

The Grove in
River Hills

Home Inclusions

Your personalized home at “**The Grove in River Hills**” will be distinguished by visually exciting interior and exterior design elements, superior construction materials and coveted quality features normally reserved for costlier homes.

Interior~

- ~ Solid core raised 2-panel doors w/lever door handles
- ~ White wood trim throughout home
- ~ Direct-vented gas fireplace with stacked stone face in great room
- ~ Ample amount of closets & storage throughout with custom shelving
- ~ Pre-wired for ceiling fans in great room and bedrooms
- ~ Pre-wired for cable in great room and bedrooms
- ~ Complete home LED lighting package
- ~ Kohler Plumbing Fixtures
- ~ Sherwin Williams Super Paint on walls/ceilings

Kitchen~

- ~ Beautifully crafted custom cabinetry
- ~ Roll out shelves in base cabinets
- ~ Soft close cabinet doors
- ~ Spacious flush island
- ~ Quartz or Granite kitchen countertops
- ~ Garbage disposal
- ~ Cabinet hardware
- ~ LVP Flooring

Owner's Suite & Bath~

- ~ Large owner's suite
- ~ Large vanity with double sinks
- ~ Quartz/Granite countertop
- ~ Walk-in tile shower
- ~ Bath accessories (towel bars, etc)
- ~ Large walk-in closet

Turn-key process~

- ~ Includes construction financing
- ~ Includes all permitting costs
- ~ Driveway (concrete), walks and patios included
- ~ Full 4-sided landscaping w/shrubs, perennials & sodded yard
- ~ Lawn & landscape bed irrigation system

Structural & Energy Savings~

- ~ 8' tall Integra poured concrete foundation
- ~ Energy efficient insulation package
- ~ Marvin fiberglass windows with low-e coating
- ~ TJI silent floor system (glued and screwed)
 - ~ Spray foamed box sills
 - ~ 2x6 stick framed exterior walls
 - ~ Engineered roof truss system

Exterior~

- ~ Hardie-Plank cement board siding and trim
- ~ Pre-Painted exterior materials for longevity
- ~ Decorative 2/3 light fiberglass entry door
- ~ Larson front entry storm door
- ~ Coach lighting at entry, patio, and garage
- ~ Concrete driveway, sidewalk, front & back porch (deck in rear on exposure sites)
- ~ Front yard lamp post

Mechanical Systems~

- ~ High efficiency 95% gas forced-air furnace
- ~ High efficiency (14 SEER) electric central air conditioning
- ~ Quick recovery 50-gallon electric water heater
- ~ 200 AMP electric service panel
- ~ Unfinished basement plumbed for future full bath
- ~ Sealed sump pump crock
- ~ Active radon mitigation system

