

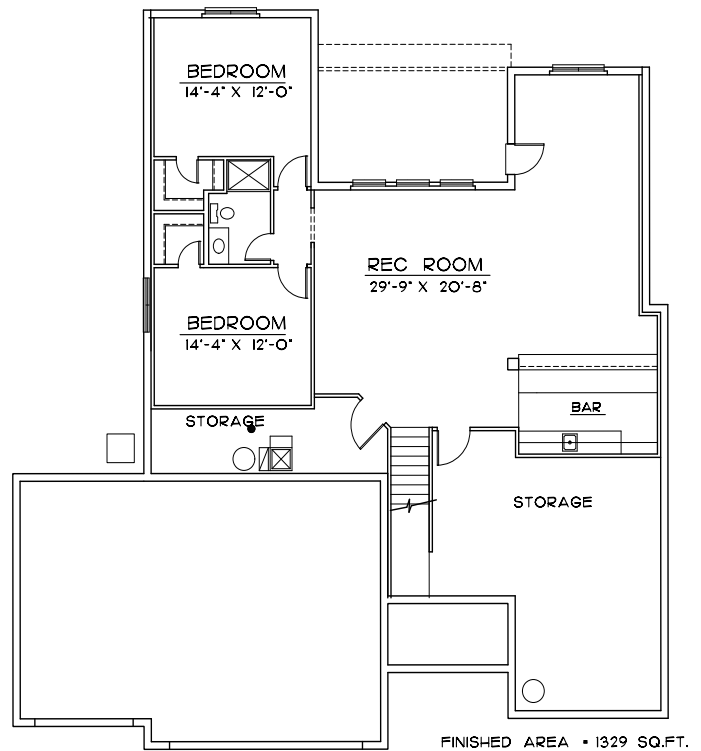
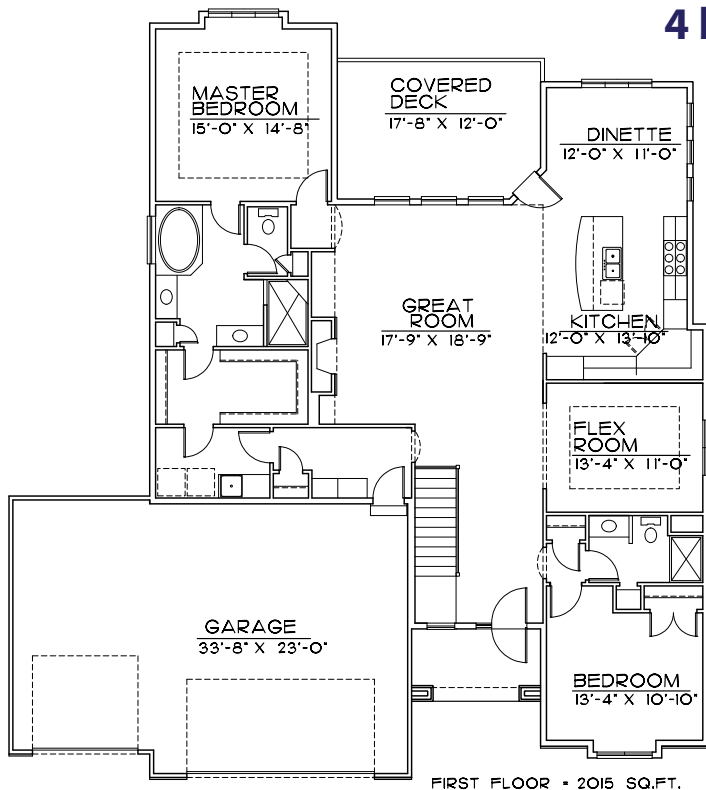
Introducing...

The Vienna



3,344 sq. ft.
4 bed/3 bath

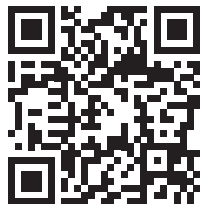
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ROYAL HOMES

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CERTIFIED
HIGH PERFORMANCE HOME



Standard Features Of The Vienna

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
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

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