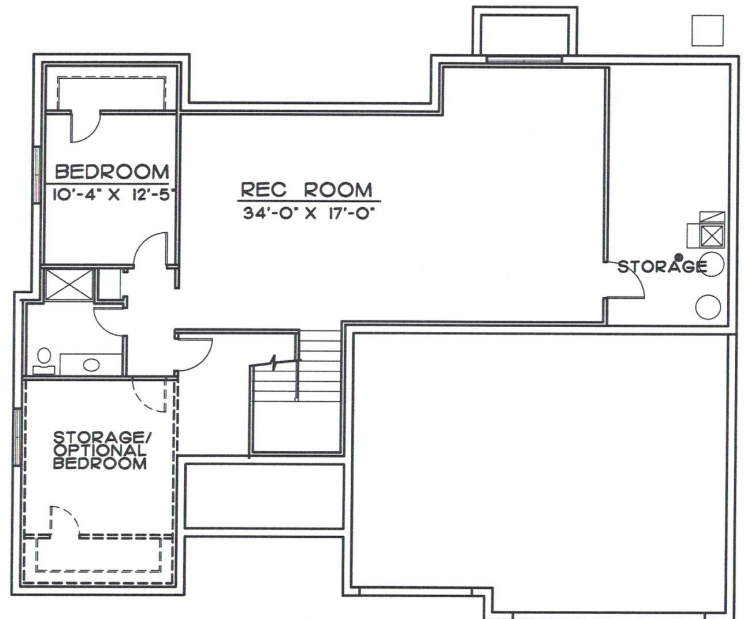
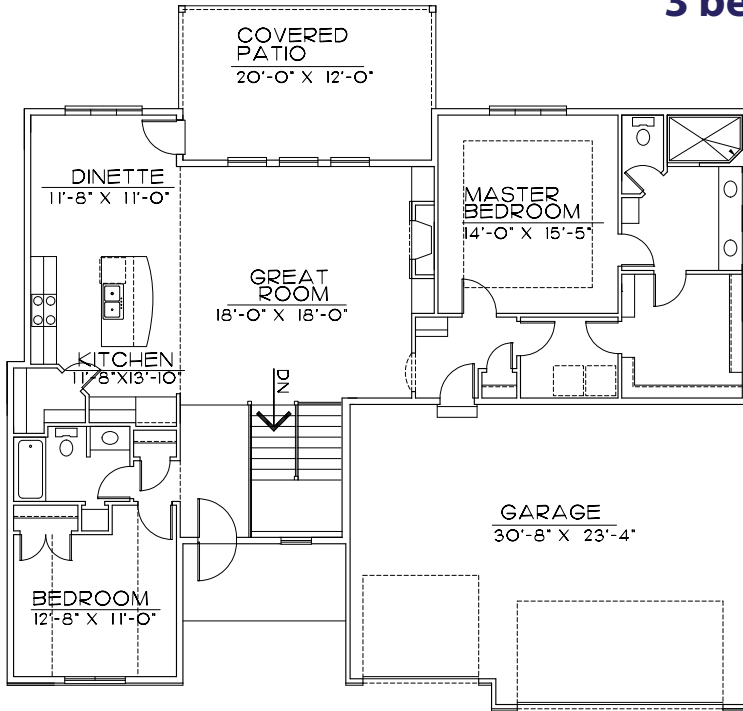


Introducing... *The Stanford*



2,632 sq. ft.
3 bed/3 bath

Represented by John Greguska
402-612-0594
info@royalhomesomaha.com



RoyalHomesOmaha.com



Standard Features Of The Stanford

GE Energy Star Appliances
Custom Birch Cabinets Stained or Painted
Island Cabinet with Breakfast Bar
Pendant Lighting Over Island
Wood Floor In Kitchen/Pantry/Entry
Granite Countertops Throughout
Ceramic Tile Backsplash
Silgranit OR SS Undermount Kitchen Sink
Moen EVA Faucets
Moen EVA Bath Accessories
Ceramic Floors in all Baths
36" High Bath Vanities
Lever Door Hardware
Chamfered Drywall Corners
Painted Woodwork with Oversized Trim
Paneled Doors
Mud Room with Drop Zone
Walk-in Master Shower
Custom Closet Shelving in Master
Master Bath His & Hers Vanities
Framed Mirrors in Baths
Utility Sink in Laundry
Covered Patio
Handrail with Iron Balusters
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
Anderson FIBREX Windows
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

Updated 8/11/17

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.