

# A Development of Ochoa & Shehan Builders, Inc.

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*"We Build Homes So You Can Build Memories"*

## **RIVER RIDGE PARK 5 FEATURES & AMENITIES**

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### **Preferred Interior Features:**

- Ceramic tile flooring in kitchen, nook, and bathrooms.
- Plush wall-to-wall cut berber carpeting.
- Pewter look lever door hardware.
- Vaulted ceilings.
- Custom mantel on fireplace.
- Upgraded lighting fixtures throughout.
- Two-tone custom painted interiors. Walls are flat latex; trim is enamel in contrasting color.
- Painted raised panel interior doors.
- Cable television and phone in all bedrooms.
- Rounded (bullnosed) drywall corners throughout.
- Bullnosed windows with wood stool.

### **Distinctive Exterior Features:**

- 30 year architectural comp roofing.
- Fenced side and rear yard.
- Fully landscaped front yard with sprinkler system and drip irrigation.
- Two car garages completely dry-walled with one opener and two controls.
- Christmas light plug on a switch.
- Gridded windows on front elevations.
- Low maintenance painted stucco exterior.
- Upgraded stucco banding, courtyard, covered patios and masonry on selected models.

### **Contemporary Kitchen Features:**

- Upgraded appliance package including: GE 4-burner cooktop, GE microwave hood, 30" built-in self-cleaning oven, and quiet dishwasher.
- Choice of red birch or knotty alder cabinets with raised panel doors. Melamine shelves and interiors. Metal frame drawers. Staggered heights.
- Large pantry with automatic light.
- Hi-low, cast iron, double bowl sink with pullout Grohe spray faucet.
- Ceramic tile counters with full tile backsplash.
- Pre-plumbed for refrigerator icemaker.

### **Quality Construction Features:**

- Heat-rated gas fireplace with programmable thermostat and blower.
- 50 gallon gas water heater.
- Interior bathroom walls insulated for extra soundproofing.
- Pre-plumbed for re-circulation hot water system.
- Wired for 2 to 4 phone lines.
- 200 amp electrical service.

### **Luxurious Master Bath Features:**

- Delta Leland Series chrome widespread faucets with tarnish-free finish.
- Energy efficient low-flush toilets with elongated bowl.
- Ceramic tile flooring and counters.
- Double oval sinks.
- Walk-in closets with deluxe closet packs.
- Glass shower enclosure.\*
- Ceramic tile shower.
- Five-foot garden soaking tub.\*

### **Hall Bath Features:**

- Florestone fiberglass tub.
- Delta Leland Series chrome mini-spread faucets with tarnish-free finish.
- Ceramic tile flooring and counters.
- Energy efficient low-flush toilet with elongated bowl.

### **Community Features:**

- Close proximity to Caldwell Park & walking trails.
- Gateway Unified School District.

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

\*Selected plans only

\*\*All items are subject to change without notice

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