

The Riley

The Highlands of Chelsea



The Riley
5 Bed – 4 Bath
2895 SQFT

The Riley's Standard Features

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 24" on center

Exterior Features:

- Hardie Lap & Board and Batten siding exterior
- 30 Year Dimensional Architectural Roof Shingles & Metal roof
- Exposed rafter tails
- 1x6 Cypress shutters with 1x4 raised Cypress accents
- Double Hung, double paned, high efficiency, low E glass, wood clad windows
- Fiberglass front door & locking system
- 8x8 smooth Pine columns on front & back porches
- \$15,000 Landscaping Allowance
- 2 Car Garage

Interior Features:

- 10' smooth ceilings throughout the main level & 9' smooth ceilings throughout the second level
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in exterior walls (draft stopping measures to seal insulation)
- Tankless gas water heater
- Gas furnace HVAC system
- Wood burning fireplace with a shaker style mantle

Interior Finishes:

Design Features

- 6" baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Hardwood flooring in the common areas & laundry room
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

Kitchen

- Custom designed wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, gas range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

Bathrooms

- Large double vanity in master bathroom with under-mount sinks
- Vanity mirrors
- High quality fiberglass tub/ shower in all full bathrooms
- Chrome Delta® Bath Fixtures

Bedrooms

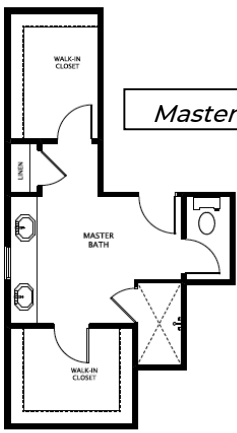
- All Bedrooms will have ceiling fans

Customizing isn't complicated! Upgraded finish options are available for our standard finishes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

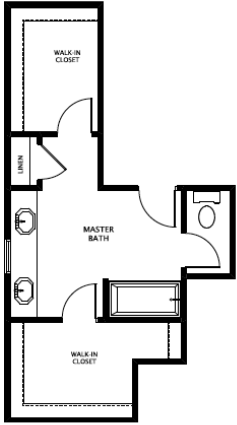
www.hollandhomesllc.com/process/design-guide

MAIN LEVEL

Master Bathroom Options

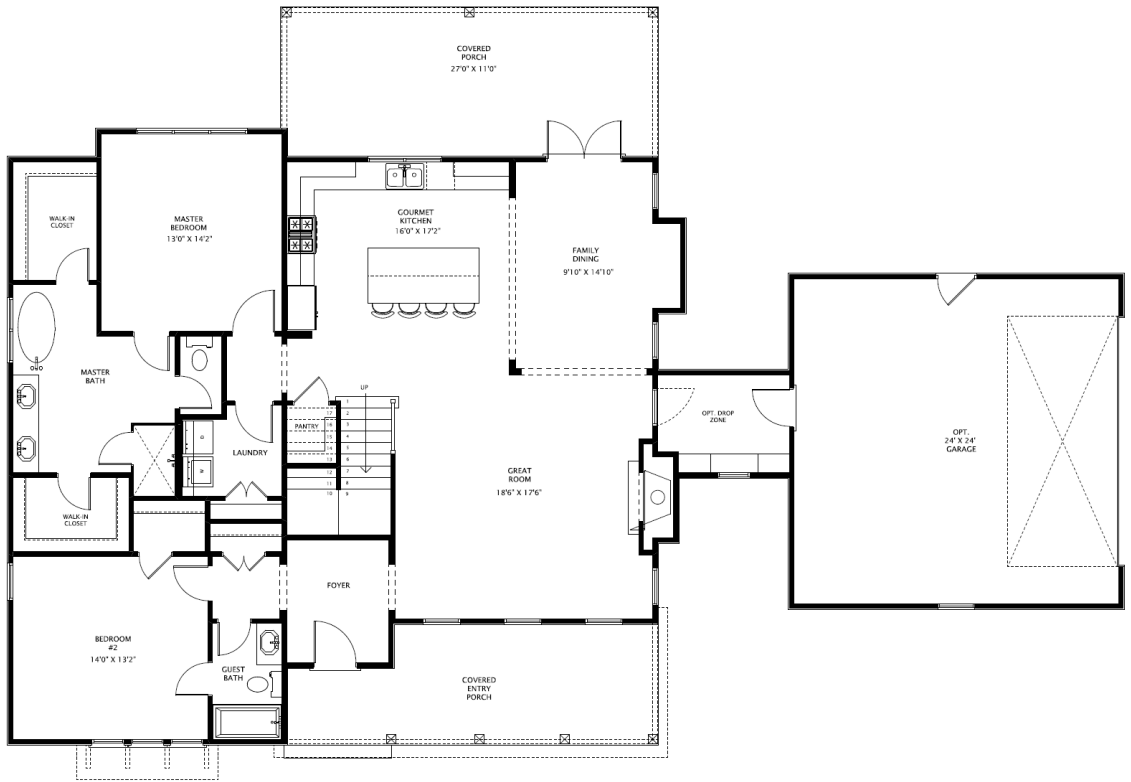


NO TUB OPTION

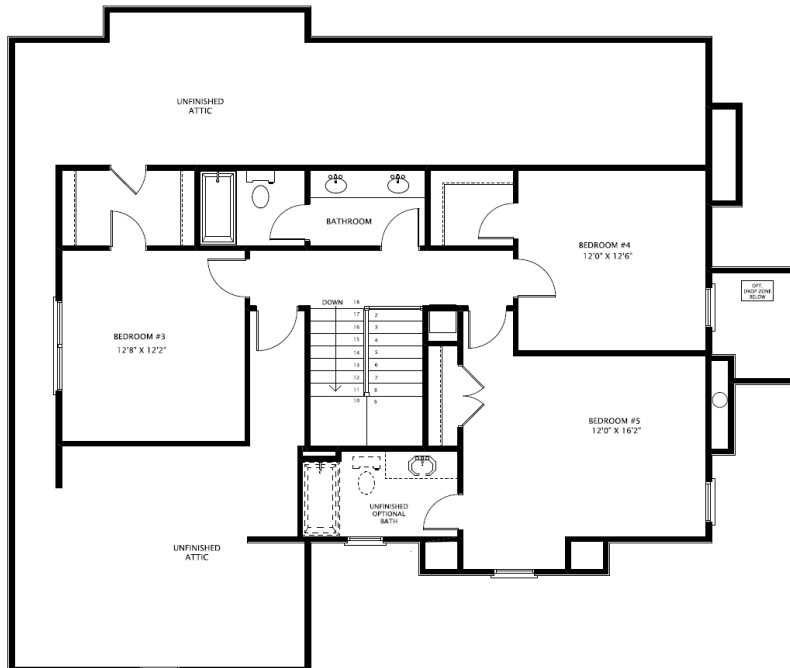


TUB/SHOWER OPTION

*Tub/Shower
is Standard*



UPPER LEVEL





THE HIGHLANDS *of Chelsea*



"Building Reputations"

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(334) 332-7157

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