



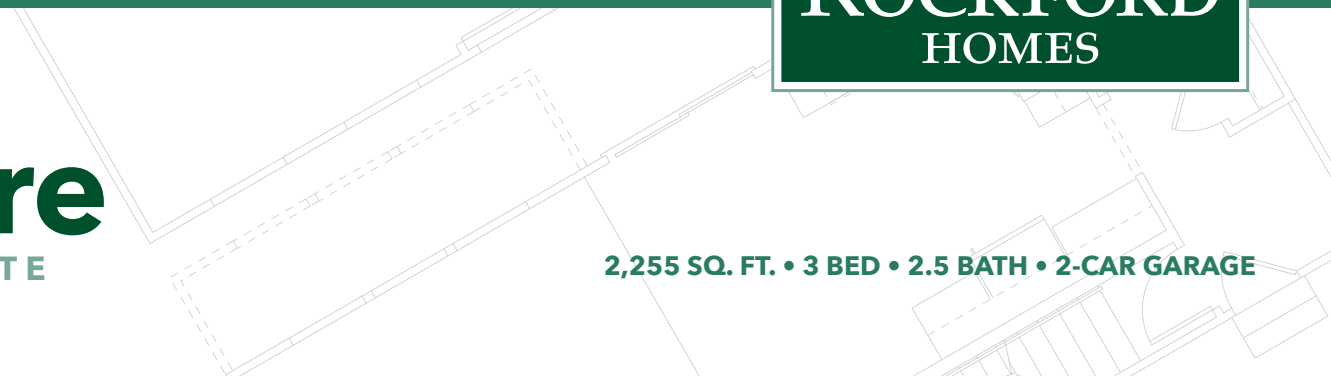
**ROCKFORD
HOMES**

Condo Series

The Fillmore

FIRST FLOOR OWNER'S SUITE

2,255 SQ. FT. • 3 BED • 2.5 BATH • 2-CAR GARAGE

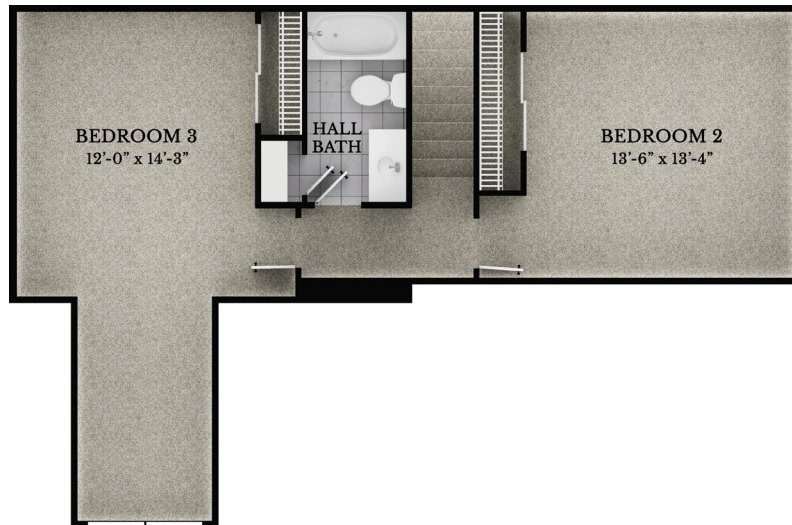


Condo Series

The Fillmore

FIRST FLOOR OWNER'S SUITE

SECOND FLOOR



FIRST FLOOR



2,255 SQ. FT. • 3 BED • 2.5 BATH • 2-CAR GARAGE

Condo Series

The Fillmore

FIRST FLOOR OWNER'S SUITE

STANDARD FEATURES

Interior Features

- 42" Aristokraft Kitchen cabinets with hardware & wood toe kicks
- Large Kitchen Pantry for ample storage
- Open Kitchen design with raised bar eating area
- Double-bowl 8" deep stainless steel undermount kitchen sink
- Quality name-brand garbage disposal
- Granite kitchen countertops
- Shower rod for bathtub
- Wall-mounted mirrors over all vanities
- Pressure balance valves for tub & shower to balance water temperature & prevent scalding
- Delta two-handle lever chrome faucets with water saving & low maintenance features
- Bath exhaust fans with separate switches
- Pedestal sink in Half-Bath
- Quartz vanity top under mount double bowl in owner's bath
- Raised height vanity in Master Bath
- Shower door in Master Bath
- Mansfield elongated toilets in all Bathrooms
- Master Bath Shower with 12" seat
- Quartz vanity w/under mount bowl in 2nd floor full bath
- Painted interior trim with smooth-panel masonite doors
- Painted wood window sills
- Handrail with wrought iron spindles
- Direct Vent Fireplace with ceramic tile surround
- Wood blocking for curtain rods
- Designer light fixtures with satin nickel finish complete with energy efficient light bulbs
- Brand-name interior door hardware with satin nickel finish
- Vinyl plank flooring in entry way, half-bath, hall, kitchen, great room, and dining room
- Ceramic tile in Laundry Room, Master Bath, and Hall Bath
- Cable outlets in Den, Great Room and all Bedrooms
- Phone outlet in Kitchen
- Ceiling fan rough-ins in Master Bedroom and Great Room

Interior Features (cont'd)

- 200 Amp electrical service panel
- Smoke detector on each level of home and all Bedrooms
- Carbon monoxide detectors installed per plan
- Ground-fault outlets in baths, kitchens, & garages for safety
- Fully drywalled Garages
- Laundry room includes base cabinet, laminate countertop & shelf
- Garage door opener (installed)

Basement Features and Products

- 9' Poured Wall Basement
- Sump pump in Basement with check valve & wash-out plug
- French drain tile inside perimeter of foundation to collect & channel water to sump pump
- 96% Efficient direct vent gas furnace with programmable thermostat
- 14 SEER air conditioning unit
- Labeled HVAC supply lines with dampers in basements
- 50 gallon electric hot water heater
- 3/4" water lines in & out of hot water tank

Exterior Features

- Front exterior features vinyl siding with cultured stone and "shake" accents
- Double pane Low-E Vinyl windows
- Zip System
- Primed exterior trim
- Architecturally designed elevations for better curb appeal and value
- Engineered truss systems where possible
- Soffit & ridge vents for maximum attic circulation to prevent moisture build-up

Exterior Features (cont'd)

- Aluminum valley flashing to prevent roof leaks
- Smooth PVC conductor lines from downspouts to curb
- Underground utilities
- Therma Tru front entry door with sidelight
- Exterior basement waterproofing system to prohibit water infiltration
- Asphalt drives
- 7' steel raised-panel, non-insulated Garage doors
- Concrete sidewalks & service walks (per plan)
- Concrete patio for outdoor living
- 30-year dimensional shingles
- 1 frost-proof exterior water faucet
- 2 weatherproof exterior electrical outlets
- Remote exterior meters for utilities
- Mailbox per community standards

Monthly Maintenance Fee Includes

- Exterior building maintenance, painting, grass mowing, fertilizing, landscaping, mulching, pruning, and snow removal
- Professional management services
- Driveway repair and maintenance
- Fire and hazard insurance
- Reserves for future repair and replacement
- Common area lighting

Because we are constantly improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specification, architectural details and designs without notice.

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FIRST FLOOR OWNER'S SUITE



Corporate Office - Rockford Homes
999 Polaris Parkway - Suite 200 | Columbus, OH 43240
614-785-0015

RockfordHomes.net

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