

**4505 ADOBE COURT – LOT 9 BLOCK 9 – RIVER MESA SECTION III**  
**(1730 SqFt +/-) 4 BEDROOM – 2 BATHROOM – 3 CAR GARAGE**

**FEATURES INCLUDED IN THIS HOME**

**EXTERIOR**

- BRICK VENEER w/ SIDING AT FRONT & BACK PORCH/PATIO AREA (Plan Specific)
- COVERED PATIO
- WOOD ACCENT SHUTTERS (Plan Specific)
- GUTTERS INCLUDED AT PORCH/PATIO DRIP LINES
- GARAGE DOOR OPENER AT 2-CAR DOOR
- WOOD PRIVACY FENCE w/ STEEL POSTS (Up To 160lf)

**INTERIOR**

- RAISED CEILINGS IN ENTRY, LIVING ROOM, KITCHEN/DINING AREA and MASTER BEDROOM
- 5" BASE MOLDINGS IN ENTRY, LIVING ROOM, KITCHEN/DINING AREA and MASTER BEDROOM
- TILE FLOORING IN WET AREAS and LIVING ROOM
- CEILING FANS in LIVING ROOM and MASTER BEDROOM
  - ALL BEDROOMS PRE-WIRED FOR CEILING FANS
- RECESSED CAN LIGHTING IN KITCHEN and LIVINGROOM
- RAISED PANEL WOOD CABINETRY (CABINET HARDWARE INCLUDED)
- STAINLESS STEEL APPLIANCES w/ GAS RANGE
- SOAKER TUB and 4' SHOWER w/ TILED SURROUNDS in MASTER BATH
- STEEL TUB w/ TILED SURROUND in GUEST BATH
- SECURITY SYSTEM WIRED w/ ONE KEYPAD
- CABLE DROPS IN LIVING ROOM AND MASTER BEDROOM
- VENT FREE GAS LOG FIREPLACE w/ BRICK SURROUND
- 2" FAUX WOOD MINI-BLINDS THROUGHOUT

**\*\*\*\*\* WE PARTICIPATE IN AN ENERGY EFFICIENCY PROGRAM \*\*\*\*\***

**ENERGY PACKAGE INCLUDES**

- HERS RATING
- LOW E VINYL WINDOWS
- BUILDING ENVELOPE SEAL PACKAGE
- R-15 BLOWN WALL INSULATION
- R-38 BLOWN ATTIC INSULATION
- ENERGY EFFICIENT GAS FURNACE and AC CONDENSOR
- ENERGY EFFICIENT GAS WATER HEATER
- PERIMETER SLAB INSULATION

**TOTAL PRICE**

**\$304,900.00**

