

**Roberts  
Homes**  
And Real Estate

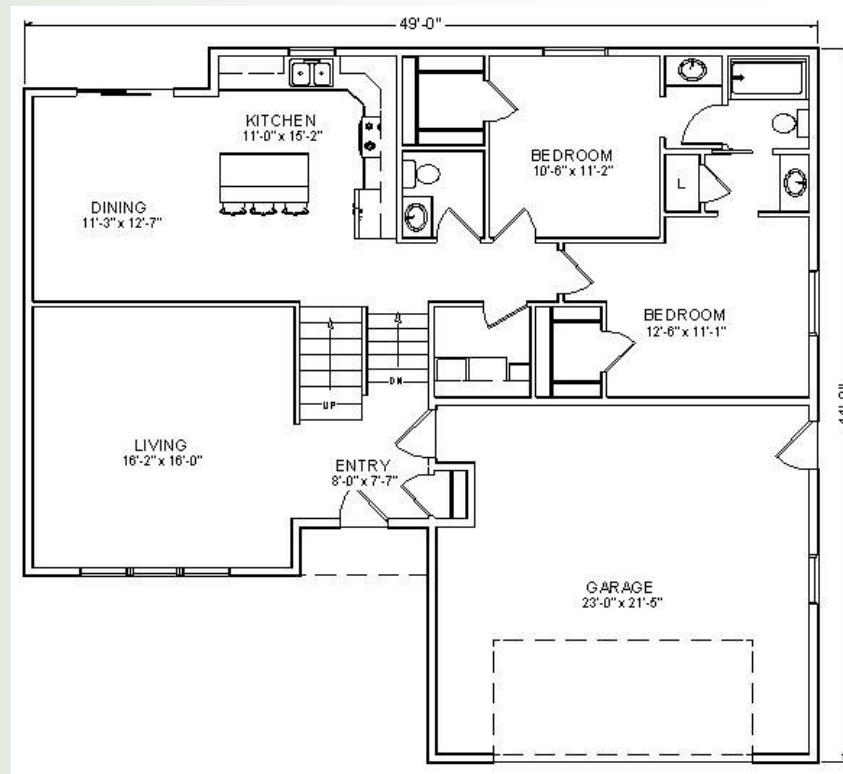
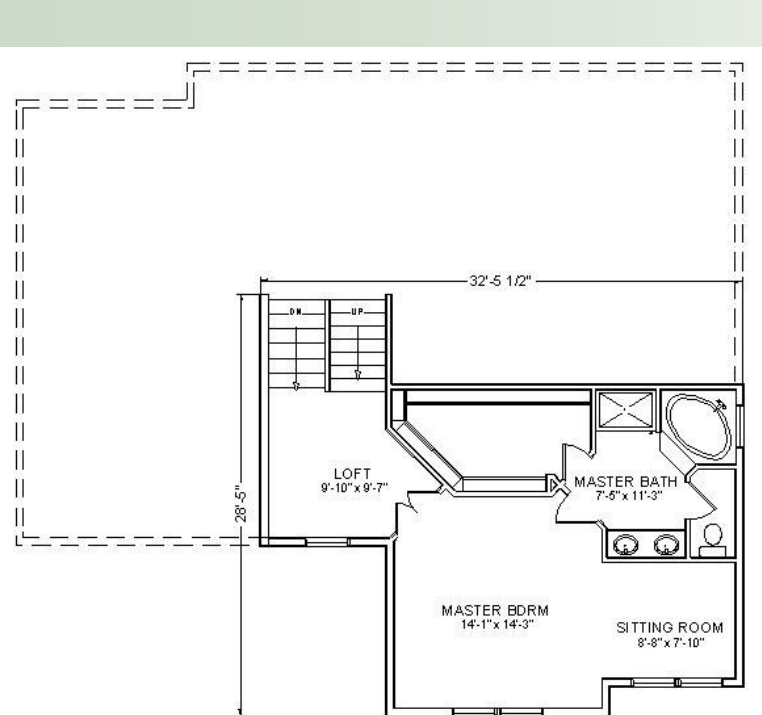
*Grey Rock*

*Quality Built Homes For Your Lifestyle*



1872 Square Feet  
1269 1st Floor  
603 2nd Floor  
3 Bedroom  
2 1/2 Bathrooms

*The whole upper floor of the Grey Rock houses the master suite, complete with loft area and separate sitting room. The entry opens up to the living room before moving up the stairs to the kitchen and dining room. This floor also has two guest bedrooms with a Jack and Jill bath and the laundry room.*





## Collection of Homes

### Included in Price

1. Excavation to rough grade allowance
2. Poured wall basement
3. Plumbing includes: 2 outside freezeless faucets & 40 gallon water heater with direct vent
4. Heating: Bryant efficiency furnace (92+ gas forced air system)
5. Electric per state and local codes (200 Amp service)
6. Gutters and down spouts
7. Drywall and orange peel or knock down wall texture and 1 coat of paint
8. Sump pump and sealed sump pit
9. Staining and varnishing
10. Carpet and vinyl allowance
11. 2 x 6 exterior walls, R-20 wall insulation and R-50 ceiling insulation
12. Cabinets: Spring Valley Oak Square or Sundale Maple by Merillat
13. Oak colonial trim and 6 panel doors (styles vary per plan)
14. Steel insulated garage door(s) with 1 opener and 2 controllers
15. Certaineed Landmark 30 shingles
16. Vinyl siding by Certaineed
17. Cable and phone jacks: 1-living room, 1-master bedroom, 1-family room (if included)
18. Low-E windows as per plan by Jeldwin
19. Tyvek house wrap

### Not included in price

1. Lot
2. Concrete for drive and sidewalks
3. Seeding and landscaping
4. Charges (if any) to bring gas/electric to lot
5. Well
6. Mound or septic system
7. Air conditioning
8. Exterior painting