

The Newcastle



3 BEDROOMS • 3 BATHS • BONUS ROOM • 2522 SQ. FT.

ELEVATION A

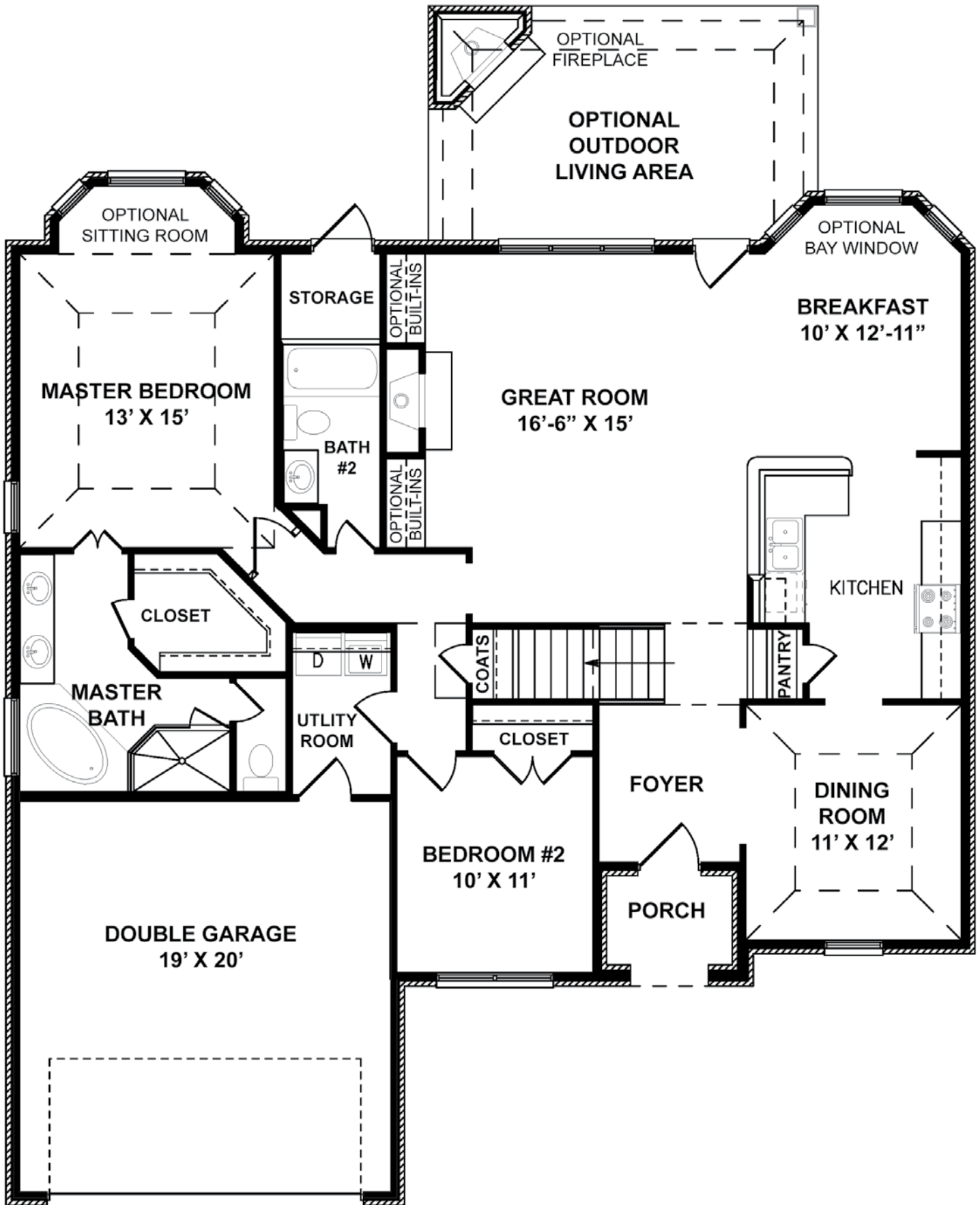


ELEVATION B

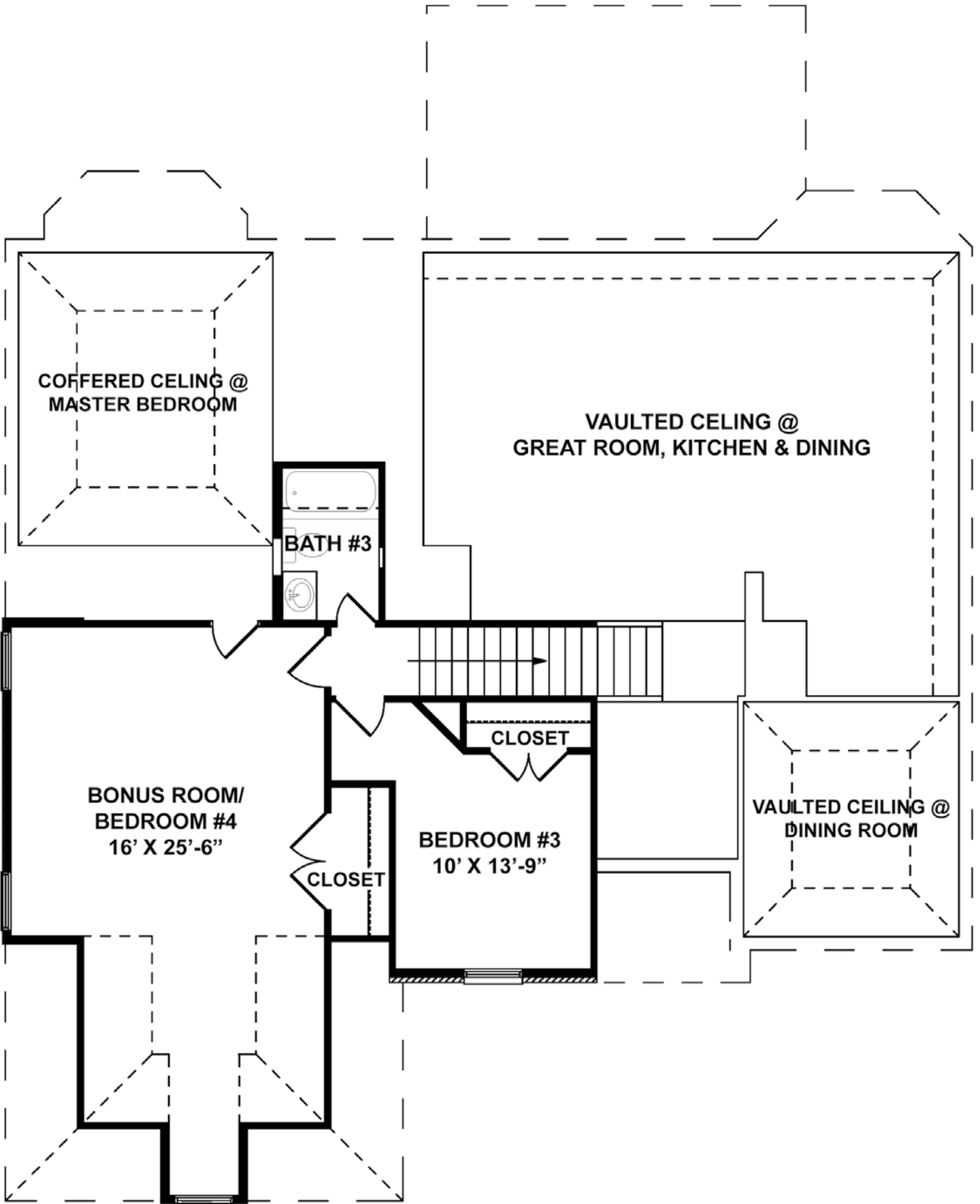
RIVERBIRCH HOMES AT ARRINGTON RETREAT

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FIRST FLOOR • THE NEWCASTLE



SECOND FLOOR • THE NEWCASTLE



STANDARD FEATURES

Compare these features before you buy. Yes, it's all included!

Exterior Features

- Timeless exterior elevations drawn by Brad Shapiro Architect
- Eight-foot solid front door with deadbolt
- Two-car garages with carriage style doors
- Hardi-Plank masonry siding with 50-year manufacturer's limited warranty
- Brick front and three sides, per plan
- Designer roof shingles with 25-year manufacturer's limited warranty
- Custom-made antique bronze address plates
- Two exterior faucets per plan
- Rear exterior lights per plan
- Front and rear GFI outlets
- Broom-finished patios
- Professionally landscaped
- Mailbox with cast iron Stand
- Gutters on all eaves of home with collectors and downspouts per plan
- Garage with sheetrock and paint
- Doorbell with chime

Quality Interior Features

- Custom-finished nine-foot minimum ceilings with higher on vaulted areas
- Brushed nickel door hardware
- Raised two-panel interior doors with 3-1/2" door trim
- 4-1/4" crown molding in entry and formal dining room
- 4-1/4" base molding first floor
- Copper electric wiring
- Smoke detectors with battery back-ups
- Designer lighting package in choice of oil-rubbed bronze or satin nickel finish
- Prefinished oak flooring in entry
- 36" ventless fireplace and tile surround with gas logs
- Contrasting interior wall paint and semi-gloss trim
- Large closets with durable ventilated shelving
- Wall-to-wall stain-resistant carpet with high-density pad
