

MODEL

Grayson

1,437 SQFT

3 Bed | 2.5 Baths



San Rufo Homes is a family owned and operated business with over 30 years of construction experience. Our primary focus over the last 10 years has been building custom homes.

*Finishes in photos may be upgraded and are not included in the standard spec.



Duplex Features

Structural

- 8'4" Foundation walls
- Engineer Rebar Detail
- Engineered Roof Trusses
- Roof vents
- Engineered floor joist system
- 23/32" OSB T&G sub floor screwed and glued
- Radon Extraction Rough-In
- 8' Main Floor Ceilings

Electrical

- 100 Amp service panel
- Decora switches and Decora plugs
- GFI protection for two exterior weatherproof outlets and each bathroom.
- Soffit light plug with interior light switch
- Phone and cable outlets
- Hardwired Smoke and Carbon Monoxide Combination Detectors
- Smoke Detectors to each bedroom

Exterior

- Maintenance free vinyl siding; pre-finished soffits and fascia
- IKO Cambridge Limited Lifetime Warranty shingles
- Front aluminum railing on steps as required by building code
- Precast concrete steps in a broom finish with etched risers
- Dual Pane low E maintenance-free vinyl windows as per plan
- 5' Sliding Nook Door
- Fiberglass thermal and weather stripped exterior doors
- Full width driveway in a broom finish
- Exterior Stone

Plumbing and Heating

- One High Efficiency natural gas hot water tank
- 1 Exterior non-freeze hose bib
- Water line to Fridge
- PEX water lines
- Shut off valves on all fixtures
- High efficient furnace with pan-style humidifier
- Central Vac roughed in to basement
- Electric Linear Fireplace
- Programmable thermostat with digital display
- Professional furnace cleaning and filter change prior to possession.

Kitchen

- Fusion (MDF Lacquered) cabinets
- 36" uppers with a 24" deep cabinet over the fridge
- One bank of pots and pans drawer
- Granite countertops in kitchen
- Full height subway tiled backsplash to the underside of cabinets
- Island as per plan with one island plug
- Single lever Moen faucet w/pull out and stainless steel under mount dual sink

Bathrooms

- Standard White China sinks
- Moen chrome finished faucets
- Low flush toilets
- Full vanity length mirrors (oval in half bath)
- Fusion (MDF Lacquered) Vanities as per approved plan w/ laminate countertops
- 3 piece rough in for future basement bathroom development

Finishing and Paint

- Five different styles of interior doors with pine door jams
- Windows and Doors cased with 3 1/4" casing and 4" wide baseboards.
- Chrome passage levers on all bedroom doors with privacy locks on bathroom doors
- Chrome deadbolt and knobs on front door
- Wire Shelving
- One prime coat with two finish coats on walls, doors and casings
- Painted Pantry door with 3 frosted glass options
- Low VOC paints and adhesives

Flooring Finishes

- Select Richmond Laminates throughout main floor
- BFC True Resist Chromalon Carpet with 7.0 pound underlay in locations as per plan
- Ceramic tile in the bathrooms and as per plan with glued & screwed plywood ulay
- One row of tile around tub/shower combos units (Approx 6")

Garage

- Builder Series insulated garage door with aluminum clad trim as per plan
- Electric operator with two controllers & keypad entry
- Garage is insulated, dry walled and fire-taped

Warranty Coverage

- CMHC Approved Progressive New Home Warranty
- 1 year materials and labor warranty
- 2 year mechanical warranty
- 5 year building envelope warranty
- 10 year structural components warranty
- Scheduled customer care visits at 3 months and 11 months.

Value Added Items

- Legal Fees included when preferred lawyer is utilized.
- Customer Referral program
- 6 Energy Star appliance package included
- Front Sod & Rear topsoil
- Treated rear deck with privacy screen (if applicable) and pressure treated railing as per plan. Railing requirements dictated by height of deck from final grade.

**San Rufo Homes reserves the right to make changes without notification.*

**Riverside Developments are subject to change due to LEED Requirements.*

Last updated February 2, 2016

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