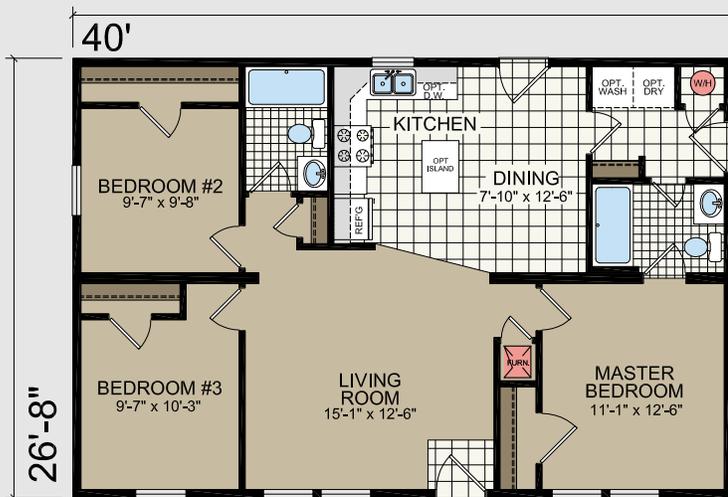


# L-E24 THE FRANKLIN

40' x 26'8"  
3 bed - 2 bath  
1067 sq. ft.



## L-E24 THE FRANKLIN

Included in this home is a front porch, two car garage with a service door and front yard landscaping. The construction adheres to all local codes while exceeding fire and safety codes.

This energy efficient home features a combination of heating and cooling systems that is 20 to 30 percent more efficient than required. It includes high insulation requirements, low-E windows and a tight building envelope to keep the elements outside while maintaining a comfortable temperature inside.

On the back, you will find a breakdown of **Standard Features** that come with this home. In addition to the Standard Features, please contact our Sales Counselor at 720-693-2522 for a detailed breakdown of **Pre-selected Builder Upgrades** and **Buyer Options** that were made for this home.



## RIVERVIEW COMMONS

1525 Osage Avenue  
Fort Morgan, CO 80701

PH. 720-693-2522  
FX: 303-470-1661

info@riverviewcommons.com  
www.riverviewcommons.com

Shown with optional exterior. All renderings and floor plans are subject to change without notice.

# L-E24 THE FRANKLIN

40' x 26'8"  
3 bed - 2 bath  
1067 sq. ft.

## STANDARD FEATURES



In addition to these Standard Features, please contact our Sales Counselor at 720-693-2522 for more information about the Pre-selected Builder Upgrades and Buyer Options for this home.



### EXTERIOR

- ✓ 16" Overhang
- ✓ Vinyl Siding with 7/16" OSB
- ✓ Vinyl Shutters (front & hitch end)
- ✓ House Wrap
- ✓ 40 lb. Roof Load with 5/12 Pitch
- ✓ Asphalt Architectural Shingled Roof
- ✓ Dual Pane Low E Vinyl Windows w/Perimeter Grids
- ✓ Window Trim on all Windows
- ✓ LP SmartSide Fascia & Vented Vinyl Soffit
- ✓ 36"x 80" Steel Front Door w/Deadbolt
- ✓ 36"x 80" Steel Rear Door w/Deadbolt
- ✓ Brushed Nickel Porch Lights At All Exterior Doors
- ✓ 8' Flat Ceiling Throughout
- ✓ Attic Access
- ✓ R38 Ceiling Insulation
- ✓ 2x6 Walls w/R21 Exterior Wall Insulation
- ✓ R21 Perimeter Floor Insulation
- ✓ 2x10 Floor Joists - 16" o.c.
- ✓ 2x10 Double Perimeter Rim Joist
- ✓ Double 2x6 Top Plate & Single 2x6 Bottom Plate
- ✓ Triple 2x6 Window & Door Headers w/ Jack Studs
- ✓ 2x4 - 16" o.c. Interior Walls
- ✓ 2 - Exterior GFI Receptacles
- ✓ 1 - Exterior Frost-Free Faucet
- ✓ Perimeter Floor Mounted Heat Registers
- ✓ In-floor Heat Duct Crossovers
- ✓ Main Water Shutoff

### INTERIOR

- ✓ 16"x16" Hand Laid Linoleum (Entry, Kitchen, Utility, Bath)
- ✓ Simply Stated Carpet w/ #6 Rebond Pad
- ✓ Residential Trim Throughout
- ✓ 80" Flat Interior Passage Doors
- ✓ Mortised Interior Door Hinges (3 Hinges per Door)
- ✓ Floor Mounted Door Stops
- ✓ 1/2" Drywall On Walls Orange Peel Finish
- ✓ 5/8" Ceiling Drywall With Orange Peel Finish
- ✓ Breakfast Nook/Morning Room Fixture (per print)
- ✓ Switched Walk In Closet Lights
- ✓ Can Lighting (per print)
- ✓ Smoke Detector(s) - (per print)
- ✓ Carbon Monoxide Detector
- ✓ Wire Shelving Closets
- ✓ Decorative Valances on All Windows
- ✓ Window Returns - White Wrapped
- ✓ Mini-Blinds - All Windows Except Bathrooms

### KITCHEN

- ✓ 18 Cubic Foot Frost-Free Refrigerator
- ✓ 30" Gas Range
- ✓ 30" Power Range Hood w/ Light
- ✓ MDF Oak Cabinet Doors & Stiles
- ✓ Center Shelf In Base Cabinets
- ✓ Lined Overhead & Base Cabinets
- ✓ Laminate Backsplash & Laminate Edge
- ✓ Stainless Steel Double-Bowl Sink
- ✓ 30" Overhead Cabinets
- ✓ Adjustable Overhead Shelves
- ✓ Drawer Over Door Cabinet Design
- ✓ Brushed Nickel Cabinet Door Hinges
- ✓ Metal Drawer Guides
- ✓ Receptacles Above Counters are GFI Protected
- ✓ Chandelier: dix

### UTILITY

- ✓ 200 (40/40) Amp Long Box Electric Panel
- ✓ 12-2 Wiring
- ✓ Plumb For Washer and Wire for Dryer
- ✓ 40-Gallon Electric Water Heater
- ✓ Water Heater Door
- ✓ 1" Main Water Shut-Off Value
- ✓ Gas Furnace w/Auto Ignition
- ✓ Furnace Door
- ✓ Digital Thermostat

### BATHROOM

- ✓ 60" Tub with 1-Piece Liner (per print)
- ✓ Cabinets: MDF Doors & Stiles
- ✓ Laminate Backsplash & Laminate Edge
- ✓ Tulip Light Over Vanity Mirror In Master & Guest Bath
- ✓ Mirror over Vanity
- ✓ Bath Vent Fan w/ Light
- ✓ Towel & Tissue Holder
- ✓ Tub Overflow
- ✓ Acrylic Sink(s)
- ✓ Anti-Scald Faucets On All Tubs and Showers
- ✓ Vented Bath Window (most models per print)

### GARAGE

- ✓ 2 Car Garage
- ✓ Service Door (per print)
- ✓ Front Yard Landscaping

