

# VILLAGE ESTATES NEW HOME COMMUNITY

## FEATURES & AMENITIES

### LIVING AREAS

Designer luxury vinyl plank entry flooring  
Upgraded wall-to-wall carpeting and pad  
Spacious hallways  
Raised panel interior doors  
Designer light fixtures  
Ceiling fan with light kit in family room  
Lever door handles and locksets  
Choice of brushed nickel or oil rubbed bronze fixtures and hardware  
Family room pre-wired for cable or satellite television and surround sound

### KITCHEN

Granite countertops  
Designer luxury vinyl plank flooring  
Custom alder cabinetry with color choices  
Cabinet pulls with style upgrades available  
Stainless steel appliances  
Five-burner gas cooktop  
Exhaust hood above cooktop  
Under-mount single basin stainless steel kitchen sink  
Pull-out kitchen faucet  
Dishwasher and garbage disposal  
Pre-plumbed for refrigerator icemaker  
Recessed ceiling lighting  
Pre-wired for telephone

### MASTER BEDROOM

Ceiling fan with light kit  
Walk-in closet with custom shelving  
Upgraded wall-to-wall carpeting and pad  
Pre-wired for telephone and television

### MASTER BATHROOM

Separate tub and shower with tile surrounds  
Dual porcelain ceramic sinks  
Granite countertops at comfort height  
Designer luxury vinyl plank flooring  
Custom alder cabinetry with color choices  
Comfort height elongated toilet

### FAMILY BEDROOMS

Wardrobe closets with raised panel doors  
Upgraded wall-to-wall carpeting and pad  
Pre-wired for ceiling fans

### FAMILY BATHROOMS

Granite countertops  
Porcelain ceramic sinks  
Tub / shower with upgraded designer ceramic tile surround  
Custom alder cabinetry with color choices  
Designer luxury vinyl plank flooring  
Elongated toilets

### LAUNDRY

Pre-plumbed for washer and dryer  
Both gas and electrical outlets for dryer  
Designer luxury vinyl plank flooring  
Custom alder cabinetry above washer and dryer area  
Additional alder cabinetry with granite countertop in Residence 2570

### GARAGE

Garage interior finished in medium knockdown and semi-glass paint  
Sectional roll-up doors  
Automatic door openers with remotes  
Rear yard access door with service walk

### EXTERIOR

Stone accents  
Tile roof  
Broom-finish concrete walkways and driveway  
Exterior lights at entry and garage  
Lighted address panel  
Full side and rear yard fencing with service gate  
Covered patio  
Front yard landscaping with automatic irrigation system  
Smart weather sensitive irrigation controller  
Pre-plumbed for gas grill in backyard

### COMFORT, EFFICIENCY AND SAFETY

High ceilings  
Radius corners on all walls and at windows  
Vinyl dual pane windows and sliding glass doors  
Insulation: R-38 ceiling, R-15 exterior wall insulation with R-4 foam sheathing and R-6 duct insulation  
High efficiency gas forced air heating system and integral air conditioning with programmable thermostats  
Smart vent  
Reflective radiant barrier roof sheathing  
Complete fire sprinkler system  
Smoke /carbon monoxide detectors  
Structured wiring hub

### OPTIONS AND UPGRADES\*

Kitchen appliance upgrade options and packages  
Countertop color and upgrade options  
Carpet and other flooring upgrades  
Window covering upgrades  
Cabinet hardware upgrades  
Additional ceiling fans  
Additional concrete areas

\*Options and upgrades availability and cost vary by plan, elevation, lot and construction stage  
\*Ask listing agent for pricing, availability and other details  
\*Options and upgrades may require payment of an additional deposit  
\*Certain options and upgrades may have selection deadlines



ROCKLINVILLAGES.HOMES

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Village Estates  
By Riverland Homes, Inc.

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