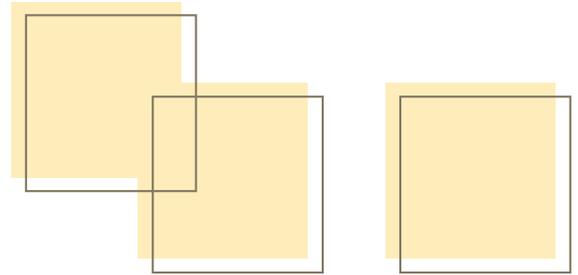
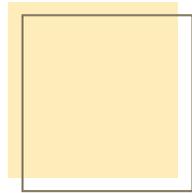




THE VIEWS AT ROSE HILL

89 Rose Creek Road
Leicester, NC 28748
(828) 683-7055
www.theviewsatrosehill.com



FEATURES

INCLUDED

FOUNDATION

Concrete spread footing or monolithic slab depending on site conditions

Treated sill plate attached with bolts

FLOOR SYSTEM

2x10 with 3-ply beams

Engineered bonus room floor joists

Bonus room subfloor, 3/4" tongue-and-groove oriented AdvanTech floor sheathing

EXTERIOR WALLS

2x4 studs at 16" on center spacing

7/16" OSB wall sheathing with house wrap

ROOF SYSTEM

Stick or trussed roof system

7/16" OSB roof sheathing

30# felt underlayment

30-year asphalt dimensional shingles

HEATING & AIR CONDITIONING

14 SEER energy rated heat pump

Programmable thermostat control

Ducts installed per code

Clothes dryer vent

Exhaust fan in each bathroom ducted to exterior

INSULATION

R-38 blown-in insulation in flat ceilings

R-30 fiberglass batt insulation in cathedral ceilings

R-15 fiberglass blown insulation in exterior walls

R-19 fiberglass batt insulation in crawl space

Attic access as needed with pull down stairs

APPLIANCES

Electric free-standing range with self-cleaning oven

Three-cycle dishwasher

1/2 hp disposal

Over-the-range microwave/hood

PLUMBING

White fiberglass shower or tub-shower combination

Satin nickel or ORB bath valves and faucets

Elongated white water closets

Stainless steel double-bowl under-mount sink in kitchen

Stainless faucet with sprayer in kitchen

Tile in master shower

[MORE FEATURES >>](#)

FEATURES

INCLUDED

Plumbing cont'd

Icemaker connection

50-gallon electric hot-water heater

Washer/dryer connections

2 exterior hose bibs, one front and one rear

PVC sewer drain and vent lines

PEX hot and cold water lines

ELECTRICAL

200 AMP electrical panel

Two exterior receptacles – 1 in front and 1 in rear

Receptacles in all rooms as per code

Prewired phone jack in kitchen

Television cable jacks in all bedrooms and living room

110-volt smoke alarms as required by code

Carbon monoxide detector per code

2 garage door openers

3 recessed lights in kitchen

Incandescent fixtures in walk-in closets where possible

2 carriage lights at garage

Switched overhead light in all rooms

Ground fault safety circuits as required by code

Satin or ORB nickel Trinity or Madison style lighting fixtures

Doorbell button and chime

INTERIOR FINISH

Sheetrock interior finish with two coats of Sherwin Williams flat latex paint on walls

Ceilings painted flat white

9-foot interior ceilings on main level

8-foot ceilings on second level

Fireplace (stone or tile)

Two-raised-panel smooth hollow-core molded interior doors, painted semi-gloss

Satin nickel interior door hardware, knob style

5 1/4" mdf baseboard and 3 1/4" mdf door and window casing, with mdf stool and casing apron, painted semi-gloss

Carpet with 8 lb. rebond pad in bedrooms, study/office, living room, dining room and stairs

Hardwood floors in foyer/entry, kitchen, breakfast, study and great room

Tile flooring in bathrooms and laundry

Waypoint cabinets in kitchen and bathrooms

Granite countertops in kitchen and bath

Vinyl-wrapped wire closet shelving

EXTERIOR FINISH

Fiber cement siding, fascia and soffits

Composite exterior trim

Aluminum gutters and downspouts

FR stained entry door unit

Satin nickel entry handle set

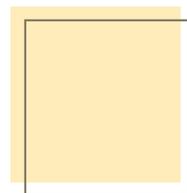
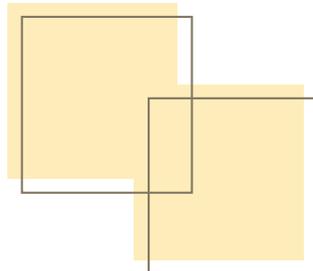
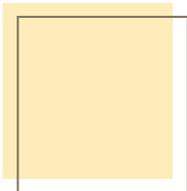
Vinyl single hung windows

Concrete patio or wood deck per grade

Overhead steel sectional garage door

WARRANTY

One-year warranty on material and workmanship



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