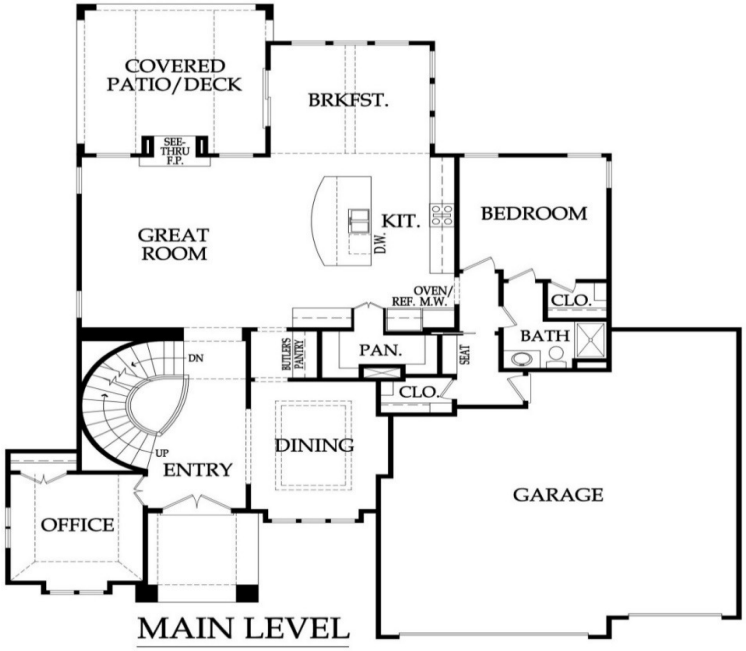
James Engle
CUSTOM HOMES, LLC

JamesHardie
NORTH AMERICA'S #1 BRAND OF SIDING
ZIPsystem™
SHEATHING & TAPE

The Riviera III

2 Story, 5 Bedrooms, Office, Formal Dining Room, 5 Baths, 3605+/- square feet
$540,000 + Lot

Craftsman Elevation



MAIN LEVEL

UPPER LEVEL

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

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STANDARD FEATURES

APPLIANCES
Stainless steel appliance package allowance - dishwasher, microwave, two built-in wall ovens and gas cooktop with hood vented to the exterior
Ice maker water line at opening for Kitchen refrigerator

CABINETS AND COUNTER TOPS
Level 1 granite/quartz Kitchen & Butler's Pantry tops with std edge & undermount SS sink
Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware
Level 1 granite/quartz tops in main level 3/4 Bath & MBA; synthetic granite tops in secondary Baths
7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout
1 upper & 1 lower enameled cabinet with laminate top at Laundry Room

ELECTRICAL AND LOW VOLTAGE
200 AMP service panel with breakers
LED light bulbs in all can lights and keyless fixtures
Indirect ceiling light tray(s) with rope lights (per plans)
Pre-wiring for basic security system and for 4-zone whole house audio system
Pre-wiring for 9 media outlets and 1 phone outlet
Pre-wiring & switch for ceiling fans in secondary Bedrooms
Ceiling fan installation included at Great Rm, MBR & Covered Porch (fans selected in lighting allowance)
Weather proof exterior outlets at exterior doors (excludes door into house from garage)

FLOORING AND TILE
Ceramic tile floors in Master Bath, Laundry and secondary Baths
Ceramic tile Kitchen & Butler's Pantry backsplash
Ceramic tile walls and floor in Master shower; ceramic tile walls in all secondary Bath tubs/showers
Choice of standard hardwood floors: 2 1/4" red/white site finished oak or 8 pre-finished options
Hardwood floors in Entry, Kitchen, Breakfast Room, Great Room, Mud Room/Closet
Upgraded standard carpet allowance and 6# pad

HEATING AND AIR CONDITIONING
Two 18 SEER A/C's, two iComfort wifi thermostats & two 96% eff. single stage gas furnaces
Two humidifiers

INSULATION, GARAGE DOORS AND OPENERS
Energy saving air seal foam & caulk package
R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults)
Huber Zip Panel System for all exterior walls of the home
Steel insulated garage doors (16'x8' and 8'x8')
2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad

PLANS
16x16 covered deck or patio (depends on lot) with ceiling fan
3/4 Bath and wet bar stub in basement for future finish
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield
Approx. 9' foundation walls (not ceiling height) and 10' ceilings on main level
Concrete foundation egress well(s)
Fronts: James Hardie Lap siding, shake shingles, board & battens. Stucco/stone accents (per plan)
Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit

PLUMBING AND FIXTURES
50 gallon gas water heater
ORB, Black or Stainless steel plumbing fixtures in Kitchen, MBA & main floor 3/4 Bath
ORB, Black or Stainless steel plumbing fixtures at all remaining locations
2 shower heads in Master shower and 2 comfort height elongated toilets in MBA & main floor 3/4 Bath
One-piece white fiberglass shower/tub units, unless specified otherwise under "Flooring & Tile"
Jetted 42x72 tub at Master Bath with ceramic tile surround and step
Drop-in laundry sink
Garbage disposal with air ride switch in Kitchen
Sump pump in basement
Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs

FIREPLACE, TRIM AND MIRRORS
Direct vent indoor/outdoor see-thru fireplace; interior with floor-to-ceiling stone façade and wood mantle; exterior with stone façade and stone mantle
Boot bench in Mud Room
Choice of oil rubbed bronze or brushed nickel door knobs and hinges
Wrought iron spindles, wood end caps and square capped newel posts
Heavy, frameless, swinging, clear glass Master shower door
Trim wrapped mirrors at Master Bath vanities

"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR
White or tan vinyl windows, fixed or single hung with screens
Argon gas filled windows with Low "E" glass
Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights

WARRANTY AND SERVICES
1 year James Engle Custom Homes provided warranty program
24-hour emergency warranty service
Quality assurance walk through occurs at 60 days and at 11 months after closing

SITE WORK
Landscaping Allowance of $1,500, unless specified otherwise in C.U.P.
Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.
Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach
Site Cost coverage – up to $7,500 (see JECH Addendum)

JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM
HVAC ductwork professionally cleaned by a third party at closing
Minimum of six on-site meetings with builder and homeowner
Personal online access - download/print plot plan, floor plans, sign change orders & track costs
Plumbing drain lines professionally inspected/cleared at closing
Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation
Quality assurance 600-item check list reviewed with homeowner prior to closing
Written Home Owner Manual outlining the building process, home maintenance & much more
In-house architect customization of James Engle Custom Homes' designs at no additional charge
Personalize your home when you meet with our Designer to make many of your décor selections

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