

RIO VILLAS NEW HOME COMMUNITY

FEATURES & AMENITIES

LIVING AREAS

Luxury Vinyl Plank entry flooring
Wall-to-wall carpeting and pad
Spacious hallways
Two panel interior doors
Designer light fixtures
Ceiling fan with light kit in Great room
Brushed nickel door handles and locksets
Family room pre-wired for cable or satellite television

KITCHEN

Granite slab countertops
Luxury Vinyl Plank flooring
Hardwood cabinetry with color choices
Stainless Steel appliances
Freestanding Induction Range
Microwave/Exhaust hood combo above Range
Energy Star® Dishwasher
Stainless Steel Top-Mount Kitchen sink
Pull-Out Faucet
Garbage disposal
Pre-plumbed for refrigerator ice maker
Recessed ceiling lighting
Pre-wired for telephone in Master, Kitchen and Great Room

MASTER BEDROOM

Ceiling fan with light kit
Walk-in closet with custom shelving
Wall-to-wall carpeting and pad
Pre-wired for telephone and television

MASTER BATHROOM

Separate tub and shower (1865 plan only)
Dual porcelain ceramic sinks, brushed nickel fixtures
Granite countertops at comfort height
Comfort height elongated toilet
Luxury Vinyl Plank flooring
Hardwood cabinetry with color choices

FAMILY BEDROOMS

Wardrobe closets with raised panel doors
Wall to wall carpeting and pad

FAMILY BATHROOMS

Granite countertops
Porcelain ceramic sinks with brushed nickel faucets
Tub / shower with wall kits
Hardwood cabinetry with color choices
Luxury Vinyl Plank flooring
Elongated toilets

LAUNDRY

Pre-plumbed for washer and dryer Electrical outlets for dryer
Luxury Vinyl Plank flooring
Hardwood cabinets above washer and dryer area
Additional Hardwood cabinets with granite countertop

GARAGE

Taped garage interior
Sectional roll up doors
Automatic door openers with remote
Side yard access door

EXTERIOR

Stone accents on elevations
Composition Shingles
Broom-finish concrete walkways and driveway
Exterior lights at entry and garage
Lighted address panel
Full side and rear yard fencing with service gate
Front yard landscaping with automatic irrigation system
Smart weather sensitive irrigation controller

COMFORT, EFFICIENCY AND SAFETY

High ceilings in selected areas
Radius corners on all walls and at windows
Vinyl dual pane windows and sliding glass doors
Insulation: R-38 ceiling, R-19 and/or R-13 exterior wall insulation
Carrier Air Handler and 3/3.5 Ton Heat Pump
Dual-zoned equalizer system with two thermostats
Smart Vent automatic fresh air ventilation
Reflective radiant barrier roof sheathing
Complete fire sprinkler system
Smoke / carbon monoxide detectors

OPTIONS & UPGRADES*

Kitchen appliance upgrade package
Granite and tile area and color upgrades
Cabinet Hardware options
Additional ceiling fans
Additional concrete walkways and patio area

- * Options and upgrades availability and cost vary by plan, elevation, lot and construction stage
- * Ask Listing Agent for pricing, availability and other details
- * Options and upgrades may require payment of an additional deposit
- * Certain options and upgrades may have selection deadlines
- * Riverland Homes, Inc. reserves the right to substitute or change without notice equipment, materials, appliances, features and amenities.



rio villas
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