



## RIVER OAK HOMES, LLC

### Maidstone Park

#### Standard Home Specifications (Part 1)

##### Interior Features:

- All electric,
- Central heat/cooling (heat pump),
- Smooth Ceilings,
- Stainless Steel Self-cleaning smooth-top electric range
- Stainless Steel Energy efficient dishwasher
- Stainless Steel Over the Range Microwave
- Ice maker connections with cutoff,
- Washer/dryer connections plumbed/wired/vented,
- Pre-wired for disposal with wall switch,
- Mirror over vanities,
- One medicine cabinet in each bath,
- French doors to Master Bath without glass (varies per plan as indicated)
- Fiberglass tub (size varies per floor plan),
- Vinyl flooring in Kitchen/Baths/Laundry Room,
- Ceramic tile in Foyer
- Vinyl flooring in Breakfast Nook/Dining Room(varies per floor plan)
- Stain resistant wall-to-wall carpet with 6lb. padding,
- Ceiling fan in Living Room(Brushed Nickel),
- Pre-wired/braced for ceiling fan in all Bedrooms and Bonus Rooms,
- Gas fireplace insert, with installed gas logs,
- Stained wood cabinets in kitchen and baths,
- Crown molding on kitchen cabinets,
- Raised Master Vanity,
- Painted wood fireplace mantel,
- Telephone outlets installed in all Bedrooms and Kitchen,
- Cable TV outlets installed in all Bedrooms and 2 in Family Room per plan,
- Light fixtures (Brushed Nickel) with all light bulbs installed,
- Closet accessories,
- Interior garage walls finished in drywall (unpainted),
- Electric garage door opener
- Cathedral ceilings (per floor plan),
- Smoke detectors,
- Insulation, R30 ceiling, R13 exterior walls,
- Ground fault circuit breakers,
- 50 gallon hot water heater,
- All walls painted Sherwin Williams Nomadic Desert,
- Security System with one Motion Detector and one Keypad.



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#### Standard Home Specifications (Part 2)

##### Exterior Features:

- Slab foundation,
- Architectural Shingles with ridge ventilation,
- Seamless gutters (to match trim),
- Landscaping: twelve shrubs and trees with mulch and front lawn sod, back and sides seeded to encompass disturbed areas
- Concrete Stamped drive and walkway,
- 10'x10' concrete patio,
- Maintenance free vinyl siding,
- Pediment & Keystone for added exterior appeal,
- Stucco foundation finish,
- Exterior water connections front and rear,
- Exterior weatherproof electrical outlets,
- Underground utilities,
- Termite treatment / one year termite warranty,
- Twelve month builders call-back warranty,
- Shutters (per plan)
- Two flood lights (rear corners),
- Insulated metal doors/weather stripping and deadbolt locks
- Insulated vinyl windows with screens (tilt cleaning)

##### Buyers Available Selections from Builders Inventory,

- Carpet-one color throughout home,
- Vinyl (up to two selections),
- Exterior Vinyl Siding
- Kitchen Counter tops
- Locations of Telephone (P) and TV (C) outlets (if contracted prior to framing)



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#### OPTIONAL FEATURES AVAILABLE AT ABOVE SALES PRICE COSTS

##### Interior:

- French doors to master bath with glass \$ 750.0
- Three piece Bath off Bonus Room(411 Plan Only) \$ 4,950.00
- Garbage disposal \$ 175.00
- Ceiling fans \$ 150.00/ea.
- Additional ceiling fan pre-wire \$ 125.00/ea.
- Additional TV cable and/or phone wiring \$ 85.00/ea.
- Recessed lighting \$ 125.00/ea.
- Jetted tub \$ 2,500.00
- Stainless steel appliances (range, microwave, dishwasher) \$ 750.00
- Refrigerators:
  - 18 cu. ft. over-under w/ice maker \$ 600.00  
(18 cu. ft. not available in stainless steel)
  - 25 cu. ft. side by side with front ice/water dispenser \$ 1,050.00  
(Add \$400.00 for stainless steel)
- Glass shower doors 4' \$ 450.00
- Buyers choice of One Select Wall Color \$ 500.00
- Breakfast Bar (615 floor plan only) \$ 350.00

##### Exterior:

- Garage moved to side entry (where applicable) \$ 3,500.00
- Extra parking pad \$ 5.50/sq ft.
- Extra flood light \$ 125.00/ea.
- 16 x 12 patio (versus standard 10 x 10) \$ 400.00
- Garage door opener \$ 450.00
- Covered Patio (10 x 10) (per plan) \$ 3,000.00