CASTLEROCK COMMUNITIES

INCLUDED FEATURES

Rosehill Reserve

Silver Series Homes

EXTERIOR DETAILS
- Beautifully designed elevations with 6:12 roof pitches
- Brick on front, sides, and rear to 9' per plan
- Brick front entry per plan
- Three car or half car garages per plan as listed on the price sheet
- 30-year dimensional Black Shadow shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- 9100 Series Sonoma Steel garage door with automatic door opener
- 10X10 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan

ELEGANT INTERIORS
- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Wood shelving and hanging rods in closets per plan
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
  **Fireplace option available

CHEF'S KITCHEN
- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with ceramic tile backsplash
- Stainless steel undermount 50/50 sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
  **Optional island for most plans

LUXURIOUS BATHS
- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bathtub/shower has 6X6 white tile over hardibacker
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
  **Super shower option available

DESIGNER FLOORING
- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

ENERGY EFFICIENCY FEATURES
- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (**gas connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY
- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first-floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell

LANDSCAPING PACKAGE
- Fifteen 5-gallon shrubs and thirty 1-gallon shrubs plus two 10-gallon ornamental shrubs in the front yard
- One 3" caliper tree in front yard; corner lots to receive two 3" caliper side yard trees
- Fully sodded front and side yard to fence
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6' cedar picket good neighbor privacy fence at rear yard with one gate; street facing fences stained per community guidelines

LAKE LOTS
- Two planting beds in rear yard with eighteen 5-gallon and twenty-four 1-gallon plants
- Two 3" caliper trees at rear yard
- Fully sodded front, side, and rear yard to fence
- 4' metal rail fence across rear yard; transitions to 6' cedar fence at side yards

CUSTOMER SERVICE HIGHLIGHTS
- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our opinion, value. he prices of our homes, included features and available locations are subject to change without notice.