

Waddell Homes

THE RIVER BIRCH II- \$262,500

All Brick Ranch.

All Rooms Down Except for Unfinished Bonus Up, Master Bedroom, Bedrooms 2 & Bedroom 3/ Study, 2 Baths, Dining Room, Great Room, Kitchen and Breakfast Room, and Laundry Room, 2 Car Garage and Covered Patio - Sod and Irrigation in Front Yard



RIVERWOOD



Features and Facts

- ❖ Hardwood –Foyer, Dining Room, Kitchen, Breakfast Room, Powder Room, and Halls
- ❖ Ceilings Heights are 9' throughout first floor
- ❖ **Quality®** 36" Seacrest Birch Kitchen Cabinets with European Faucet and Vanities with Cultured Marble Tops. Kitchen Tops in Granite.
- ❖ All bedrooms are on First Level.
- ❖ Unfinished Stairs & 2nd floor Bonus Room.
- ❖ **Dexter by Schlage®** interior and exterior door locks w/handle set at front entry
- ❖ Finished 2 car garage with raised panel garage doors and ½ hp opener with 2 remotes
- ❖ Ceramic Tile floors in all baths, & the Laundry
- ❖ Ceiling fan wiring in All Bedrooms, Great Room & Covered Patio
- ❖ Structured Wiring System for Phones and Cable – Home Specialties System
- ❖ Master Bath Featuring a Walk-in Closet, Two Vanity sinks, Acrylic Soaking Tub, Shower, & Ceramic Tile Floors

- ❖ **Lennox®** Gas Heating and Air System; 13 Seer efficiency.
- ❖ **Superior by Lennox®** Direct Vent gas fireplace with marble surround
- ❖ **Whirlpool®** Appliance Package
- ❖ **King®** 6-panel Steel Front Door with Transom above
- ❖ **Silverline by Anderson®** Vinyl, Single Hung, Low E, Tilt Out Windows With Screens
- ❖ Vinyl/Aluminum trim and soffit system
- ❖ Standard Landscape Package-Sod and Irrigation in Front yard
- ❖ 1 Piece Crown and Chair Rail in Dining Room
- ❖ 1 Piece Crown on Outer Master Bedroom Walls and decorative Clover Molding on Master ceiling.
- ❖ 1 Piece Crown in Foyer & Great Room
- ❖ 3 ¼ inch casing and min. 5¼ inch base
- ❖ Plus much more - see specification sheets

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WADDELL HOMES

2243 A Ebenezer Road Rock Hill, SC
 (803) 985-4160 (Office) or 803-242-4295 (Cell)
 *All prices subject to change without notice 10/08

Approximate SF:

Heated Area 1843 Covered Patio 112
 Garage Area 544 Optional Bonus 286
 Front Porch 90

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