

235 River Valley

FEATURES AND SPECIFICATIONS

INTERIOR FEATURES

Open, Functional and Cohesive Floorplan
Mudroom area with Shelving Built-Ins on main level
Kitchen Overlooks Family Room and Breakfast Room
10' Ceilings on Main, 9' on Second 9' Poured
Basement Walls

KITCHEN

Thermador Appliance Package -
Thermador 48" pro harmony all gas range, six
burners and griddle - TPRG486WDH
Thermador dishwasher, panel ready -
TDWHD640EPR
Thermador 30" refrigerator column, panel ready -
TT24IR905SP
Thermador 24" freezer column, panel ready -
TT30IF905SP
Thermador 24" microwave drawer-ss - TMD24BS
Zephyr 48" Monsoon Hood Liner -ZAK9246BS
Wine Cooler Zephyr ZPRW24C02CPG
Undercabinet lighting and outlets
Oversized undermount composite sink
Quartz Countertops

SCULLERY

Thermador dishwasher, stainless
Zephyr Fridge Drawers, stainless

MASTER BATH

Spa Like Shower Enclosure
Freestanding Tub

SECONDARY BATHS

Quartz Countertops Maple Cabinets
Ceramic Tile Tub and Shower Surrounds

FLOORING

Wide Plank Engineered White Oak flooring in all non-
tiled areas
White Oak Staircase with metal balusters
Tile in all full bathrooms and laundry.

EXTERIOR DETAILS

Brick and Fiber Cement exterior with oversized
windows
Custom Iron Front Entry Door
3 Car Garage
Aluminum 15' Western Slider Doors to Rear Covered
Porch
Large Covered porch with T&G Ceiling and Fireplace
Professionally Designed and Installed Landscape with
irrigation system

MECHANICAL AND ENERGY FEATURES

Ventless Gas Fireplace
Dual High Efficiency Lennox™ Heat pump systems
Double Glazed Insulated Low E Windows
Upgraded 300Amp Electrical Panel
Recessed can lighting throughout

UPGRADED LOW VOLTAGE

Prewire package for security panel, data, audio and
security cameras.
Honeywell T6 Smart Thermostats

CUSTOMER SATISFACTION COMMITMENT

1 year GAHBA limited warranty
30-Year Roof Shingles
25-Year Fiber Cement Siding

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