



Riverside **STANDARD LUXURY FEATURES**

COMMUNITY APPEAL

- Swimming Pool, Cabana, Playground, Dog Park and Pavillion
- Carefully Planned and Coordinated Streetscape Design with Sidewalks, Street Lights, and Beautiful Common Areas
- Professionally Managed Homeowners Association
- Professionally Landscaped and Maintained Yards

EXTERIOR HOME FEATURES

- Exterior Elevations include Painted Brick, Concrete Siding, Shake and Board & Batten
- Carriage Style Garage Door with WiFi Enabled Opener (*Front and Rear Entry, per plan*)
- Craftsman Style Front Door
- Fenced In Backyard (*per plan*)
- Private Concrete Rear Patio (*per plan*)
- Single Cylinder Deadbolt Locks - Front and Rear Doors - Satin Nickel
- Rear Door Steel Full Light with 10" Transom (*per plan*)
- Flood Lights Rear (*per plan*)
- Front Porch Barn Light or Disc (*per plan*)

INTERIOR HOME FEATURES

- Satin Nickel Hardware
- Single Hung Tilt Sash Vinyl Windows
- 2" Faux Wood Blinds
- 9' Smooth Ceilings on Main Floor & 8' on Second Floor
- Smoke Detectors
- Ceiling Fans in Family Room and Owner's Bedroom
- Pre-wire for Ceiling Fans in Secondary Bedrooms and all Bonus / Loft / Game Rooms
- 36" Electric Fireplace with Lava Black Granite Surround, Decorative Mantel and Remote Control
- Stained Oak Newel Posts and Handrails
- 36" Straight Wrought Iron Balusters
- LVP on Main Floor and Stairs
- Carpet Upstairs with 6 lb Pad
- Owner's Bedroom Walk-in Closets
- Owner's Bedroom Vaulted and Tray Ceiling (*per plan*)
- Craftsman Style including 1x4 Base and Door Casing Window Apron 1x4 Base

ENERGY SAVING FEATURES

- R-13 Formaldehyde-free Insulation in Exterior Walls
- R-19 Insulation in Vaulted Ceilings
- R-30 Blown Insulation in Attic
- 14-Seer Rated Heating and Air System with Programmable Thermostat and Damper System
- Low E Double Pane Insulated Windows
- 220v Dryer Outlet with Dryer Vent
- 50 Gallon Electric Water Heater located in Garage

SMART HOME FEATURES

- Full Security System
- Smart Home Structured Wiring with Cat-5 and RG-6 Wiring for Cable - Family Room, All Bedrooms, Game Room/Loft
- Phone Locations - Owner's Bedroom and Family Room
- Data Locations - Owner's Bedroom, Family Room, Game Room/Loft

KITCHENS

- 42" White Cabinets with Crown Molding
- Granite Counter Tops with Tile Backsplash
- Chrome Faucet with All In One Sprayer
- Stainless Steel Double Bowl 9" Deep Sink
- Black Appliances include Dishwasher, Built-in Microwave Vented Outside and Electric Range
- Garbage Disposal
- Ice Maker Connection
- Kitchen Island and Cabinets (*per plan*)

BATHROOMS

- Powder Room Pedestal Sink with Chrome Faucets and Decorative Mirror
- Owner's Bath offers 5' Garden Tub, Glass Door Enclosed Shower, Tile Flooring and Private Water Closet
- Hall and Owner's Bath include Raised Granite Vanities, Single Lever Chrome Faucets
- Laundry and Secondary Baths feature Vinyl Flooring
- Elongated Toilets

UTILITY SERVICES PROVIDED BY

- Water and Sewer - Rockdale County
- Electric - Georgia Power

CUSTOM CARE SERVICES

- 2-10 Home Buyers Warranty Service Program
- Rocklyn Homes 1 Year Limited Warranty
- Pre-Closing Homeowner Orientation

** Rocklyn Homes reserves the right to change features, designs and specifications without prior notice at any time. Information is believed to be accurate, but not warranted. Effective date 05/16/23*



Award-Winning **Rocklyn Homes** is a family owned company that prides itself on producing every home as they would their very own. **Rocklyn Homes** was created with a unique vision and passion to build the best designed homes at the greatest value in the best locations, all while ensuring their homes are built with the utmost quality and making sure their homeowners are completely satisfied.

It takes talent and tenacity to make a good builder, but it takes a strong team of dedicated individuals to make a good builder great. **Rocklyn Homes** promises to always deliver the quality, value, and reliability that makes a **Rocklyn Home** a home you will value today, tomorrow, and for years to come.

Rocklyn Homes is one of the Industry's most Recognized and Awarded Builders in the Metro Atlanta area.

Noted by Atlanta Business Chronicle Lists as one of the largest Home Builders in Metro Atlanta over the last five+ years.

Ranked Nationally in the Top 100 in the 2019, 2020 and 2022 Builder 100 List by Builder Magazine.

Rocklyn Homes is a Local, Family-Owned Business Building On Tradition

