

Y-37
THE MURPHY

36' x 29'
2 bed - 2 bath
1044 sq. ft.



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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

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

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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 door side)
- ✓ 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
- ✓ Smart Board Fascia & Vinyl Soffit
- ✓ 36" x 80" Round Top Steel Front Door w/Deadbolt
- ✓ 36" x 80" Steel Rear Door w/Deadbolt
- ✓ Brushed Nickel Porch Lights At All Exterior Doors
- ✓ S Type Dormer Over Front Door
- ✓ 8' Flat Ceiling Throughout
- ✓ R38 Ceiling Insulation
- ✓ 2x6 Walls w/R21 Exterior Wall Insulation
- ✓ R21 Perimeter Floor Insulation
- ✓ 3/4" Floor Decking
- ✓ Truss Floor Joists
- ✓ 2x12 Double Perimeter Rim Joist
- ✓ Double 2x6 Top Plate & Single 2x6 Bottom Plate
- ✓ Triple 2x6 Window & Door Headers w/ Jack Studs
- ✓ 3/4" Decking
- ✓ 2x4 - 16" o.c. Interior Walls
- ✓ 2x4 - 16" o.c. Marriage Walls
- ✓ 2 - Exterior GFI Receptacles
- ✓ 2 - Exterior Frost-Free Faucets
- ✓ Metal Heat Duct w/Perimeter Registers
- ✓ In-floor Heat Duct Crossovers

UTILITY

- ✓ 200 (40/40) Amp Long Box Electric Panel
- ✓ 12-2 Wiring
- ✓ #3 Oxford Cabinet Doors & Oak Stiles w/Hidden Hinges
- ✓ Split Overhead Cabinet Above Washer/Dryer
- ✓ Utility Sink Cabinets (some models)
- ✓ Plumb For Washer and Wire for Dryer
- ✓ 40-Gallon Electric Water Heater
- ✓ Water Heater Door
- ✓ 3/4" Main Water Shut-Off Valve
- ✓ Water Shut-Off Valves Throughout
- ✓ High Efficiency Gas Furnace
- ✓ Furnace Door
- ✓ Digital Thermostat

INTERIOR

- ✓ 16"x16" Hand Laid Linoleum (Entry, Kitchen, Utility, Bath)
- ✓ 25 Oz. 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
- ✓ Rounded Corners on Tape & Texture
- ✓ 5/8" Ceiling Drywall With Orange Peel Finish
- ✓ Wire & Prep for Ceiling Fan in Living Room
- ✓ Chandelier In Dining Room
- ✓ Bedroom Can Lighting
- ✓ Switched Walk In Closet Lights
- ✓ Can Lighting (per print)
- ✓ Foyer Light (per print)
- ✓ Smoke Detector(s) - (per print)
- ✓ Carbon Monoxide Detector
- ✓ Wire Shelving In Guest Closets and Pantries
- ✓ Single Wire Shelf and Rod in Bedroom Closets
- ✓ Valances on All Bedroom 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
- ✓ Standard Dishwasher - Installed
- ✓ Recessed Can Light Above Kitchen Sink
- ✓ Cabinet Doors: #3 Oxford
- ✓ Cabinet Fronts
- ✓ 3/4" Shelving & Rope Cab Cove
- ✓ Rope Molding Above Kitchen Cabinets
- ✓ Center Shelf In Base Cabinets
- ✓ Lined Overhead & Base Cabinets
- ✓ Laminate Backsplash & Laminate Edge
- ✓ Stainless Steel Double-Bowl Sink
- ✓ 30" Overhead Cabinets w/Rope Crown Molding
- ✓ Adjustable Overhead Shelves
- ✓ Drawer Over Door Cabinet Design
- ✓ Brushed Nickel Cabinet Hardware
- ✓ Metal Drawer Guides
- ✓ Receptacles Above Counters are GFI Protected
- ✓ Single Lever Faucet w/Sprayer

BATHROOM

- ✓ 60" 1-PC Fiberglass Tub/Shower w/Door in Guest Bath
- ✓ 1-PC Fiberglass Shower w/Door in Master Bath (per print)
- ✓ Ophelia Tub in Master Bath (per print)
- ✓ Drawer Bank or Over Stool Cabinet in Master (per print)
- ✓ Cabinet Doors: #3 Oxford
- ✓ Cabinet Fronts: Stained
- ✓ 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
- ✓ China Sink(s) w/Overflow and Pop Up Drains
- ✓ Single Lever Faucets: Throughout
- ✓ Single Lever Anti-Scald Faucets On All Tubs/Showers
- ✓ Handicap Stool in Each Bath
- ✓ Below Floor Drains by Others

GARAGE

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

