

# *The River*

## Hunters Hill



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5 Bed – 3.5 Bath  
2814 SQFT

# The River's Standard Features

## Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists and rafters will be 16" on center on the first floor & 24" on center of second floor

## Exterior Features:

- Hardie Lap & Board and Batten exterior siding
- Limited Lifetime Architectural Roof Shingles
- Metal Roof
- Exposed rafter tails
- Single hung, double paned, Low E glass, vinyl windows
- Fiberglass front door & locking system
- 8x8 smooth pine columns on the front and back porches
- 1x6 Cypress shutters with 1x4 raised accents
- \$30,000 landscaping budget. Landscape plan to be determined by builder to match community standards
- 3 Car Garage

## Interior Features:

- 10' smooth ceilings throughout the main floor & 9' ceilings throughout the second floor
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- 50-gallon electric water heater
- 14.3 SEER2 electric heat pump
- Wood burning fireplace with 5' tall brick surround & hearth with a shaker style mantel
- Low Voltage pre-wiring included. Additional smart home packages available on pre-sale homes

## Interior Finishes:

### *Design Features*

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Custom designed cabinet in the laundry room
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color
- Mud Room at the garage entry

### *Flooring*

- Pre-finished engineered hardwood flooring in the first-floor common areas, laundry room & powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets & any other rooms

### *Kitchen*

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the dishwasher, wood vent hood, electric freestanding range & built-in microwave
- Oil Rubbed Bronze Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

### *Bathrooms*

- Walk-in tile shower with waterproofing system in the primary bathroom
- Large double vanities in the primary bathroom with under-mount sinks
- Free standing tub in the primary bathroom
- Oil Rubbed Bronze Delta® Bath Fixtures
- High quality fiberglass tub/shower in all full bathrooms

