



Iris Features and Amenities

LIVING AREA

Wall-to-wall carpeting and 8lb. pad
Spacious hallways
Two panel interior doors
Designer light fixtures
Ceiling fan with light kit in Great Room
Brushed nickel lever door handles and locksets
Flex Room with Office option
5.25" Baseboards and 3.25" casing throughout
Pre-wired for television and data in Great Room
Universal design features

KITCHEN

Granite slab countertops
Luxury vinyl plank flooring
Shaker hardwood cabinetry with bar pulls and color choices
Pendant lights over Kitchen Island
Stainless steel appliances
Freestanding induction range
Undercabinet hood above Range
Built in microwave
Energy Star® dishwasher
Stainless steel under-mount Kitchen sink
Pull-down faucet
Garbage disposal
Pre-plumbed for refrigerator ice maker
Pre-wired for telephone

OWNER'S SUITE

Ceiling fan with light kit
Walk-in closet with custom shelving
Wall-to-wall carpeting and 8lb. pad
Pre-wired for telephone, television and data

OWNER'S BATHROOM

Optional Bathroom entry door
Tiled roll-in shower with built in shower seat and niche
Dual porcelain undermount ceramic sinks with widespread stainless faucets
Granite slab countertop at comfort height
Comfortable elongated toilet
Pre-installed backing for grab bars in Toilet Room and shower
Designer tile flooring
Shaker hardwood cabinetry with bar pulls and color choices

BEDROOMS

Walk-in closet in Bedroom #2
Wall to wall carpeting and 8lb. pad

BATHROOM

Granite slab countertop
Porcelain ceramic top mount sink with brushed nickel faucet
Shower pan with tiled surround
Shaker hardwood cabinetry with bar pulls and color choices
Luxury vinyl plank flooring
Comfortable elongated toilets

LAUNDRY

Pre-plumbed for washer and dryer
Electrical outlet for dryer
Laundry Room Sink with pull-out faucet
Luxury vinyl plank flooring
Shaker hardwood cabinets above washer and dryer area
Additional hardwood cabinets with granite countertop

GARAGE

Taped garage interior
Sectional roll up door with windows
Automatic door openers with remote and WiFi capability
Side yard access door

EXTERIOR

Stone accents
Flat tile Shingles
Broom-finish concrete walkways and driveway
Exterior lights at entry
Lighted address panel and doorbell
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

Low threshold, extra wide entry
High efficiency home with WiFi capabilities
Radius corners on all walls and at windows
Vinyl dual pane windows and sliding glass doors
Insulation in ceilings and exterior walls
LED lighting
Efficient air handler and heat pump
Complete fire sprinkler system
Smoke/carbon monoxide detectors
Enrolled in SMUD SolarShares® program

Options & Upgrades*

Kitchen appliance upgrade package | Granite and tile area and color upgrades | Cabinet hardware options | Additional ceiling fan upgrade | Additional concrete options

