



1 PRATO VERDE LANE, ROCKTON

QUALITY FEATURES INCLUDED

FINISHES

- Large 7-1/4” Baseboards With Matching 3-1/2” Casing On Main Floor
- Large 5” Baseboards With Matching 3” Casing On Second Floor
- Oak Main Stairs, Basement Stairs & Railings Stained To Choice As Per Plan Complete With ½” Square Black Iron Spindles
- Oversized 96” Doors On Main Floor As Per Plan
- Office & Pantry Doors Glass Insert
- All Remaining Doors 2 Panel “Logan” Style
- Weiser “Lisben” Black Lever Hardware
- High Quality Paint On All Walls & Trim Including Custom Stain On Stairs
- Smooth Ceiling Finish Throughout
- Nine (9’) Ft High Ceilings On Main Floor
- Extra High 8’10” Poured Basement
- Large Heatilator NDV4842 Direct Vent Gas Fireplace Complete With Natural Masonry Stone Surround
- Finished Garage With Overhead Doors, Openers, Remote & Keypad
- Shower Seats And Shampoo Shelves As Per Plan
- Shower Glass Enclosures As Per Plan
- One 2 Pc. Bath Rough-In In Basement
- One 3 Pc. Bath Rough-In In Basement

FLOORING

- Wide 7-1/2” Oak Plank Engineered Hardwood Included In Foyer, Main Hall, Kitchen/Pantry, Breakfast Room, Dining Room, Great Room, Family Room, Study, Primary Bedroom & Closet, Loft, Bedroom #2 & Closet, Bedroom #3 & Closet, Bedroom #4 & Closet As Per Plan
- High Quality Ceramic Tiles In Laundry, Mudroom & Bathrooms

CABINETRY FEATURES

- A Generous 110 Thousand Dollar Custom Cabinetry Package Included. All Kitchen, Bathroom, Pantry & Laundry Cabinets By Barzotti
- A 46 Thousand Dollar Granite Package Included For Cabinetry Tops And Kitchen Backsplash

ELECTRICAL FEATURES

- Custom Light Fixtures Throughout Home
- Sixty-Seven (67) LED Recessed Pot Lights
- Ten (10) Exterior LED Recessed Pot Lights
- White Decora Light Switches & Receptacles
- Nine (9) Data Runs
- 200 Amp Service
- Hard-Wired Doorbell For Security
- Three (3) Exterior Weatherproof Electrical Plugs
- One (1) Designated In Soffit Switched Plug For Decorative Lights

EXTERIOR FEATURES

- Clay Brick & Manufactured Stone As Per Plan
- Distinguished Details Such As Precast Window Surrounds & Keystones As Per Plan
- Limited Life-Time Warranty Self-SealingArchitectural, Asphalt Shingles
- Maintenance-Free Split Finished White/Black Vinyl Casement Windows As Per Plan
- Oversized 47”X24” Basement Windows
- 80”x36” (2) Fiberglass Double Door Assembly With Glass Inserts, Multipoint Hardware, Stained To Choice
- (2) 80”x36” Fiberglass Insulated Front Entry Doors Complete With Glass Inserts Stained To Choice Complete With Weiser “San Clemente” Grip Set
- Two (2) Exterior Hose Bibs



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PLUMBING FEATURES

- Custom Plumbing Fixtures Throughout Home
- Pressure Balanced Valve With Upgraded Trims In All Showers
- Double Lever Faucets In Kitchen & Pantry
- Laundry Sink With Faucet As Per Plan
- Mirolin Acrylic Bath Tubs

ENERGY SAVING

- Central Air Conditioner Sized To Suit Home
- High Efficiency Gas Forced Air Heating
- Heat Recovery Ventilator System
- Flow Through Power Humidifier
- High Efficiency Rental Water Heater
- Quality Vinyl Casement Thermal Pane Windows With Low E Glass
- Water Saver Plumbing Fixtures
- Exterior Caulking
- Hot Water Recovery Unit
- Exterior Walls Insulated To R-22, Flat Ceilings To R-60
- Passive Ventilation To Avoid Attic Heat BuildUp

CUSTOM CONSTRUCTION FEATURES

- Engineered Floor Joists
- Tongue & Groove 5/8" Sub Floor Nailed, Power Screwed Down & Sanded
- Exterior 2" X 6" Walls With Sheathing
- Rough-In For Water Softener
- Basement Walls Insulated Floor To Ceiling
- Denshield Tile Backer In All Vertical Ceramic Tile Locations
- Damp Proofing With Dimpled, High-Density Polyethylene Plastic Membrane Drainage Layer & Weeping Tile To Ensure Dry Basement
- HVAC Ducts Are Cleaned Upon Completion
- Enrollment Fee Under The Tarion Programs Included