

# River Plantation

## Elegant Architectural Designs

American made brick front exterior elevation  
Covered entry porch with brick or slate flooring  
Stucco accents and architectural details  
Eight foot mahogany entry doors

## Formal Dining Room

Tray ceiling detail (per plan)  
Double crown molding  
Chair railing trim  
20" tile flooring

## Gourmet Chef's Kitchen

Exquisite custom built & stained cabinetry  
Interior brick detail and arch over cook top (per plan)  
2cm granite counter tops with bullnose edge  
60/40 stainless steel under-mount sink  
GE 30" four burner stainless steel gas cook top  
GE stainless steel dishwasher  
GE 30" single thermal oven, stainless steel  
GE 30" microwave/vent combo, stainless steel  
20" tile floors, recessed lighting, crown molding

## Family Room & Hallways

Direct vent gas fireplace with remote control  
Custom wood mantel & tile fireplace facade  
Classic moldings and trim casings at windows  
20" tile flooring, ceiling fan, crown molding

## Master Suite

Tray ceiling detail (per plan)  
Ceiling Fan in bedroom  
Level "B" carpeting with ½" 5lb. carpet padding  
2 cm granite counter tops with porcelain bowls  
Custom built, richly stained vanity cabinets  
Dark bronze framed mirrors and hardware  
Moen Brantford plumbing fixtures in ORB finish (8")  
Garden bathtub and separate shower  
Elongated bowl commodes

## Guest Bedrooms, Study & Baths

Level "B" carpeting with ½" 5lb. carpet padding  
Bronze colored ceiling fan with light in bedrooms  
Stained wood vanity cabinets in baths  
White Cultured marble vanity tops in baths  
Moen Brantford fixtures in ORB finish (single body 4")  
Bronze colored bath hardware  
Pedestal sinks in powder room (per plan)  
Elongated bowl commodes

## Laundry Room / Mud Room

Custom cabinets with granite counter tops (per plan)  
Refrigerator/Freezer space (per plan)  
Gas & Electric dryer connections  
20" tile flooring, florescent lighting, exhaust vent

## Garage, Porches and Yards

Automatic garage door openers  
Covered front & rear porches (per plan)  
Brick or slate tile flooring included at front entry porch  
Full coverage sod with front yard landscape package  
Six zone automatic irrigation system in yard  
Six foot cedar picket fencing

## Special Energy Features

Carrier 16 SEER heating and AC (zoned per plan)  
Fresh air intake and Media air filters  
Energy efficient Maritech vinyl windows  
R13 Fiberglass batt insulation in walls  
R30 Blown Fiberglass insulation in Attic Ceilings  
Windows are caulked, taped and foam sealed  
DOW R3 foam sheathing (brick areas)  
DOW WEATHERMATE Plus house wrap (stucco areas)  
Sill Seal foam insulation at sill plates  
Gas to cook top, furnace, WH, fireplace and dryer  
Techshield roof decking with 30 year shingles

## Structural Integrity & Inspections

Site specific soils testing performed  
Professionally Engineered foundation design  
Independent foundation inspection performed  
Framing professionally designed and inspected  
¾" OSB subfloor (per plan)  
James Hardie siding & trim (where applicable)

## Technology & Convenience

Security system pre-wired  
Phone & CATV pre-wired to all bedrooms & study  
Automatic garage door opener

## Warranty

Third Party 2-10 Home Warranty Included  
One Year – Workmanship coverage  
Two Year – Mechanical, Electrical & Plumbing Systems  
Ten Year – Structural Framing & Foundation