-in closets
- Automatic garage door opener
- Water line for ice maker
- By-pass shower doors in master suite
- Door chime
- Wire shelving in all closets or \$1000 allowance
- Appliance allowance \$10,000
- Lighting allowance \$2,500
- Schlage F Series lever hardware
- Complete landscape package
- Concrete patio at rear grade (144 sq. ft.)

