


TRADITIONS
OF AMERICA
Rose Ridge



features
& BENEFITS



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Superior

INCLUDED EASY LIVING FEATURES

- Minimal steps at front entry and from Garage
- Snow removal for driveway and walkway
- Private covered front entry
- Two-car Garage with WiFi enabled door opener, two remotes, and keyless garage entry
- Full flight of steps to bonus storage (per plan, non-basement homes only)
- Welcoming, wide foyer
- Single hung tilt-in windows with screens
- Cabinet style pantry in Kitchen (per plan)
- Fiberglass walk-in shower in Primary Bathroom
- Easy-to-clean vinyl floors in Laundry Room
- Lever style handles on all doors
- Rocker light switches throughout

Distinctive

INCLUDED EXTERIOR FEATURES

- Low-maintenance, 5" clapboard siding in a choice of colors
- Exterior stone color and style choice (per plan)
- Aluminum gutters, downspouts, and wrapped exterior trim
- Two frost-proof hose bibs (per plan)
- Professional landscape package
- Varied roof pitch for architectural diversity
- Architectural roof shingle with 30 year warranty
- Shutters on select windows
- Therma-Tru® front doors with satin nickel hardware
- Patio or deck (per plan)
- Tree-lined streetscapes (per community)
- Exterior weatherproof GFI safety outlets (per plan)
- Exterior lighting on Garage and Patio
- Public water and sewer (excludes select locations)
- Streetlights (per community)
- Underground utilities
- Concrete service walks to driveway
- Naturally vented roof soffits with ridge vent

Preferred

INCLUDED INTERIOR FEATURES

- 9' Ceilings throughout first floor (per plan)
- Hardwood in front entry and Kitchen
- Walk-in closet(s) in Primary Bedroom
- Luxurious Kohler® family brand fixtures throughout
- Volume, sloped, vaulted, and tray ceilings (per plan)
- Six panel colonial doors throughout
- Shaw® carpeting in living area
- Kwikset® satin nickel lever style handles on all doors
- Kichler® lighting throughout
- Laundry tub in Laundry Room

Designer

INCLUDED KITCHEN FEATURES

- Freestanding kitchen island (per plan)
- Granite countertops
- Hardwood flooring
- 36" Merillat wall cabinetry in selection of colors
- 5 Recessed lights, including one over sink
- Cabinet-style pantry (per plan)
- Stainless Steel Whirlpool® freestanding electric range with self-cleaning oven
- Stainless Steel Whirlpool® Microwave with recirculating fan above range
- Stainless Steel Whirlpool® multi-cycle dishwasher
- Stainless steel single bowl undermount sink
- Kohler® polished chrome pull out faucet
- Garbage disposal under sink
- Water line for icemaker hook up

Luxurious

INCLUDED BATHROOM FEATURES

- 13 x 13 Ceramic tile floor (excluding optional finished basement)
- Oversized vanity mirror
- Primary Bathroom 5' fiberglass walk-in shower with glass enclosure
- Double bowl vanity in Primary Bath (per plan)
- Kichler® brushed nickel lighting
- Kohler® family of brands anti-scalding chrome tub/shower faucets
- Kohler® family of brands chrome lever handle sink faucet
- Cultured marble sink and vanity top
- Exhaust fan/light combo (in select bathrooms)
- Comfort Height® elongated commode
- Comfort Height® vanities

Energy Efficient

INCLUDED HOME FEATURES

- Each home tested and certified with independent energy audit
- Natural gas forced air heating with 90+ % efficiency
- R-19 total wall insulation and R-49 ceiling insulation (R-38 in volume ceilings)
- Expandable foam installed at all exterior penetrations
- SEER2 central air conditioning and 90+ % efficiency furnace
- Low-E single hung insulated tilt-in windows with screens
- Energy efficient electric water heater
- 200 AMP electric service
- Naturally vented roof soffits with ridge vent
- Therma-Tru® fiberglass front door with core insulation
- Zoned damper control for loft homes
- LED bulbs in select fixtures



Custom and Personalized

SELECTIONS

We want you, as a Traditions of America homeowner, to be able to custom-design your home to fit your needs, wants, and desires. Our on-site, professional Design Consultants will help you customize your new home, and our *DreamHome* Program gives you the ability to move non-load bearing walls and make other modifications beyond our included offerings to fit your style and your life.

Optional Interior Selections

- Sunroom, Screened Porch, and room extensions
- Wood and metal stair spindles
- Energy efficient, natural gas fireplace with slate, marble, stone, or granite surrounds, and painted or stained mantels
- 10' Ceiling on first floor (excluding Garage)
- Customized closet storage systems
- Built-in cabinetry
- Whole home humidifier / electrostatic air purifier
- Chair rail, crown molding, wainscoting, window casing, and bead board
- Kitchen backsplash, farmhouse style sink, composite sink
- Under-cabinet LED tape lighting
- Kohler® whirlpool tubs, designer showers, and much more
- Additional recessed lighting, ceiling fans, designer fixtures, and much more
- Smart Home options including security, home theater, and audio systems
- Additional paint color options

Optional Product Selections

- Granite, Cambria®, Silestone®, and Dekton® quartz countertops
- Gourmet appliance upgrades
- Mannington® Hardwood and Shaw® eco-friendly Luxury Vinyl Flooring
- Kohler® upgraded faucets
- Medallion® cabinetry with a diverse range of design options
- Shaw® upgraded carpet and padding
- Emser® tile

Optional Exterior Selections

- An array of elevations including Classic, Farmhouse, Craftsman, and Rustic Farmhouse (per community)
- Covered Porch or deck
- Brick and stone facades
- Enhanced Therma-Tru® front doors with sidelight or transom
- Kichler® exterior light fixtures
- Gas line for future grill
- Brick or stone paver patios
- Built-in gas firepit
- Outdoor Kitchen

Optional Easy Living Features

- Grab bars
- Electrical – rocker switches, stair lighting, and floor outlets
- Low-maintenance decking and railing
- Roll-in showers
- Hand held shower heads
- Custom kitchen layouts
- Smart home options and home security
- Whole home generator (per community)
- Custom kitchen layouts

[TraditionsOfAmerica.com](https://www.TraditionsOfAmerica.com)



Details and specifications may vary per community and floorplan, and may change at any time without notice; See New Home Counselor for details.
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