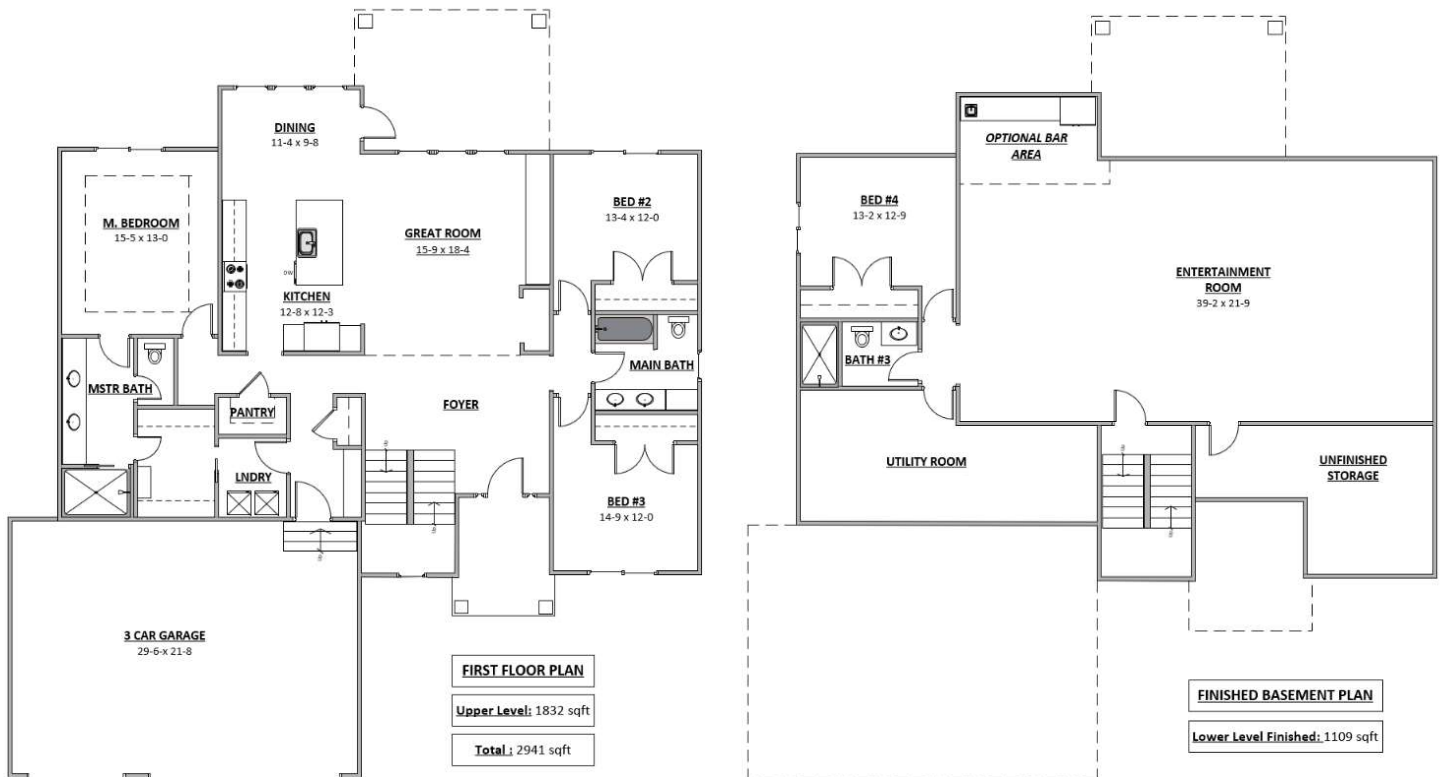


Stoll Builders



The Riley



Stoll Builders

Standard Features

Exterior

- Zip Wall and Lap Siding on All Sides
- Air Sealing Package - 2.0 ACH50 Target
- 3 Car Garage
- Roof - 30 Year Composite
- Sodded Lot
- 5 Zone Sprinkler System
- Water - 2 Spigots
- Covered Concrete Patio
- **Upgraded** 8ft insulated garage doors

Interior

- 50 Gallon Water Heater
- Carrier Comfort Series Furnace and A/C
- Vented range hood
- Windows - Manchester w/ Cardinal LowE 272
- **Upgraded** 1x6 Trim throughout
- Modern 2 panel doors - *Masonite Logan 2*
- Maple wood accents throughout
- **Upgraded** Quartz counters in all areas - *Level 1*
- **Upgraded** Delta Plumbing Fixtures
- **Upgraded** Sherwin Williams satin paint
 - 1 wall / 1 enamel / 1 stain
- Mud Room
 - Boot bench in garage entry
- Kitchen
 - Walk in Pantry with butlers cabinets
 - Stainless GE Profile appliance package
- Entry
 - Grand entry w/ Chandelier
 - Vaulted ceilings, stone standard on exterior
- Living
 - Modern feel gas fireplace w/ floor to ceiling stone or tile accents
 - **Upgraded** wood floors throughout main living area
- Bedrooms
 - Spacious Closets and carpet throughout
 - All wired for ceiling fan options
 - Trayed ceiling in master w/ spacious walk-in closet with custom shelving
- Bathrooms
 - Tiled showers and walls standard, tub in secondary w/ tiled walls
- Laundry
 - Hidden Pocket door for easy access
- Flooring
 - **Upgraded** carpet in bedrooms / Berber on stairs, wood floors throughout, tiled laundry and bathrooms
- Basement - Full height walls, 3/4 Bath, 4th bedroom with standard features, stubbed for wet bar option

Available Upgrades

Fence	per bid
Single garage opener	\$ 595
Garage Keypad	\$ 150
Humidifier	\$ 600
Living Room Built In's	\$ 2,500
Gas Line for Range	\$ 950
Low Voltage CAT6	\$ 900
A/V Package	\$ 750
Landscaping upgrades	per bid
Under cabinet lighting	\$ 1,600
Wet bar in basement	\$ 7,500
Dry bar in basement	\$ 5,400
Battery Backup Sump Pump	\$ 1,750
Downspout drains	\$ 1,950
French drain for sump	\$ 1,200
240 volt car outlet	\$ 650
landscape lighting	per bid
Additional exterior lights	per bid
Additional paint color	\$ 500
Utility sink in basement	\$ 750
Passive Radon System	\$950 INCL
Fresh Make Up Air Sys	\$1150 INCL

Allowances

Tile	\$ 2.50/sqft
Carpet	\$ 2.00/sqft
Wood Floors	\$ 4.00/sqft
Foundation Plantings	\$ 2000
Appliance Package	\$ 2500