

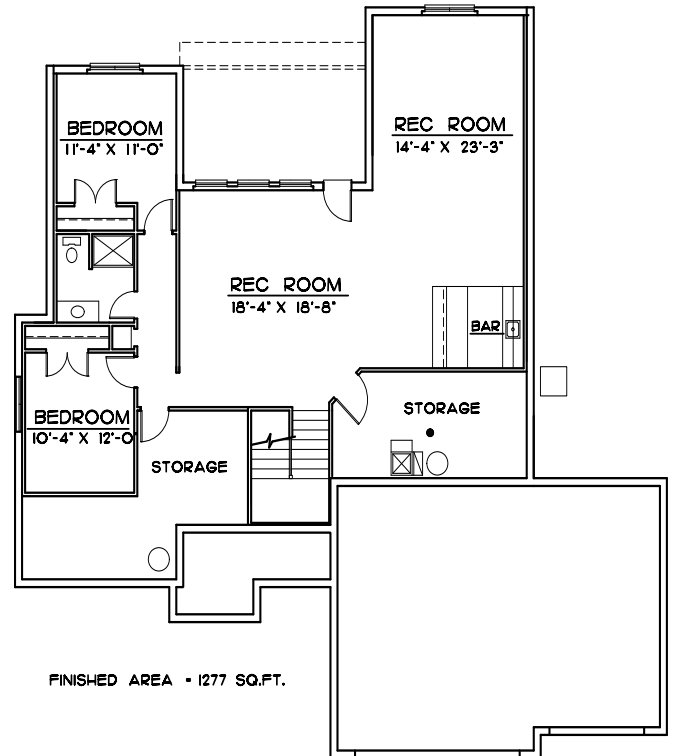
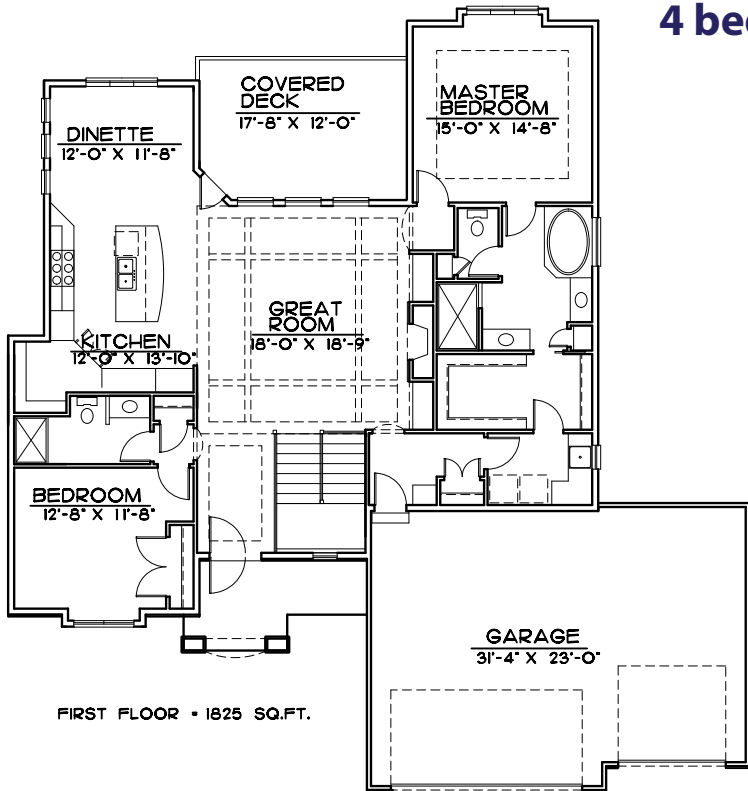
Introducing...

# The Messina



**3,102 sq. ft.**  
**4 bed/3 bath**

Represented by John Greguska  
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**ROYAL HOMES**

RoyalHomesOmaha.com

**CERTIFIED**  
HIGH PERFORMANCE HOME



## Standard Features Of The Messina

Bosch Energy Star Appliances  
Custom Birch Cabinets Stained Or Painted  
Island Cabinet With Breakfast Bar  
Kitchen Under Cabinet Lighting  
Pendant Lighting Over Island  
Wood Hood Vent  
Wood Floor In Kitchen/Pantry/Entry  
Granite Or Quartz Countertops Throughout  
Ceramic Tile Backsplash  
Silgranit OR SS Undermount Kitchen Sink  
Moen Brushed Nickel Faucets  
Ceramic Floors In All Baths  
Undermount Utility Sink In Laundry  
Lever Door Hardware  
Ceramic Tile Backsplash  
Chamfered Drywall Corners  
Painted Woodwork With Oversized Trim  
Mud Room With Lockers & Drop Zone  
Walk-in Master Shower  
Jacuzzi Tub In Master Bath  
Master Bath His & Hers Vanities  
Double Layered Smooth Ceilings In Master Bedroom  
Covered Composite Deck  
Handrail With Iron Balusters  
Fireplace In Family Room  
Lower Level Wet Bar  
Nine Ft. Poured Concrete Foundation  
Full Sod  
Landscape Package  
Sprinkler System  
Security System

## Energy Efficient Construction Features

A HERS (Home Energy Rating Score) Score Of 65 Or Below Projects Energy Savings Over Homes Built In 2006  
50 Gallon Water Heater  
Windows With Low E Glass & Taped Flanges  
Power Humidifier  
95% High Efficiency Furnace  
13 SEER Air Conditioner  
Honeywell Programmable Thermostat  
Poly Vapor Barrier Under Basement Floor  
Blanket Insulated Exterior Basement Walls  
Insulated Footings Under Walk-out Basements  
2x6 Walls, Insulation & Sheathing Providing An Insulation R Value Of R-21  
Independent Energy Rated Inspections & Certifications  
Independently Rated House Envelope Blower Test  
Insulated Sheathing With Exterior Moisture Barriers  
All Rim And Connecting Structural Members Are Sealed  
Combustion Air Containment For Furnace & Fireplace  
Fresh Air Ventilation Fan  
Foam Sealed Can Lights, Electrical Boxes & All Rough-in Openings  
Duct Work Is Sealed  
Additional Ice Dam Protection On The Roof  
One Year Builder's Warranty

All information contained herein was accurate at the time of publication. In order to maintain the high degree of quality and incorporate improvements with greater facility and economy, Royal Development, Inc. reserves the right to make changes in the price, specifications, materials or to change or discontinue models without notice or obligation.