



Smith Douglas Homes Presents

# RIVER PARK

## INCLUDED FEATURES

### PREMIUM INTERIORS

- 9' ceilings on first and second floors (per plan)
- Overhead lighting in all secondary bedrooms
- Pre-wired for cable and phone per plan
- Pre-wired for ceiling fan in family room and owner's suite
- Choice of select interior paint colors
- Designer lighting fixtures
- Stain resistant carpet and 6 lb. rebond pad
- Premium no-wax vinyl floors in kitchen, breakfast, bath, laundry, mudroom and foyer

### KITCHEN & BATHS

- Designer laminate countertops with backsplash
- Stainless 50/50 sink in kitchen
- 30" cabinets with choice of color
- Appliances: electric range, microwave, and dishwasher
- Garbage disposal
- Ice maker connection
- Bathroom cabinets match color selection of kitchen cabinets
- Water-saving elongated toilets
- Garden tub/shower combination in the owner's bath
- Full width vanity mirrors
- Ventilated shelving in pantry & closets

### LOW MAINTENANCE EXTERIOR

- Fully drywalled two-car garage
- 50-year warranted Fiber Cement siding with professional coordinated color packages
- Professionally landscaped homesite with sodded front, side and rear yards not to include any undisturbed areas or slopes greater than 3:1 (per homesite)
- Aluminum gutters with splash blocks
- Carriage-style garage door with hardware
- Deadbolt locks all exterior doors
- Minimum of 3 exterior weather-proof electrical outlets
- Two coach lights at garage
- Architecturally designed exterior elevations with choice of stone and brick accents (per plan)
- 6 panel fiberglass front door with peephole
- 2 exterior hose bibbs

### QUALITY CONSTRUCTION

- Reinforced poured concrete foundations
- 30-year architectural roof shingles
- Termite monitoring system
- Structured wiring package
- Garage prewire for door opener
- Structurally engineered roof and truss system
- Pull-down attic stairs (per plan)
- Structurally engineered stair system (per plan)

### ENERGY EFFICIENCY

- 50 gallon electric water heater
- Dual zoned HVAC system with thermostats on each floor (per plan)
- High efficiency exterior doors
- R-38 flat ceilings, R-38 vaulted ceilings and R-15 framed exterior walls
- All homes completed with high efficiency house wrap
- Solid vinyl single hung insulated Low-E tilt-in windows

### PEACE OF MIND

- Pre-closing Quality Assurance inspection by third party inspector
- 1-year limited warranty program including a 30 day, 90 day and 11 month follow up visit
- 10-year transferable structural warranty
- Combo smoke and carbon monoxide detectors installed

## Our Mission

Our mission is to provide the opportunity for home ownership by efficiently building affordable homes of enduring value.

[www.smithdouglas.com](http://www.smithdouglas.com)



QUALITY | INTEGRITY | VALUE



\*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 03/25/21

Contact A New Home Specialist at 980.288.5304