

Rhine River Townhomes

531 Rhine River Lane ~ 4504 sq ft

\$ 659,862.00

Included Features:

- 9'10" Basement Pour
- Optional Bedroom & Full Bath on Main Floor
- Solid Core, Raised Panel, Interior Doors
- Painted Custom Deluxe Trim Package
- Custom Kitchen & Bath Cabinetry
- Hardwood/Ceramic/Carpet Flooring
- Cultured Marble Showers
- 3 car Garage
- Maintenance Free Porches & Patios
- Covered Decks
- Jeld-Wyn Aluminum Clad/Wood Windows
- 2x8 Staggered Stud Walls
- Spray Foam Insulation (Attic R-41/Walls R-30)
- HVAC- 2 Electric Furnaces with 16 Seer Heat Pumps
- Charter Cable/YHTI Internet/U-Verse Ready
- Radius Staircase
- Elevator Rough-in

Allowances (included in Unit Price):

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|---|----|-----------|
| - Flooring | \$ | 23,500.00 |
| - Countertops (Kitchen & Bath) | \$ | 9,000.00 |
| - Cabinetry (Kitchen & Bath) | \$ | 24,000.00 |
| - Appliances | \$ | 8,500.00 |
| - Interior Lighting, Can Lights, & Fans | \$ | 4,500.00 |
| - Plumbing Fixtures | \$ | 9,000.00 |

Optional Upgrades: (additional costs)

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|--|----|-----------|
| - Elevator (3 stop) | \$ | 28,500.00 |
| - Whirlpool Tub | \$ | 2,400.00 |
| - Screen Porch | \$ | 1,800.00 |
| - Stained Trim Package | \$ | 9,000.00 |
| - Security System Wireless | \$ | 2,400.00 |
| - HVAC- 3rd zone in basement | \$ | 2,200.00 |
| - Sound Insulation between floors (\$0.45/sq ft) | | |

Other Available Options: (priced per application)

- Custom Entertainment Center
- Electric or Gas Fireplace
- Central Vac
- Natural Gas
- Tile Shower
- Granite Kitchen & Bath Tops
- Screen Porch Enclosure

For Your Convenience:

- Yearly Subdivision Dues- Upper tier \$1250.00
includes grass cutting, landscaping, street lighting,
snow removal, & street maintenance
- City Utilities- water, sewer, & trash

Revised 08/18/15