



RIVER PARK



I N C L U D E D F E A T U R E S

CLASSIC EXTERIORS

- Six Distinct Floorplans
- Three Unique Elevations Creating a Unique Streetscape Appearance (per plan)
- Designer Pre-Selected Exterior Color Schemes
- Impressive Lighted Entry with Painted Raised Panel 8' Entry Door
- Unique Wall Lantern Light at Garage Front
- Spacious Two & Three-Car Garages (per plan)
- Garages with Fluorescent Overhead Lighting
- Garage Pre-Wired for Optional Garage Door Openers
- Raised Panel Steel Roll-up Garage Doors
- Front Yard Landscaping Including Automatic Sprinklers & Drip Irrigation in Choice of Sod Design or Xeriscape Design
- 6' Wood Privacy Fence (per plan)
- Two Exterior Hose Bibs Conveniently Located in Front & Back of Home (per plan)
- 200 AMP Electrical Service Panel

ELEGANT INTERIORS

- Dramatic 9' Ceilings Throughout (per plan)
- 17x17 Tile Flooring at Entry, Kitchen, Baths & Laundry (per plan)
- Quality Carpeting in Great Room, Hallways & Bedrooms

- Designer Selected Single Interior Paint
- Birch Cabinetry with Recessed Panel Doors, Traditional Overlay & Concealed Hinges
- Bullnose Drywall Corners
- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Entry Handleset & Interior Door Hardware
- 3/4" Baseboards with Coordinating 2 1/4" Door Casing
- Abundant Overhead LED Flush Lighting Throughout
- Overhead Lighting in all Bedrooms
- Decora Light Switches
- Interior GFCI Circuits in Kitchens, Baths, & Garages
- Exterior GFI Circuits Conveniently Located

GOURMET KITCHENS

- Granite Slab Countertops with Eased Edge & 6" Slab Splash
- Birch Cabinetry with Recessed Panel Doors, Traditional Overlay & Concealed Hinges
- 17x17 Tile Flooring
- Pull Out Kitchen Faucet
- Undermount, Double Basin Sink with 1/2HP Garbage Disposal
- Pre-Plumbed for Water & Icemaker at Refrigerator Opening



GOURMET KITCHENS CONTINUED

- Energy Saving Appliances Include:
 - Free-Standing Gas Range with Four Burners
 - Built-In Dishwasher
 - Microwave Over Range
- Plentiful GFI Wall Outlets at Counter for Easy Appliance Use
- Kitchen Island with Bar Seating (per plan)

LUXURIOUS OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving & Single Pole Hanging Space (per plan)
- Traditional Overlay Birch Cabinetry in Two Standard Finishes with Recessed Panel Doors
- Walk-in Shower with Fiberglass Shower Insert & Framed Glass Enclosure
- 17x17 Tile Flooring in Bath Area & Water Closet
- Dual Sink Vanity on Comfort Height Base Cabinets
- Solid Surface Countertop & Splash
- Top Mount Sinks with Single Handle Faucets & Coordinating Shower Faucet
- Separate Private Water Closet
- Elongated High Efficiency Toilet
- Full Width Vanity Mirror
- Vanity Light Bar in Chrome Finish

DISTINCTIVE SECONDARY BATHS

- Traditional Overlay Birch Cabinetry in Two Standard Finishes with Recessed Panel Doors
- Full Width Vanity Mirror
- Solid Surface Countertop & Splash

- Top Mount Sink with Single Handle Faucet & Coordinating Tub/Shower Faucet
- Tub/Shower One-Piece Fiberglass Insert with Shower Rod
- Elongated High Efficiency Toilet
- 17x17 Tile Flooring
- Vanity Light Bar

POWDER BATHS (PER PLAN)

- Pedestal Sink
- Elongated High Efficiency Toilet
- Single Handle Faucet & Bath Accessories
- Vanity Light Bar
- Oval Vanity Mirror

TECHNOLOGY, SECURITY AND SAFETY

- Base Home Structured Wiring
- Category-5 High Speed Telephone Wiring at Kitchen Area
- RG-6 Coaxial Cable TV Wire at Master Suite & Great Room
- Combination Smoke/Carbon Monoxide Detectors with Battery Back-up in all Hallways; Smoke Detectors in all Bedrooms
- Raised Panel Solid Core Fire Door from Garage into Home
- 30-Year Composition Roof
- Sliding Glass Doors with Tempered Safety Glass (per plan)
- Interior GFI Circuits per NEC Code



ENERGY SAVING FEATURES

- 2x6 Exterior Wall Around Living Area
- R-38 Ceiling/Attic Insulation Verified by Third Party Inspection over Living Space
- A Total of R-25 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs
- Low E² Energy Efficient White Vinyl Dual Pane Windows
- Third-Party Tested & Verified Energy-Saving Home
- Water Conserving Toilets, Faucets, & Shower Heads
- Setback Thermostat to Conserve Energy & Maintain a Comfortable Home Temperature
- Weatherproof Protection Around all Windows & Polyseal Protection Around Exterior Doors
- Full Exterior Door Weather Stripping Excluding Garage Doors
- 14 SEER Air Conditioning Unit

OPTIONAL FEATURES

- Upgraded Countertops, Flooring & Decorative Backsplashes Available
- Optional Room Conversions Including Alternate Master Bath Layouts (per plan)
- Optional Roll-Out Shelving in Kitchen Cabinetry
- Upgraded Cabinet Styles, Wood Species, Crown Molding & Optional Cabinet Hardware
- Optional Appliance Packages
- Upgraded Plumbing Fixtures
- Upgraded Light Fixtures
- Upgraded Faucets

- Drop Zones (per plan)
- Optional Flush Kitchen Island Layouts (per plan)
- Upgrade to Rain Glass on Shower Enclosures
- Upgrade Master Bath Layout to Include Soaking Tub & Shower
- Cozy Fireplace Options including Linear Designs (per plan)
- Secondary Bath Walk-In Shower Option
- Upgrade to Garage Door Openers
- Upgrade Interior Paint to Designer Created Two-Tone Paint Scheme Throughout Home
- Optional Interior Trim Packages
- Optional Interior Door Styles & Hardware
- Upgrade to Gas at Dryer Location
- Upgrade to Medicine Cabinets in Baths (per plan)



In keeping with our company's philosophy of providing the best quality to our homebuyers, we are committed to ongoing research and improvement with all included and upgraded features offered. This may result in changes to the Included Features List and Upgrades offered in the Jenuane Communities Design Studio. We reserve the right to make substitutions of similar quality without notice; subject to errors and omissions.