- Armstrong "Tough-Guard" vinyl floor in all kitchens with 5-year Tough Guard manufacturer's warranty

Professionally Decorated Kitchens

- Custom-designed gourmet kitchen with abundant cabinet space and granite kitchen counter tops

- Stainless steel smooth-top electric ranges with self-cleaning Oven, stainless Quiet Wash dishwasher, stainless microwave and 1/2 HP disposal
- Real maple cabinets with concealed hinges
- Double-bowl, extra-deep stainless undermount sink

Luxurious Bath Features

- Oversized soaking tubs with separate showers
- 36" vanities with undermount sinks in master bath
- Custom-made cultured marble vanity tops
- Real maple cabinets in master and secondary baths
- Pedestal sinks in powder room per plan
- 12" x 12" ceramic tile on all bath floors

Safety & Energy-Saving Features

- 13 SEER fully matched heating and cooling systems
- Digital thermostats
- Pilotless gas central heating system
- Energy-efficient gas water heater
- Ground fault Interrupters at the kitchen, baths and exterior outlets
- Pella Low E vinyl windows with enhancing grille accents
- House wrap
- R-38 blown insulation in ceilings
- R-19 insulation in vaults
- R-13 wall rating

Techniques

- RiverBirch Homeowners Manual
- Custom-fit construction, no prefab materials
- 16" stud spacing on all exterior and interior walls
- 3/4 T&G sub-flooring (glued, nailed and screwed)
- Scheduled inspections with your Personal Builder to assure satisfaction

Interior Design Consultation

All homeowners benefit from a consultation with an interior designer to assist with color selections and customizing design choices to your taste and preferences

Team Commitment

Throughout the building process, your Personal Builder and Sales Consultant are meeting you periodically and communicating with you regarding the specifics of your home.