

## RIVERSSET

### Interior Features

- Raised panel Carrera style interior doors
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in front entry, garage entry, kitchen, breakfast, utility and baths
- Metal closet rods
- Deluxe trim package includes baseboards downstairs
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Choice of four interior wall paint colors
- Full extension cabinetry drawer guides

### Electrical

- Two outside waterproof electrical outlets
- Pre-wire for one phone and three RG6 TV outlets, one voice module, and one video module
- Disk lighting in kitchen, dining, utility, pantry, garage, and owner's closet (per plan)
- Ceiling fan speed control switch in the family room
- Ceiling fans in owner's and family room
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans
- Double floodlight at rear garage
- Rocker light switches

### Deluxe Kitchens

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" site-finished raised or flat panel upper cabinets with staggered projections, hidden hinges, and crown molding
- Whirlpool® stainless steel appliances
- Self-cleaning gas range
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Hand-laid ceramic tile flooring

### Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with choice of raised or flat panel doors
- Granite countertops with porcelain oval undermount sinks in owner's and secondary baths
- Separate vanities in owner's bath (per plan)
- Oval pedestal sink in the powder bath
- Over-sized shower in owner's bath with semi-frameless glass enclosure, ceramic tile walls, and a back-to-back pull-handle
- 42" high mirrors in owner's and secondary baths
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all bathrooms
- Delta® Woodhurst chrome faucets in all baths

*We have many other options to choose from. Please see your Community Sales Manager for additional information.*

[www.cbjenihomes.com](http://www.cbjenihomes.com)

Riverset | (214) 288-9483 | 2663 High Cotton Lane | Garland, TX 75042



This sheet is for illustrative purposes only and is subject to change at any time without notice. Floorplans and included features may vary according to alternate style selected and are subject to change without notice. Changes to standard features may not be incorporated in completed inventory homes or homes under construction due to retrofit expenses. Optional items indicated are available at additional cost. Some manufacturer warranties are non-transferable. 8.18.20 BK

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### Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in both sides of party walls (double insulation)
- DensGlass® shaftliner is installed in party wall (provides a two hour firewall and noise resistance)
- 16 SEER Performance Lennox® HVAC System with a ten year parts warranty
- Tankless water heater
- Radiant barrier roof decking (per specs)
- Polyseal on all base plates and rough openings
- Low-E double pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Insulated garage door with carriage hardware
- Zoned heating and air
- Wi-Fi Thermostat with Smart phone access
- Cost effective natural gas heating

*R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.*

### Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Owner's bath options (per plan)
- Interior painted garage

### Exterior Features

- Stone and brick elevations
- Stone work laid with buff mortar
- Old World elevations feature 8' stained entry door
- Craftsman elevations feature mahogany entry door with shelf
- Hand-laid brick pavers on front porches
- Cast stone address blocks
- Schlage® Barcelona oil-rubbed handle set on front entry door
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Yards fully landscaped
- Sprinkler system (per plan) maintained by the HOA
- Two frost proof hose bibs
- Laminated shingles with limited lifetime manufacturer warranty
- HardiePlank® siding trim and vented soffit panels with 30-year manufacturer warranty
- Standing seam metal roof (per plan)
- Cedar accents

### Quality Construction Features

- Vapor barrier under all concrete floors
- Quality kiln dried lumber throughout
- On-site construction, studs 16" on center
- BORA-CARE® termite treatment applied to baseplates
- Engineered post-tension slab foundation
- State-of-the-art PEX plumbing system
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for your peace of mind

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