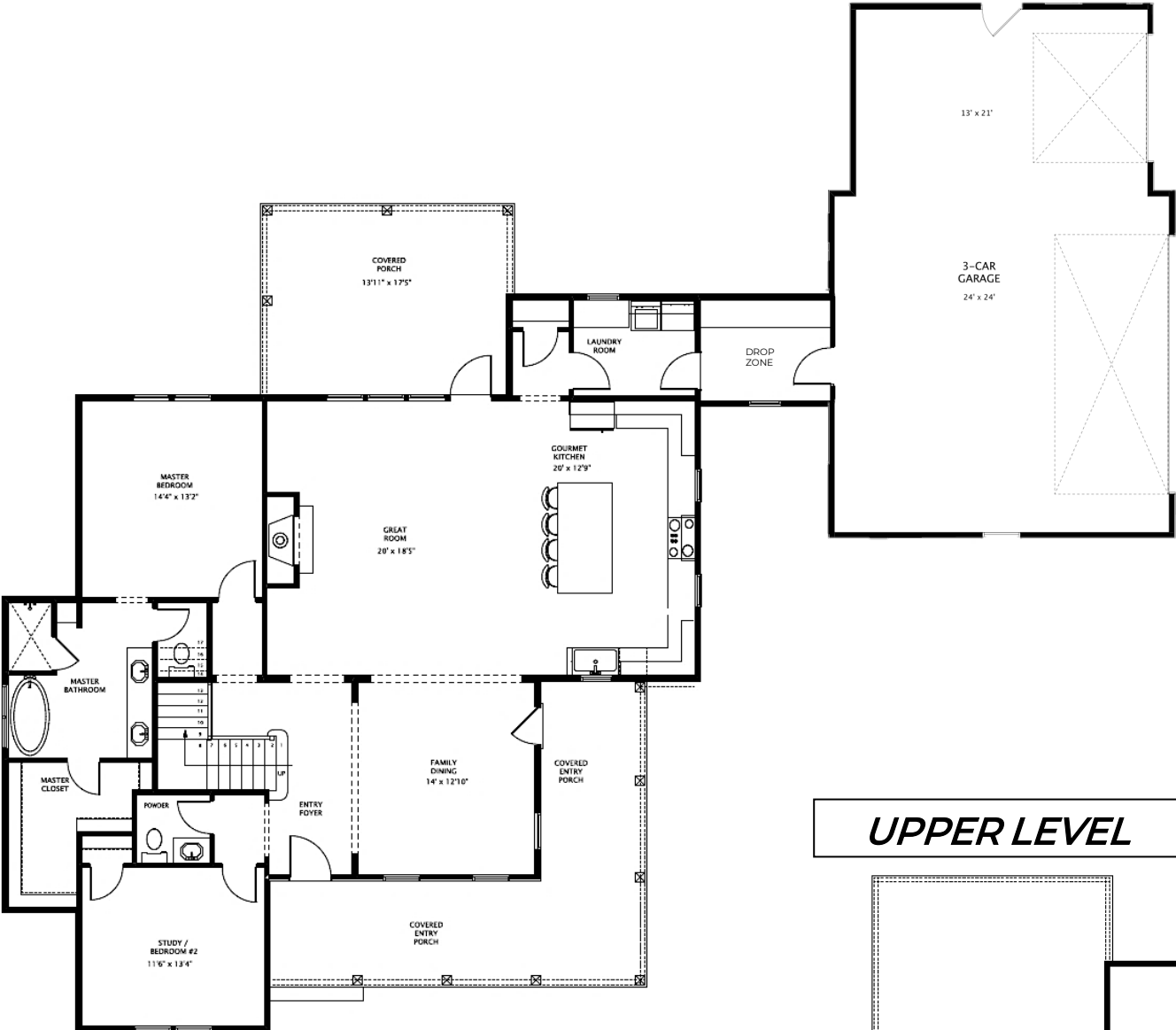
### *Bedrooms*

- All Bedrooms will have ceiling fans

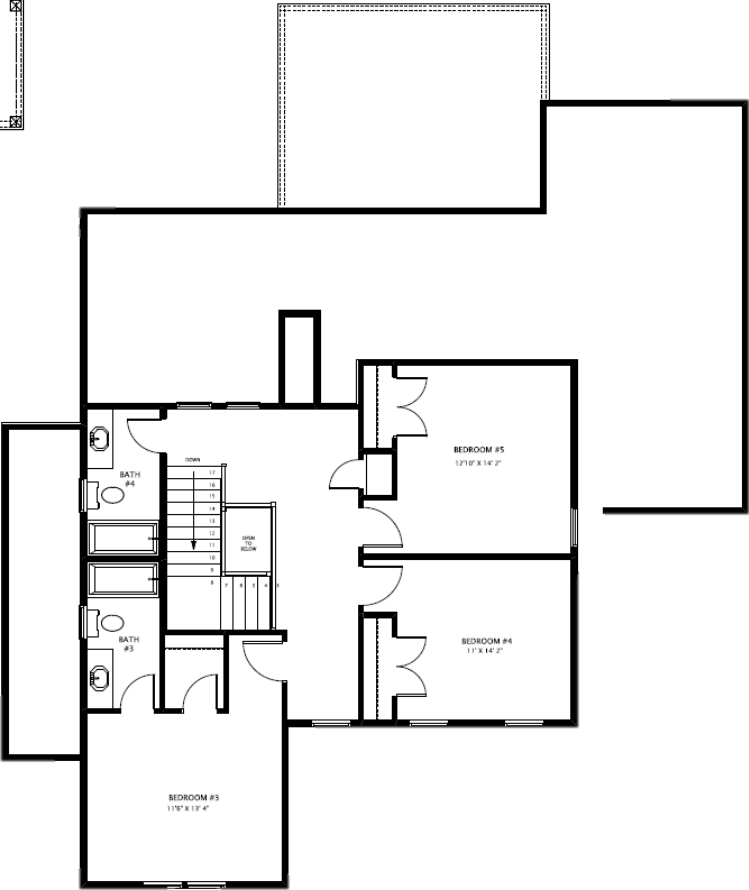
Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

[www.hollandhomesllc.com/process/design-guide](http://www.hollandhomesllc.com/process/design-guide)

**MAIN LEVEL**



**UPPER LEVEL**





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"Building Reputations"

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