

Standard Features

Riverstone Homes Inc.

GRIFFIN MANOR	griffinmanor.com	ADDRESS
BUYERS		LOT # 87

Sandra Watkins	770-324-3680	sandra@innovativeproperties.com
Tiffany Williams - Kittelson	678-294-7554	

FLOORING

LVP Living Room, Kitchen, Dining Room, Breakfast Room, Foyer, Hall to Owners Suite
Hardwood steps leading to second floor (if upstairs is finished)
Iron Pickets on Stairs leading to second floor
Tiled Bathroom floors
Tiled secondary full bath tub surround
Tiled shower in owners suite (Tile is not standard behind free standing tub)
Carpet Bedrooms, Upstairs Hall, Bonus Rooms

KITCHEN

Tiled backsplash
Granite or Quartz countertops
Custom built cabinetry
Soft close doors and drawers
Cabinet pulls or knobs
Pre-wired for under counter lighting
Undermount Stainless Sink

Bathrooms

Framed mirrors in all baths
Framed shower in Owners bath
Custom Cabinets
Soft close doors and drawers
Secondary baths w/tile surround
Elongated toilets
Tiled bench in Owner's shower (per plan)
Granite countertops
Undermount sinks

Fireplace

Synthetic Stone fireplace accents w/ stone hearth (Stone up to mantle)
Stone Mantle (approx 5 ft)
Stubbed for log lighter

Lighting

Wired for ceiling fans Owners suite, secondary bedrooms, bonus & back covered porch
6 can lights
Exterior lights All exterior doors, garage door

Trim

4.25 inch crown Foyer, Living room, Kitchen, Dining Room, Breakfast Room, Any Hall to Owner Suite, Owners Suite
7.25 inch base Main level
5.25 inch base Upper level

Paint Interior

1 Wall Color
1 Trim Color
1 Ceiling Color
Dark colors will incur an additional charge / Closets, pantries, garage are painted white

Paint Exterior

1 Wall Color
1 Trim Color All Exterior Doors are trim color standard except front door
Porch ceilings, railings are trim color
Dark colors will incur an additional charge

Basement

2 Windows
Double Door (solid metal utility) w/3 x 5 concrete pad
Single Half Lite Door w/ 3 x 3 concrete pad
9 foot walls
Poured concrete foundations
Wired per code

Mechanicals

Hi efficiency HVAC System 14 Seer
50 gallon water heater

Misc.

5 Data Ports
Smurf tube over fireplace

Appliances

Stainless Freestanding Range
Stainless Wall Microwave w/trim kit
Stainless Dishwasher
Stainless Undermount Recirculating Venthood
Optional (pre-construction) Cooktop Wall Oven

Framing & Exterior

30 Year Architectural shingles
9 ft ceilings on main
8 ft ceilings upstairs
Dining room with coffered ceiling
Trey ceiling with beams in owner's suite
Transom Window over front door
Covered back porch (approx. 150 sq ft)
2 Car Garages
16 x 7 Garage Door
Garage door opener
Garage door remote
Painted interior walls
Vinyl Low-E Single Hung Windows
Synthetic stone on front of home from the water table and below

Landscaping

Sod Front
Seed and Straw Sides and Back
Allowance \$7000

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