

Exceptional Features

River Oaks

❖ Custom Exterior Features

- No-maintenance vinyl siding
- 25-year fiberglass roof shingles
- Concrete drives
- Seamless aluminum gutters and downspouts
- Fully sodded front lawn
- Carefully planned landscape package
- Six-panel steel front door with deadbolt
- Front and rear waterproof GFI electric outlets
- Front and rear hose bibs
- Exterior lighting front and rear

❖ Energy Efficient Features

- U.S. Home energy-wise system
- Energy-efficient gas heat
- Central air conditioning
- Fiberglass insulation
- Quick recovery 50-gallon electric water heater
- Vinyl double hung insulated "thermal" windows with "tilt-out" feature
- Insulated exterior doors and double pane sliding glass doors
- OSB exterior sheathing

❖ Beautifully Appointed Kitchens

- General Electric sound insulated dishwasher
- General Electric frost-free 18-cu. ft. refrigerator with icemaker
- General Electric self-cleaning gas range with self-venting hood
- Moen washerless faucets
- Stainless steel double bowl sink with Insinkerator disposal
- Easy clean laminated countertops
- High-quality oak kitchen cabinetry
- "No wax" Armstrong vinyl flooring

❖ Classic Finishing Touches

- Two full baths
- Ceramic tile tub and shower surrounds
- Oak vanities with cultured marble tops in full baths
- Vanity dressing areas in master baths (per plan)
- Moen faucets
- World carpeting in choice of designer colors
- Attractive "no wax" Armstrong vinyl floor covering
- Oak railings
- Six-panel colonial-style interior doors
- Colonial base/door casing
- Pre-wired for 2 cable television and 2 telephone outlets
- Ventilated closet shelving

❖ Quality & Safety Features

- 3/4" Plywood T&G subflooring
- Washer and dryer hook-ups and dryer vents
- Smoke detectors on each level for added safety
- U.S. Home "staged" construction method
- Underground utilities
- Extensive "Quality Assurance" program and commitment to excellence

❖ Dependable Warranties

- Ten-year coverage on major structural components that transfer with resale of your home
- Two-year coverage on wiring, piping and cooling lines
- One-year coverage on materials and workmanship
- Pre-start and pre-drywall conference
- Pre-settlement presentation with zero-defects at closing



A Lennar Company