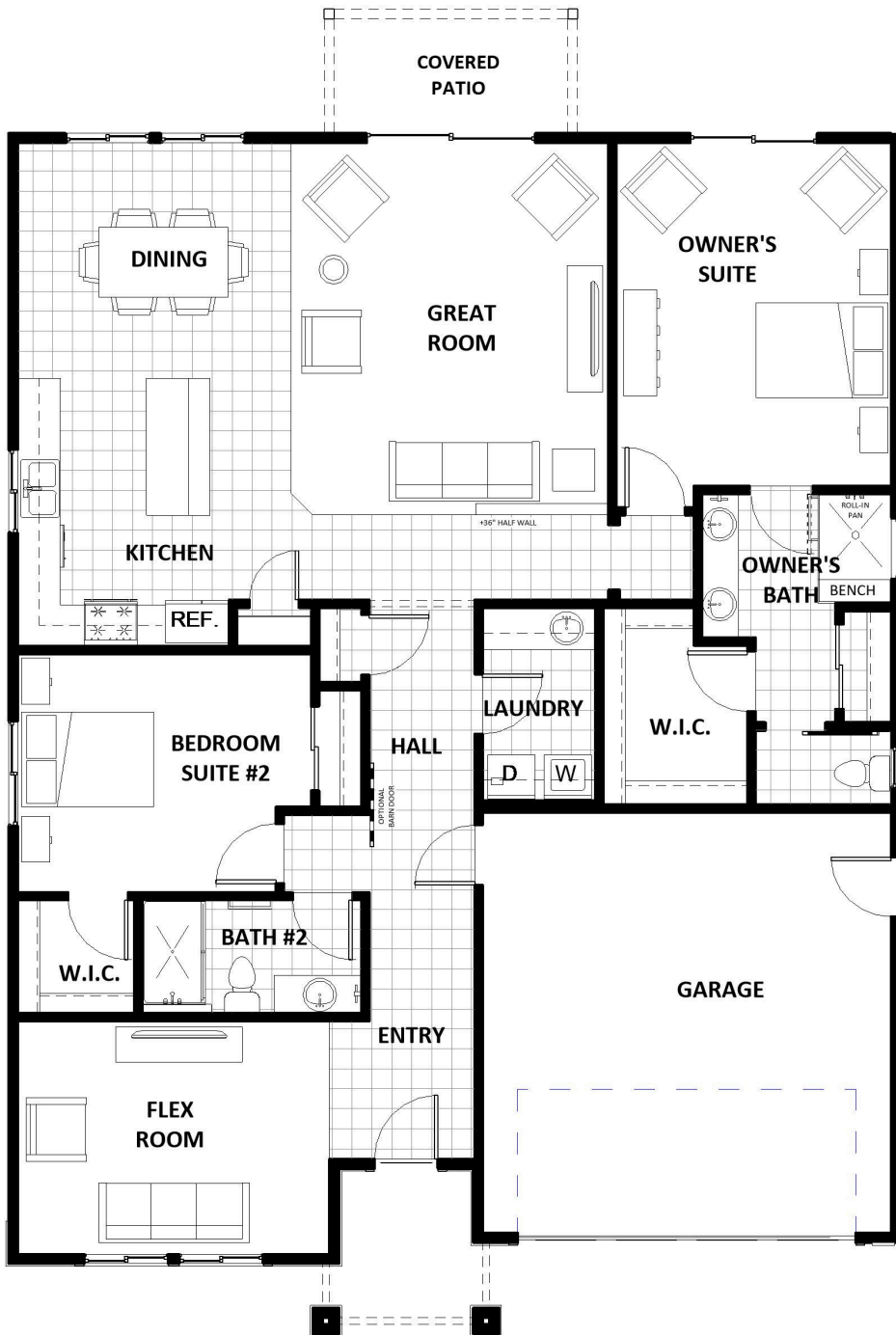
*Options and upgrades availability and cost vary by plan, elevation, lot and construction stage. They may require payment of an additional deposit and may have selection deadlines. Ask Listing Agent for pricing, availability and other details.

Riverland Homes, Inc. reserves the right to substitute or change without notice equipment, materials, appliances, features and amenities.



DRY CREEK OAKS

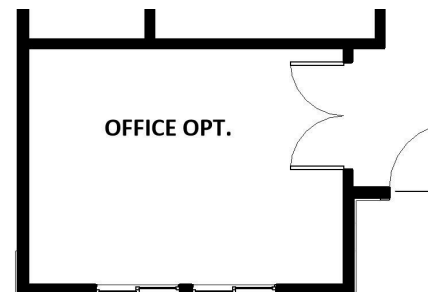
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Iris

2 Bedrooms
2 Bathrooms
Spacious Great Room
Flex Room up front
1,780 sq. ft.

Flex Room Option:



Square footages are approximate and are based on the American National Standard for Single-Family Residential Buildings developed by the National Association of Home Builders (NAHB) and approved by the American National Standards Institute (ANSI). Square footages may differ from assessor records. Prices, terms & availability subject to change without notice. Specific home features may vary. Riverland Homes reserves the right to substitute or change without notice equipment, materials, appliances, features & amenities. See listing agent for floorplan variations, options & other information.

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