



**Y-41 THE HAMILTON FLOOR PLAN**

Shown with optional exterior. All renderings and floor plans are subject to change without notice.

## 1509 OSAGE AVENUE

**1102 SQ.FT. - 3 BED - 2 BATH**

Included in this home is a front porch, two car garage with a service door and front yard landscaping. The construction adheres to all local codes while exceeding fire and safety codes.

This energy efficient home feature high insulation requirements that extend beyond what is required. Low-E windows and a tight building envelope keep the elements outside thus offering 20 to 30 percent more efficiency to maintain a comfortable temperature inside.

On the back, you will find a breakdown of **Standard Features** that come with this home. In addition to the Standard Features, please contact our Sales Counselor at 720-693-2522 for a detailed breakdown of **Pre-selected Builder Upgrades** and **Buyer Options** that were made for this home.

For more information, please call 720-693-2522



**RIVERVIEW COMMONS**

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## EXTERIOR

- 16" Overhang
- Vinyl Siding with 7/16" OSB
- Vinyl Shutters (front door side)
- House Wrap
- 40 lb. Roof Load with 5/12 Pitch
- Asphalt Architectural Shingled Roof
- Dual Pane Low E Vinyl Windows w/Perimeter Grids
- Window Trim on all Windows
- Smart Board Fascia & Vinyl Soffit
- 36"x 80" Round Top Steel Front Door w/Deadbolt
- 36"x 80" Steel Rear Door w/Deadbolt
- Brushed Nickel Porch Lights At All Exterior Doors
- S Type Dormer Over Front Door
- 8' Flat Ceiling Throughout
- R38 Ceiling Insulation
- 2x6 Walls w/R21 Exterior Wall Insulation
- R21 Perimeter Floor Insulation
- 3/4" Floor Decking
- Truss Floor Joists
- 2x12 Double Perimeter Rim Joist
- Double 2x6 Top Plate & Single 2x6 Bottom Plate
- Triple 2x6 Window & Door Headers w/ Jack Studs
- 3/4" Decking
- 2x4 - 16" o.c. Interior Walls
- 2x4 - 16" o.c. Marriage Walls
- 2 - Exterior GFI Receptacles
- 2 - Exterior Frost-Free Faucets
- Metal Heat Duct w/Perimeter Registers
- In-floor Heat Duct Crossovers

## UTILITY

- 200 (40/40) Amp Long Box Electric Panel
- 12-2 Wiring
- #3 Oxford Cabinet Doors & Oak Stiles w/Hidden Hinges
- Split Overhead Cabinet Above Washer/Dryer
- Utility Sink Cabinets (some models)
- Plumb For Washer and Wire for Dryer
- 40-Gallon Electric Water Heater
- Water Heater Door
- 3/4" Main Water Shut-Off Value
- Water Shut-Off Valves Throughout
- High Efficiency Gas Furnace
- Furnance Door
- Digital Thermostat

## INTERIOR

- 16"x16" Linoleum (Entry, Kitchen, Utility, Bath)
- 25 Oz. Carpet w/ 6# Rebond Pad
- Residential Trim Throughout
- 80" Flat Interior Passage Doors
- Mortised Interior Door Hinges (3 Hinges per Door)
- Floor Mounted Door Stops
- 1/2" Drywall On Walls Orange Peel Finish
- Rounded Corners on Tape & Texture
- 5/8" Ceiling Drywall With Orange Peel Finish
- Wire & Prep for Ceiling Fan in Living Room
- Chandelier In Dining Room
- Bedroom Can Lighting
- Switched Walk In Closet Lights
- Can Lighting (per print)
- Foyer Light (per print)
- Smoke Detector(s) - (per print)
- Carbon Monoxide Detector
- Wire Shelving In Guest Closets and Pantries
- Single Wire Shelf and Rod in Bedroom Closets
- Valances on All Bedroom Windows
- Window Returns - White Wrapped
- Mini-Blinds - All Windows Except Bathrooms

## KITCHEN

- 18 Cubic Foot Frost-Free Refrigerator
- 30" Gas Range
- 30" Power Range Hood w/ Light
- Standard Dishwasher - Installed
- Recessed Can Light Above Kitchen Sink
- Cabinet Doors: #3 Oxford
- Cabinet Fronts
- 3/4" Shelving & Rope Cab Cove
- Rope Molding Above Kitchen Cabinets
- Center Shelf In Base Cabinets
- Lined Overhead & Base Cabinets
- Laminate Backsplash & Laminate Edge
- Stainless Steel Double-Bowl Sink
- 30" Overhead Cabinets w/Rope Crown Molding
- Adjustable Overhead Shelves
- Drawer Over Door Cabinet Design
- Brushed Nickel Cabinet Hardware
- Metal Drawer Guides
- Receptacles Above Counters are GFI Protected
- Single Lever Faucet w/Sprayer

## BATHROOM

- 60" 1-PC Fiberglass Tub/Shower w/Door in Guest Bath
- 1-Pc Fiberglass Shower w/Door in Master Bath (per print)
- Ophelia Tub in Master Bath (per print)
- Drawer Bank or Over Stool Cabinet in Master (per print)
- Cabinet Doors: #3 Oxford
- Cabinet Fronts: Stained
- Laminate Backsplash & Laminate Edge
- Tulip Light Over Vanity Mirror in Master & Guest Bath
- Mirror over Vanity
- Bath Vent Fan w/ Light
- Towel & Tissue Holder
- Tub Overflow
- China Sink(s) w/Overflow and Pop Up Drains
- Single Lever Faucets: Throughout
- Single Lever Anti-Scald Faucets On Tubs/Showers
- Handicap Stool in Each Bath
- Below Floor Drains by Others

## GARAGE

- 2 Car Garage
- Service Door (per print)
- Front Yard Landscaping



FOR INFORMATION CALL 720-693-2522