

THE ROSA

TWO-STORY | 1,724 SQ. FT. | 3 BED | 2.5 BATH | 2-CAR GARAGE | BASE PRICE: \$254,900



DESIGN FEATURES

- Large covered front porch
- Open concept first floor
- Kitchen island with snack bar
- Mud room at rear entry
- First floor laundry room
- Vaulted ceilings in master bedroom
- En suite master bathroom with tile shower
- Walk-in-closets in all bedrooms

NOW OFFERING \$1 LOTS + \$30,000 SUBSIDY FOR FIRST 10 BUYERS

Call 414.465.2808 or email info@emem-group.com for more information!



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STANDARD CONSTRUCTION FEATURES

- 8' poured reinforced concrete walls with 15-yr. waterproof warranty
- 22'x22' detached garage
- 2x6 exterior walls with 9' first floor and 8' second floor wall height
- Prefinished 6" LP Smart Side lap siding and trim
- Aluminum soffit, fascia and seamless gutters
- Vinyl double hung windows w/ low-e, grills between glass and argon filled
- R-10 foundation insulation, R-19 wall insulation, R-50 ceiling insulation
- 4" painted woodwork
- Molded interior doors
- Soft close cabinets with wood drawer fronts and dovetail construction
- Granite countertops
- Lever style door handles
- LVT flooring and carpet allowance
- Tile flooring and shower allowance in master bath
- Low flow plumbing fixtures
- 50-gal high efficiency water heater
- 200-amp electric service, exterior outlets and low-voltage wiring
- 95% high efficiency furnace w/ 13 SEER central air and 7-day programmable thermostat
- One-year Builder warranty

INCLUDED ALLOWANCES

- \$2,000 Appliance Allowance
- \$600 Light Fixture Allowance

AVAILABLE OPTIONS

- | | |
|---|---------------------------|
| ▪ Alternate front elevations | No Charge |
| ▪ 2-car attached garage | ±\$5,000 - \$7,300 |
| ▪ Dual sidelights and transom at entry door | ±\$850 - \$1,800 |
| ▪ Patio door and side deck | ±\$4,000 |
| ▪ Gas fireplace w/ stone face and wood mantel | ±\$4,500 |

